



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.6.

8/6/2020

Subject:

Canaveral Landing, LLC, requests a change of zoning classification from TR-1 to TRC-1 with a CUP for the Cluster Development of Mobile Homes and a BDP limiting residential development to 100 units. (20Z00006) (Tax Account 2314846) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of zoning classification from TR-1 (Single-Family Mobile Home) to TRC-1 (Single-Family Mobile Home Cooperative) with a CUP (Conditional Use Permit) for the Cluster Development of Mobile Homes and a BDP (Binding Development Plan) limiting residential development to 100 units.

Summary Explanation and Background:

The applicant is seeking a change of zoning classification from TR-1 (Single-Family Mobile Home) to TRC-1 (Single-Family Mobile Home Cooperative) with a CUP (Conditional Use Permit) for the Cluster Development of Mobile Homes and a BDP limiting residential development to 100 units. The property is 33.8 acres, located on the north side of Canaveral Groves Boulevard, approximately 675 feet east of Grissom Parkway.

The TRC-1 zoning classification is not consistent with the RES 4 Future Land Use and requires the submittal of a Binding Development Plan to limit density in order to be consistent. The applicant has submitted a BDP to limit development to 100-units which would make the request for TRC-1 and CUP consistent with the Residential 4 FLU designation.

The character of the area is residential, consisting of mobile home zoning classifications on lots ranging in size from 0.25-acre to 1 acre. The applicant is proposing a maximum lot size of 43-feet wide by 87.5-feet deep for an estimated maximum lot area of 3,762.5 square feet, or 0.08-acre.

Previous zoning history shows that the site had previously held this type of zoning under **Z-8387** for TRC-1 with CUP for cluster development of modular coaches under a BSP (Binding Site Plan) limiting residential density to 137 units, approved in April 1989.

The Board may wish to consider whether the proposed development is consistent and compatible with the surrounding area. The Board may also wish to consider if the proposed BDP limiting development to 100-units,

and the conditions of Section 62-1920, adequately mitigate the proposed development. Since this is a CUP, the Board may wish to consider additional stipulations to lessen the traffic impacts through the existing neighborhood.

On July 6, 2020, the Planning and Zoning Board approved the CUP for Cluster Development of Mobile Homes, with the additional condition that Fountain Palm Road be used as an ingress/egress if accessible, and a BDP limited to 100 units. The vote was 6:1.

On July 8, 2020, the Applicant provided staff with a revised concept plan showing a secondary access point through Tract "D" of the Royal Palms II Plat to Fountain Palm Road. Surveyor's Notes indicate that this tract is reserved by the developer for future Right of Way (ROW). The revised plan also reduces the number of mobile home lots to 99, however notes identify 100 maximum number of units. A condition in the BDP also state a maximum of 100 units.

Clerk to the Board Instructions:

Upon receipt of resolution, please execute and return to Planning and Development.

H1219

District 2 Disclosures

08/06/2020 BOCC Planning & Zoning Meeting

H.1/H.2 Theodore Goodenow (Chad Genoni) proposal

Emails:

- 08/06/2020 – David Monty Montgomery, Palm Bay resident, opposes the project
- 08/06/2020 – Kay St. Onge of Titusville, opposes the project
- 08/06/2020 – Matt Heyden opposes the project
- 08/06/2020 – Lew Kontnik of Melbourne opposes the project
- 08/06/2020 – Michael Mulleavey of Merritt Island opposes the project
- 08/06/2020 – Spence Guerin of Melbourne opposes the project
- 08/06/2020 – Lora Losi of North Brevard opposes the project
- 08/06/2020 – Mary Hillberg of Merritt Island opposes the project
- 08/06/2020 – Douglas and Mary Sphar of Cocoa oppose the project
- 08/06/2020 – David Botto, Chair Intergovernmental Committee Marine Resources Council opposes the project
- 08/06/2020 – R. T. "Bo" Platt of Melbourne, opposes the project
- 08/06/2020 – William Klein, on the Advisory Board of North Brevard Commission on Parks & Recreation, opposes the project
- 08/06/2020 – Joanie Regan of Cocoa Beach opposes the project

H.6 Canaveral Landing LLC proposal

E-mails:

- 07/05/2020 – Danielle Hunter, resident, opposes the project & collected a petition of 180 signatures of concerned citizens also opposed
- 07/06/2020 – JoAnn Clark of Cocoa, opposes the project
- 07/09/2020 – Michelo Dirondio (SP?) resident of Canaveral Groves, opposes the project
- 07/19/2020 – Angelos Kokosoulis & Elizabeth Kanelli of Cocoa, oppose the project
- 07/27/2020 – Dan Hunter, resident of Canaveral Groves, opposes the project due to flooding concerns
- 08/03/2020 – Caren East & Matt Glander of Cocoa, oppose the project
- 08/05/2020 – David C. Botto, opposes accelerated development
- 08/06/2020 – Kim Rezanka, on behalf of applicant, forwarded photos of the site area

H.9 Marker 24 Marina proposal

Phone:

- 08/05/2020 – Commissioner Lober spoke with applicant Peter Black

From: Tobia, John
To: Jones, Jennifer
Cc: Iliff, Bethany
Subject: Meeting Disclosure
Date: Wednesday, August 5, 2020 4:45:37 PM

August 5, 2020

To: Jennifer Jones
From: John Tobia, Brevard County Commissioner, District 3
Re: Meeting Disclosure

Ms. Jones,

In regards to the upcoming agenda item H. 6 for the Planning & Zoning meeting on August 6th, 2020, please be advised in advance that Commissioner Tobia spoke with the following parties via telephone on August 4th, 2020.

Kim Rezanka, Esq.

The phone call lasted approximately ten minutes, during which the above individual provided information regarding the above-referenced item.

Sincerely,

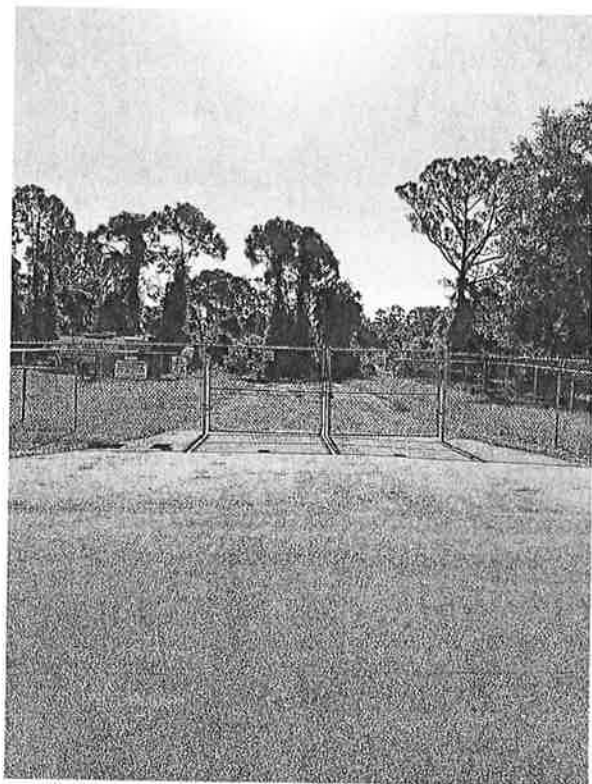


John Tobia
County Commissioner, District 3

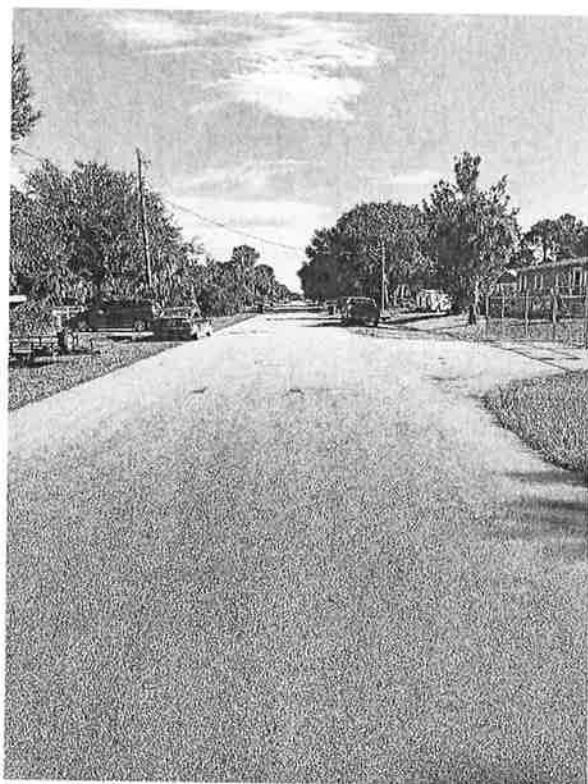


BOARD OF COUNTY COMMISSIONERS

H.6



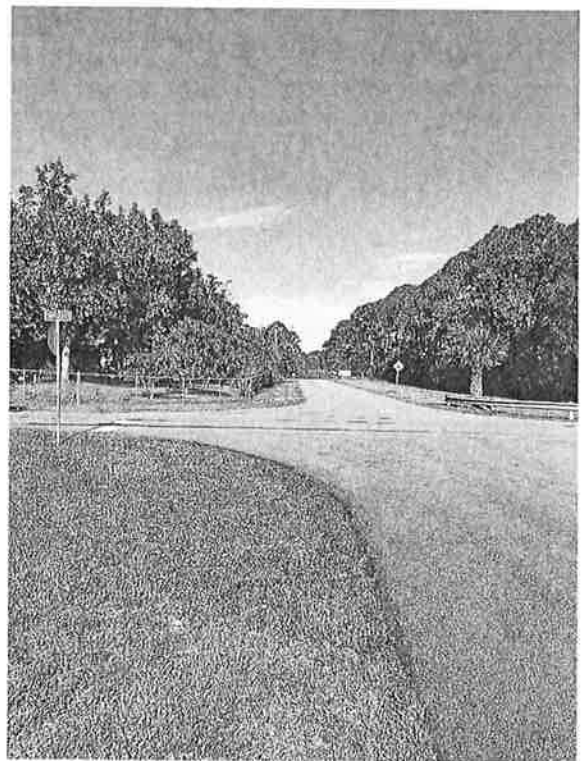
Fountain Palm Road into Tract D



Fountain Palm Road – looking North



Ann Way into Property



Hess Avenue Intersection with Ann Way

ADMINISTRATIVE POLICIES OF THE FUTURE LAND USE ELEMENT

Administrative Policies in the Future Land Use Element establish the expertise of staff with regard to zoning land use issues and set forth criteria when considering a rezoning action or request for Conditional Use Permit, as follows:

Administrative Policy 1

The Brevard County zoning official, planners and the director of the Planning and Development staff, however designated, are recognized as expert witnesses for the purposes of Comprehensive Plan amendments as well as zoning, conditional use, special exception, and variance applications.

Administrative Policy 2

Upon Board request, members of the Brevard County Planning and Development staff shall be required to present written analysis and a recommendation, which shall constitute an expert opinion, on all applications for development approval that come before the Board of County Commissioners for quasi-judicial review and action. The Board may table an item if additional time is required to obtain the analysis requested or to hire an expert witness if the Board deems such action appropriate. Staff input may include the following:

Criteria:

- A. Staff shall analyze an application for consistency or compliance with comprehensive plan policies, zoning approval criteria and other applicable written standards.
- B. Staff shall conduct site visits of property which are the subject of analysis and recommendation. As part of the site visit, the staff shall take a videotape or photographs where helpful to the analysis and conduct an inventory of surrounding existing uses. Aerial photographs shall also be used where they would aid in an understanding of the issues of the case.
- C. In cases where staff analysis is required, both the applicant and the staff shall present proposed findings of fact for consideration by the Board.
- D. For re-zoning applications where a specific use has not been proposed, the worst case adverse impacts of potential uses available under the applicable land use classification shall be evaluated by the staff.

Administrative Policy 3

Compatibility with existing or proposed land uses shall be a factor in determining where a rezoning or any application involving a specific proposed use is being considered. Compatibility shall be evaluated by considering the following factors, at a minimum:

Criteria:

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in existing neighborhoods within the area which could foreseeably be affected by the proposed use.
- B. Whether the proposed use(s) would cause a material reduction (five percent or more) in the value of existing abutting lands or approved development.
- C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through analysis of:

1. historical land use patterns;
 2. actual development over the immediately preceding three years; and
 3. development approved within the past three years but not yet constructed.
- D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

Administrative Policy 4

Character of a neighborhood or area shall be a factor for consideration whenever a rezoning or any application involving a specific proposed use is reviewed. The character of the area must not be materially or adversely affected by the proposed rezoning or land use application. In evaluating the character of an area, the following factors shall be considered:

Criteria:

- A. The proposed use must not materially and adversely impact an established residential neighborhood by introducing types of intensity of traffic (including but not limited to volume, time of day of traffic activity, type of vehicles, et cetera), parking, trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.
- B. In determining whether an established residential neighborhood exists, the following factors must be present:
 1. The area must have clearly established boundaries, such as roads, open spaces, rivers, lakes, lagoons, or similar features.
 2. Sporadic or occasional neighborhood commercial uses shall not preclude the existence of an existing residential neighborhood, particularly if the commercial use is non-conforming or pre-dates the surrounding residential use.
 3. An area shall be presumed not to be primarily residential but shall be deemed transitional where multiple commercial, industrial or other non-residential uses have been applied for and approved during the previous five (5) years.

Administrative Policy 5

In addition to the factors specified in Administrative Policies 2, 3, and 4, in reviewing a rezoning, conditional use permit or other application for development approval, the impact of the proposed use or uses on transportation facilities either serving the site or impacted by the use(s) shall be considered. In evaluating whether substantial and adverse transportation impacts are likely to result if an application is approved, the staff shall consider the following criteria:

Criteria:

- A. Whether adopted levels of services will be compromised;
- B. Whether the physical quality of the existing road system that will serve the proposed use(s) is sufficient to support the use(s) without significant deterioration;

- C. Whether the surrounding existing road system is of sufficient width and construction quality to serve the proposed use(s) without the need for substantial public improvements;
- D. Whether the surrounding existing road system is of such width and construction quality that the proposed use(s) would realistically pose a potential for material danger to public safety in the surrounding area;
- E. Whether the proposed use(s) would be likely to result in such a material and adverse change in traffic capacity of a road or roads in the surrounding area such that either design capacities would be significantly exceeded or a de facto change in functional classification would result;
- F. Whether the proposed use(s) would cause such material and adverse changes in the types of traffic that would be generated on the surrounding road system, that physical deterioration of the surrounding road system would be likely;
- G. Whether projected traffic impacts of the proposed use(s) would materially and adversely impact the safety or welfare of residents in existing residential neighborhoods.

Administrative Policy 6

The use(s) proposed under the rezoning, conditional use or other application for development approval must be consistent with, (a), all written land development policies set forth in these administrative policies; and (b), the future land use element, coastal management element, conservation element, potable water element, sanitary sewer element, solid waste management element, capital improvements element, recreation and open space element, surface water element, and transportation elements of the comprehensive plan.

Administrative Policy 7

Proposed use(s) shall not cause or substantially aggravate any, (a), substantial drainage problem on surrounding properties; or (b), significant, adverse and unmitigatable impact on significant natural wetlands, water bodies or habitat for listed species.

Administrative Policy 8

These policies, the staff analysis based upon these policies, and the applicant's written analysis, if any, shall be incorporated into the record of every quasi-judicial review application for development approval presented to the Board including rezoning, conditional use permits, and vested rights determinations.

Section 62-1151(c) of the Code of Ordinances of Brevard County directs, "The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.

- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.
- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare.

The minutes of the planning and zoning board shall specify the reasons for the recommendation of approval or denial of each application."

CONDITIONAL USE PERMITS (CUPs)

In addition to the specific requirements for each Conditional Use Permit (CUP), Section 62-1901 provides that the following approval procedure and general standards of review are to be applied to all CUP requests, as applicable.

- (b) Approval procedure. An application for a specific conditional use within the applicable zoning classification shall be submitted and considered in the same manner and according to the same procedure as an amendment to the official zoning map as specified in Section 62-1151. The approval of a conditional use shall authorize an additional use for the affected parcel of real property in addition to those permitted in the applicable zoning classification. The initial burden is on the applicant to demonstrate that all applicable standards and criteria are met. Applications which do not satisfy this burden cannot be approved. If the applicant meets its initial burden, then the Board has the burden to show, by substantial and competent evidence, that the applicant has failed to meet such standards and the request is adverse to the public interest. As part of the approval of the conditional use permit, the Board may prescribe appropriate and reasonable conditions and safeguards to reduce the impact of the proposed use on adjacent and nearby properties or the neighborhood. A nearby property, for the purpose of this section, is defined as any property which, because of the character of the proposed use, lies within the area which may be substantially and adversely impacted by such use. In stating grounds in support of an application for a conditional use permit, it is necessary to show how the request fulfills both the general and specific standards for review. The applicant must show the effect the granting of the conditional use permit will have on adjacent and nearby properties, including, but not limited to traffic and pedestrian flow and safety, curb-cuts, off-street loading and parking, off-street pickup of passengers, odors, glare and noise, particulates, smoke, fumes, and other emissions, refuse and service areas, drainage, screening and buffering for protection of adjacent and nearby properties, and open space and economic impact on nearby properties. The applicant, at his discretion, may choose to present expert testimony where necessary to show the effect of granting the conditional use permit.

(c) General Standards of Review.

- (1) The planning and zoning board and the board of county commissioners shall base the denial or approval of each application for a conditional use based upon

a consideration of the factors specified in Section 62-1151(c) plus a determination whether an application meets the intent of this section.

- a. The proposed conditional use will not result in a substantial and adverse impact on adjacent and nearby properties due to: (1), the number of persons anticipated to be using, residing or working under the conditional use; (2), noise, odor, particulates, smoke, fumes and other emissions, or other nuisance activities generated by the conditional use; or (3), the increase of traffic within the vicinity caused by the proposed conditional use.
 - b. The proposed use will be compatible with the character of adjacent and nearby properties with regard to use, function, operation, hours of operation, type and amount of traffic generated, building size and setback, and parking availability.
 - c. The proposed use will not cause a substantial diminution in value of abutting residential property. A substantial diminution shall be irrebuttably presumed to have occurred if abutting property suffers a 15% reduction in value as a result of the proposed conditional use. A reduction of 10% of the value of abutting property shall create a rebuttable presumption that a substantial diminution has occurred. The Board of County Commissioners carries the burden to show, as evidenced by either testimony from or an appraisal conducted by an M A I certified appraiser, that a substantial diminution in value would occur. The applicant may rebut the findings with his own expert witnesses.
- (2) The following specific standards shall be considered, when applicable, in making a determination that the general standards specified in subsection (1) of this section are satisfied:
- a. Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire and catastrophe, shall be: (1), adequate to serve the proposed use without burdening adjacent and nearby uses, and (2), built to applicable county standards, if any. Burdening adjacent and nearby uses means increasing existing traffic on the closest collector or arterial road by more than 20%, or 10% if the new traffic is primarily comprised of heavy vehicles, except where the affected road is at Level of Service A or B. New traffic generated by the proposed use shall not cause the adopted level of service for transportation on applicable roadways, as determined by applicable Brevard County standards, to be exceeded. Where the design of a public road to be used by the proposed use is physically inadequate to handle the numbers, types or weights of vehicles expected to be generated by the proposed use without damage to the road, the conditional use permit cannot be approved without a commitment to improve the road to a standard adequate to handle the proposed traffic, or to maintain the road through a maintenance bond or other means as required by the Board of County Commissioners.
 - b. The noise, glare, odor, particulates, smoke, fumes or other emissions from the conditional use shall not substantially interfere with the use or enjoyment of the adjacent and nearby property.
 - c. Noise levels for a conditional use are governed by Section 62-2271.

- d. The proposed conditional use shall not cause the adopted level of service for solid waste disposal applicable to the property or area covered by such level of service, to be exceeded.
- e. The proposed conditional use shall not cause the adopted level of service for potable water or wastewater applicable to the property or the area covered by such level of service, to be exceeded by the proposed use.
- f. The proposed conditional use must have existing or proposed screening or buffering, with reference to type, dimensions and character to eliminate or reduce substantial, adverse nuisance, sight, or noise impacts on adjacent and nearby properties containing less intensive uses.
- g. Proposed signs and exterior lighting shall not cause unreasonable glare or hazard to traffic safety, or interference with the use or enjoyment of adjacent and nearby properties.
- h. Hours of operation of the proposed use shall be consistent with the use and enjoyment of the properties in the surrounding residential community, if any. For commercial and industrial uses adjacent to or near residential uses, the hours of operation shall not adversely affect the use and enjoyment of the residential character of the area.
- i. The height of the proposed use shall be compatible with the character of the area, and the maximum height of any habitable structure shall be not more than 35 feet higher than the highest residence within 1,000 feet of the property line.
- j. Off-street parking and loading areas, where required, shall not be created or maintained in a manner which adversely impacts or impairs the use and enjoyment of adjacent and nearby properties. For existing structures, the applicant shall provide competent, substantial evidence to demonstrate that actual or anticipated parking shall not be greater than that which is approved as part of the site plan under applicable county standards.

FACTORS TO CONSIDER FOR A REZONING REQUEST

Section 62-1151(c) sets forth factors to consider in connection with a rezoning request, as follows:

"The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.
- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.

- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare."

These staff comments contain references to zoning classifications found in the Brevard County Zoning Regulations, Chapter 62, Article VI, Code of Ordinances of Brevard County. These references include brief summaries of some of the characteristics of that zoning classification. Reference to each zoning classification shall be deemed to incorporate the full text of the section or sections defining and regulating that classification into the Zoning file and Public Record for that item.

These staff comments contain references to sections of the Code of Ordinances of Brevard County. Reference to each code section shall be deemed to incorporate this section into the Zoning file and Public Record for that item.

These staff comments contain references to Policies of the Brevard County Comprehensive Plan. Reference to each Policy shall be deemed to incorporate the entire Policy into the Zoning file and Public Record for that item.

These staff comments refer to previous zoning actions which are part of the Public Records of Brevard County, Florida. These records will be referred to by reference to the file number. Reference to zoning files are intended to make the entire contents of the cited file a part of the Zoning file and Public Record for that item.

DEFINITIONS OF CONCURRENCY TERMS

Maximum Acceptable Volume (MAV): Maximum acceptable daily volume that a roadway can carry at the adopted Level of Service (LOS).

Current Volume: Building permit related trips added to the latest TPO (Transportation Planning Organization) traffic counts.

Volume with Development (VOL W/DEV): Equals Current Volume plus trip generation projected for the proposed development.

Volume/Maximum Acceptable Volume (VOL/MAV): Equals the ratio of current traffic volume to the maximum acceptable roadway volume.

Volume/Maximum Acceptable Volume with Development (VOL/MAV W/DEV): Ratio of volume with development to the Maximum Acceptable Volume.

Acceptable Level of Service (CURRENT LOS): The Level of Service at which a roadway is currently operating.

Level of Service with Development (LOS W/DEV): The Level of Service that a proposed development may generate on a roadway.



BOARD OF COUNTY COMMISSIONERS

Planning and Development Department

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Building A, Room 114
Viera, Florida 32940
(321)633-2070 Phone / (321)633-2074 Fax
<https://www.brevardfl.gov/PlanningDev>

**STAFF COMMENTS
20Z00006
CANAVERAL LANDING LLC**

TR-1 to TRC-1 with a CUP (Conditional Use Permit) for the cluster development of mobile homes and a BDP (Binding Development Plan) to limit residential development to 100-units

Tax Account Number: 2314846
Parcel I.D.: 23-35-36-00-501
Location: North side of Canaveral Groves Boulevard 675 feet east of Grissom Parkway (District 1)
Acreage: 33.8 acre

Planning and Zoning Board: 07/06/20
Board of County Commissioners: 08/06/20

Consistency with Land Use Regulations

- Current zoning can be considered under the Future Land Use Designation, Section 62-1255.
- The proposal** can be considered under the Future Land Use Designation, Section 62-1255.
- The proposal would maintain acceptable Levels of Service (LOS) (XIII 1.6.C)

	CURRENT	PROPOSED
Zoning	TR-1	TRC-1, CUP and BDP
Potential*	135 mobile home lots	100 mobile home sites
Can be Considered under the Future Land Use Map	YES RES 4	YES** RES 4

* Zoning potential for concurrency analysis purposes only, subject to applicable land development regulations. ** Approvable when limited by BDP to 100 units.

Background and Purpose of Request

The applicant is seeking a zoning change from Single-family mobile home (TR-1) to Single-family mobile home cooperative (TRC-1) in conjunction with a Conditional Use Permit (CUP) for mobile home cluster development and a Binding Development Plan (BDP). The BDP limits development to 100-units.

This site has been zoned TR-1 since the adoption of Zoning Resolution **Z-10520** on March 1, 2001. Previous zoning history shows that the site had previously held this type of zoning under **Z-8387** for TRC-1 with CUP for cluster development of modular coaches under a Binding Site Plan (BSP) limiting residential density to 137 units, approved on April 24, 1989.

Land Use

The TRC-1 zoning classification is not consistent with the RES 4 Future Land Use and requires the submittal of a Binding Development Plan to limit density in order to be consistent. The applicant has submitted a BDP to limit development to 100-units which would make the request for TRC-1 and CUP consistent with the Residential 4 FLU designation.

Environmental Constraints

The subject parcel contains a large wetland area, and several small wetland areas as confirmed by Andrew Conklin Environmental Services, LLC (ACES). A majority of the property is also located in an isolated floodplain requiring compensatory storage, and offsite fill to elevate structures above the 100-year base flood elevation (BFE). As a result of fill brought onsite and compensatory storage requirements, it shall be demonstrated that unimpacted, isolated wetlands remain viable. The wetland impact for the proposed development shall not exceed .608 acre, which is 1.8% of the total acreage of the property.

Preliminary Concurrency

The closest concurrency management segment to the subject property is Canaveral Groves Boulevard, between Grissom Parkway and US Highway 1, which has a Maximum Acceptable Volume (MAV) of 15,600 trips per day, a Level of Service (LOS) of E, and currently operates at 34.68% of capacity daily. The maximum development potential from the proposed rezoning does increase the percentage of MAV utilization by 3.2%. The corridor is anticipated to continue to operate at 37.88% of capacity daily (LOS C). The proposal is not anticipated to create a deficiency in LOS.

No school concurrency information has been provided as the proposed residential development potential of this site is less than the current residential development potential (100 units versus 135 units).

The subject property can be served by potable water by the City of Cocoa. Sewer is currently not extended to this site but may be extended from the Grissom Parkway force main provided by the City of Cocoa.

Applicable Land Use Policies

FLUE Policy 1.2 - Minimum public facilities and services requirements should increase as residential density allowances become higher. The following criteria shall serve as guidelines for approving new residential land use designations:

Criteria:

- D. Where public water service is available, residential development proposals with densities greater than four units per acre shall be required to connect to a centralized sewer system.
- E. Where public water service is not available, residential development proposals with densities greater than two units per acre shall be required to connect to a centralized sewer system.

Staff analysis: Applicant is limiting development to 100-units which is less than 4-units per acre required by the RES 4 FLUM. Actual proposed density is 2.959 units per acre.

FLUE Policy 1.7 – The Residential 4 Future land use designation affords an additional step down in density from more highly urbanized areas. This land use designation permits a maximum density of up to four (4) units per acre, except as otherwise may be provided for within the Future Land Use Element.

The Board should evaluate the compatibility of this application within the context of the Board's Administrative Policies 1 through 8 of the Future Land Use Element, outlined in the Administrative Policies.

Analysis of Administrative Policy #3 - Compatibility between this site and the existing or proposed land uses in the area. This site is surrounded by residential uses/lots. The entire area is under the FLUM designation of Residential 4. Lots sizes and zoning differ when viewed in comparison of westly or eastly development. To the west lies quarter-acre platted lots; whereas to the east lies 1.0-acre lots. There is half-acre lots to the north and a public roadway to the south. It appears that the applicant is proposing a maximum lot size of 43-feet wide by 87.5-feet deep for an estimated maximum lot area of 3,762.5 square feet or 0.08 of an acre.

Analysis of Administrative Policy #4 - Character of a neighborhood or area. The character of the area is residential. This site is an unimproved site zoned TR-1 with a FLUM of Residential 4. The parcels to the north are developed as single-family mobile home lots and each lot contains a minimum lot area of 0.56-acres. The abutting parcels to the east are developed as low-density residential lots under the Rural Residential Mobile Home, RRMH-1 and Single-family mobile home, TR-2 zoning classifications. Those lots all carry a minimum lot area of 1.0-acre. The parcel to the south across the Canaveral Groves right-of-way is zoned RRMH-1 and each lot carries at least 1.0-acre of land area. The parcels to the west are currently developed as TR-1 mobile home lots and carry a minimum of 0.25-acres for each of the residential lots.

Analysis of Administrative Policy #5 - Transportation facilities.

The proposed concept plan shows the project's sole access to Ann Way through an existing subdivision containing 1.0-acre lots. It is anticipated that this development will generate 499 Average Daily Trips (ADT's); 44 AM peak hr trips and 59 PM peak hr trips through the existing roadway network (i.e., Ann Way, Hess Aveune, & Philis Way).

Surrounding Area

There have been two zoning approvals within a half-mile radius around this site within the last 3 years. Zoning item (17PZ00110) adopted on December 7, 2017 rezoned a combined property of 5-lots into a single lot of 5.91-acres from the RRMH-1 and GU zonings to the Agriculture, AGR classification. The property is located in a SE direction a distance of 1,450 feet. It abuts the powerlines located to its eastern border. The second action, Zoning item (19PZ00054) adopted on August 1, 2019 rezoned a 1.01-acre parcel from General Use, GU to the Agricultural residential, AU(L) designation. This property lies 2,330 feet in a SW direction. It is located on the south side of Blair Street lying 500 feet west of Knoxville Avenue.

There is an existing TRC-1 development located 1,670 feet east called Sun Lake Estates. A portion of that development was created without benefit of the cluster development. It is located on the south side of Canaveral Groves. However, should you continue south on Sharpes Lake Avenue, Phases II

& III were developed utilizing the CUP for cluster development. It received zoning approval under **Z-8325** adopted on February 27, 1989.

Special Considerations for CUP (Conditional Use Permit)

The Board should consider the compatibility of the proposed CUP pursuant to Section 62-1151(c) and to Section 62-1901, as outlined on pages 6 – 8 of these comments. Section 62-1901 provides that the approval of a conditional use shall authorize an additional use for the affected parcel of real property in addition to those permitted in the applicable zoning classification. **The initial burden is on the applicant to demonstrate that all applicable standards and criteria are met. Applications which do not satisfy this burden cannot be approved.** The applicant's responses and staff observations, if any, are indicated below.

Section 62-1151(c) directs the Board to consider the character of the land use of the property and its surroundings; changes in the conditions of the land use being considered; impact upon infrastructure; compatibility with land use plans for the area; and appropriateness of the CUP based upon consideration of applicable regulations relating to zoning and land use within the context of public health, safety and welfare. The applicant has submitted documentation in order to demonstrate consistency with the standards set forth in Section 62-1901 and Section 62-1906, on-premises consumption of alcohol.

This request should be evaluated in the context of **Section 62-1920** which governs the cluster development of mobile homes which states in, specifically 62-1920 (1-9):

Sec. 62-1920. Cluster development of mobile homes.

Cluster development of mobile homes is a conditional use in the TRC-1 zoning classification. The cluster concept may be used for cooperative mobile home development, in which mobile homes may be oriented around a common nonvehicular plaza, park or vegetated open space, under the following conditions:

- (1) In no case shall density exceed six units per gross acre.

Staff analysis: Applicant is limiting development to 100-units which is less than 4-units per acre required by the RES 4 FLUM.

- (2) No minimum lot size shall be required with the cluster concept.

Staff analysis: Based upon the maximum size of units identified on the concept plan together with the setbacks and separation distances designated in subsection #4, it appears the maximum lot size will be 43-feet wide by 87.5-feet deep for an estimated maximum lot area of 3,762.5 square feet or 0.08 of an acre.

- (3) No individual sites or lots shall be platted or sold in a cluster development.

Staff analysis: No lot lines or method of ownership has been designated on the concept plan.

With these staff comments, the applicant is aware of this requirement.

- (4) Principal and accessory uses must be set back not less than 20 feet from the edge of any public right-of-way or private street. A minimum distance of 15 feet must be maintained between all principal and detached accessory structures.

Staff analysis: Applicant states compliance with setbacks and separation distances on the concept plan. No accessory building information has been provided. With these staff comments, the applicant is aware of this requirement.

- (5) The required site plan shall contain the precise location of all mobile homes and the exact maximum dimensions of each mobile home for its respective site.

Staff analysis: Applicant has submitted a concept plan which identifies the unit locations and maximum dimensions of each mobile home.

- (6) Twenty-five percent of the parking requirement may be provided in one or more common parking areas that will serve as overflow parking and recreational vehicle parking. Overflow parking may be exempted from the paving requirement and be provided in a stabilized surface.

Staff analysis: Applicant proposes two parking spaces at the front of each residence. The concept plan also shows bicycle and golf cart parking at the amenity area. Code will require vehicle parking in accordance with Section 62-3206 (d).

- (7) Design requirements with respect to streets, sidewalks and drainage may be waived by the board of county commissioners upon the recommendation of the county manager or designee.

Staff analysis: The Conditional Use Permit Application Worksheet, the applicant requests waivers to sidewalk and drainage, however the concept plan does not identify nor provide details supporting the waivers. The drainage waiver relates to proposing inverted crown in the street to allow drainage to the center of the private street and the removal of sidewalks. Since there is insufficient information supporting the waiver, the Board should not consider taking action on the waiver as part of this application. The applicant may request the waivers during site plan or subdivision process. The Applicant has been provided engineering comments in a separate cover.

- (8) Twenty-five percent of the development must be provided in the form of usable common recreation and open space.**

Staff analysis: The concept plan identifies sufficient area to comply with both active and passive useable common recreation and open space. The applicant is providing 1.53 acres of active recreation areas as well as a total active/passive/wetland area of 734,628 square feet of

area (equating to 49.8 percent of the site area).

- (9) **Each dwelling unit or other permitted use shall have access to a public street, either directly or indirectly, via an approach private road, pedestrian way, court or other area dedicated to public or private use or common easement guaranteeing access. Permitted uses are not required to front on a public dedicated road. The county shall be allowed access on privately owned roads, easements and common open space to ensure the police and fire protection of the area to meet emergency needs, to conduct county services and to generally ensure the health and safety of the residents of the development.**

Staff analysis: The concept plan states that internal roadways are private and provides for a connection to Ann Way.

General Standards of Review

Section 62-1901(c)(1)(a): The proposed conditional use will not result in a substantial and adverse impact on adjacent and nearby properties due to: (1) the number of persons anticipated to be using, residing or working under the conditional use; (2) noise, odor, particulates, smoke, fumes and other emissions, or other nuisance activities generated by the conditional use; or (3) the increase of traffic within the vicinity caused by the proposed conditional use.

Applicant's Response: This use will not result in any adverse impacts to adjacent or nearby properties as the use of mobile home units and the potential number of units remains unchanged by the CUP. The existing zoning of TR-1 allows for mobile home units, as does the proposed zoning of TRC-1.

Staff analysis: The concept plan and BDP both propose to limit the development to 100-units; whereas, the RES 4 FLUM would have allowed up to 135 units. The percentage of wetlands covering this site, may have had an impact on this site's development pattern. It is anticipated that all of the traffic generated from this proposed development (499 ADT's) will impact Ann Way.

Section 62-1901(c)(1)(b): The proposed use will be compatible with the character of adjacent and nearby properties with regard to use, function, operation, hours of operation, type and amount of traffic generated, building size and setback, and parking availability.

Applicant's Response: The proposed use and potential number of units will remain unchanged by this CUP. There will be sufficient parking provided at each mobile home site, with additional parking near the Cooperative's common recreation areas and amenities.

Staff analysis: The concept plan proposes two vehicle parking spaces at the front of each residential unit. Additional golf-cart and bicycle parking has been identified at the common area; however, site plan code will require additional vehicle parking and ADA compliance.

Section 62-1901(c)(1)(c): The proposed use will not cause a substantial diminution in value of

abutting residential property. A substantial diminution shall be irrebutably presumed to have occurred if abutting property suffers a 15 percent reduction in value as a result of the proposed conditional use. A reduction of ten percent of the value of abutting property shall create a reputable presumption that a substantial diminution has occurred. The board of county commissioners carries the burden to show, as evidenced by either testimony from or an appraisal conducted by a MAI certified appraiser, that a substantial diminution in value would occur. The applicant may rebut the findings with his own expert witnesses.

Applicant's Response: There is no reason that this requested CUP will cause any diminution of value of abutting residential property.

Staff analysis: Competent and substantial evidence by a MAI certified appraiser has not been provided by the applicant.

Section 62-1901(c)(2)(a): Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire and catastrophe, shall be: (1) adequate to serve the proposed use without burdening adjacent and nearby uses, and (2) built to applicable county standards, if any.

Note: Burdening adjacent and nearby uses means increasing existing traffic on the closest collector or arterial road by more than 20 percent, or ten percent if the new traffic is primarily comprised of heavy vehicles, except where the affected road is at level of service A or B. New traffic generated by the proposed use shall not cause the adopted level of service for transportation on applicable roadways, as determined by applicable county standards, to be exceeded. Where the design of a public road to be used by the proposed use is physically inadequate to handle the numbers, types or weights of vehicles expected to be generated by the proposed use without damage to the road, the conditional use permit cannot be approved without a commitment to improve the road to a standard adequate to handle the proposed traffic, or to maintain the road through a maintenance bond or other means as required by the Board of County Commissioners.

Applicant's Response: Ingress/egress to the Cooperative will be by Ann Way, with many different routes to get to Ann Way from Canaveral Groves Boulevard and Grissom Parkway. As the existing zoning and the proposed zoning with CUP both allow for mobile homes, this ingress/egress must be presumed to be adequate to serve the proposed use without burdening the adjacent and nearby uses. The internal roads will meet required county standards, unless waived by the Board of County Commissioners.

Staff analysis: Based upon the project size of 100-units, the proposed access to Ann Way will introduce 499 Average Daily Trips (ADT's) through the adjacent neighborhood.

Section 62-1901(c)(2)(b): The noise, glare, odor, particulates, smoke, fumes or other emissions from the conditional use shall not substantially interfere with the use or enjoyment of the adjacent and nearby property.

Applicant's Response: The requested CUP merely allows clustering of the mobile homes, so this use will not create any additional noise, glare, odor, particulates, smoke, fumes or emissions from the existing mobile home zoning. The Cooperative will abide by County noise and light emissions ordinances.

Staff analysis: The concept plan's "performance standards" will be reviewed as part of the site plan review process.

Section 62-1901(c)(2)(c): Noise levels for a conditional use are governed by section 62-2271.

Applicant's Response: The Cooperative will abide by the stated residential noise levels, unless excepted in the County Ordinances.

Staff analysis: The concept plan's "performance standards" will be reviewed as part of the site plan review process.

Section 62-1901(c)(2)(d) The proposed conditional use shall not cause the adopted level of service for solid waste disposal applicable to the property or area covered by such level of service, to be exceeded.

Applicant's Response: The proposed use and potential number of units will remain unchanged by this CUP, and shall not cause the adopted level of service for solid waste disposal to be exceeded.

Staff analysis: The adopted level of service for solid waste disposal will be reviewed as part of the site plan review process.

Section 62-1901(c)(2)(e): The proposed conditional use shall not cause the adopted level of service for potable water or wastewater applicable to the property or the area covered by such level of service, to be exceeded by the proposed use.

Applicant's Response: The proposed use and potential number of units will remain unchanged by this CUP, and shall not cause the adopted level of service for potable water or wastewater to be exceeded.

Staff analysis: The adopted level of service for potable water or wastewater will be reviewed as part of the site plan review process.

Section 62-1901(c)(2)(f): The proposed conditional use must have existing or proposed screening or buffering, with reference to type, dimensions and character to eliminate or reduce substantial, adverse nuisance, sight, or noise impacts on adjacent and nearby properties containing less intensive uses.

Applicant's Response: The mobile home sites will meet the setback requirements of the TRC-1 zoning category requirements for buffering, and will meet the County landscape code as applied to this property. The adjacent and nearby properties are mobile homes. There will be a recorded cooperative agreement with deed restrictions that will be enforced by the Cooperative Board and/or a property manager to ensure that the mobile home units do not cause negative impacts on others in the cooperative or to adjacent and nearby properties and properties' owners.

Staff analysis: The screening or buffering aspects have been identified on the concept plan. Should the Board determine that additional measures become necessary, the Board may wish to request the applicant submit a Binding Development Plan (BDP) to provide for those additional measures.

Section 62-1901(c)(2)(g): Proposed signs and exterior lighting shall not cause unreasonable glare or hazard to, traffic safety, or interference with the use or enjoyment of adjacent and nearby properties.

Applicant's Response: The signage and exterior lighting in the cooperative will not cause unreasonable glare, hazards to traffic safety or interference with neighbors use or enjoyment of their properties as all county codes regarding signage and lighting will be followed. Additionally, there will be a cooperative agreement with deed restrictions that will be enforced by the Cooperative Board and/or a property manager to ensure that lighting does not cause negative impacts to adjacent and nearby properties and properties' owners.

Staff analysis: No signage or exterior lighting has been identified on the concept plan. Should the Board determine that additional measures become necessary, the Board may wish to request the applicant submit a Binding Development Plan (BDP) to provide for those additional measures.

Section 62-1901(c)(2)(h): Hours of operation of the proposed use shall be consistent with the use and enjoyment of the properties in the surrounding residential community, if any. For commercial and industrial uses adjacent to or near residential uses, the hours of operation shall not adversely affect the use and enjoyment of the residential character of the area.

Applicant's Response: The common recreation areas and amenities will have hours of operation such that no use of the areas and amenities will adversely affect the use and enjoyment of the residential character of the area.

Staff analysis: The hours of operation of the recreational amenities has only been identified as a comment within the conditional use permit application worksheet and has not been noted on the concept plan. Should the Board determine that additional measures become necessary, the Board may wish to request the applicant submit a Binding Development Plan (BDP) to provide for those additional measures.

Section 62-1901(c)(2)(i): The height of the proposed use shall be compatible with the character of the area, and the maximum height of any habitable structure shall be not more than 35 feet higher than the highest residence within 1,000 feet of the property line.

Applicant's Response: The height of the mobile home units and amenities in the Cooperative will be compatible with the character of the existing mobile home character of the area.

Staff analysis: The height limitation of 35 feet has been identified on the concept plan. Code section 62-1405 (9) states: Maximum height of structures. Maximum height of structures is 35 feet. No accessory structure or addition to a mobile home shall exceed a height of 20 feet, measured from the final grade. Although the current concept plan does not designate any accessory buildings or additions, should they be proposed in the future, they will need to be limited to 20 feet in height, measured from the final grade.

Section 62-1901(c)(2)(j): Off-street parking and loading areas, where required, shall not be created or maintained in a manner which adversely impacts or impairs the use and enjoyment of adjacent and nearby properties. For existing structures, the applicant shall provide competent, substantial evidence to demonstrate that actual or anticipated parking shall not be greater than that which is approved as part of the site plan under applicable county standards.

Note: for existing structures, the applicant shall provide competent, substantial evidence to demonstrate that actual or anticipated parking shall not be greater than that which is approved as part of the site plan under applicable county standards.

Applicant's Response: Any off-street parking or loading areas will be within the common recreation areas as permitted by Section 62-1920 (6), and will be maintained by the Cooperative Board and/or property manager in such a manner that parking and loading areas will not adversely impact or impair the use and enjoyment of adjacent and nearby properties.

Staff analysis: The concept plan only provides for 200 vehicle parking spaces adjacent to the home sites. Site plan review for clubhouse parking may require additional parking and American Disability Act (ADA) parking over what has been depicted for golf-cart and bicycle parking.

For Board Consideration

The applicant is seeking a zoning change from Single-family mobile home, TR-1 to Single-family mobile home cooperative TRC-1 together with a Conditional Use Permit (CUP) for mobile home cluster development and a Binding Development Plan (BDP) to limit development to 100-units.

The Board may wish consider whether the proposed development is consistent and compatible with the surrounding area. Additionally, does the proposed Binding Development Plan limiting development to 100-units and the conditions of Section 62-1920 adequately mitigate the proposed development. Since this is a CUP, the Board may wish to consider additional stipulations to lessen the traffic impacts through the existing neighborhood.

**NATURAL RESOURCES MANAGEMENT DEPARTMENT
Zoning Review & Summary**

Item # 20Z00006

Applicant: Rezanka for Nick Dottore

Zoning Request: TR-1 to TRC-1

Note: Applicant wants a 100-unit mobile home cooperative with cluster development.

P&Z Hearing Date: 07/06/20; **BCC Hearing date:** 08/06/20

Tax ID No: 2314846

- This is a preliminary review based on best available data maps reviewed by the Natural Resources Management (NRM) Department and does not include a site inspection to verify the accuracy of the mapped information.
- In that the rezoning process is not the appropriate venue for site plan review, specific site designs submitted with the rezoning request will be deemed conceptual. Board comments relative to specific site design do not provide vested rights or waivers from Federal, State or County regulations.
- **This review does not guarantee whether or not the proposed use, specific site design, or development of the property can be permitted under current Federal, State, or County Regulations.**
- If the owner/applicant has questions regarding any potential limitations, s/he is encouraged to contact NRM at 321-633-2016 prior to any design of plans and land clearing/filling activities.

Summary of Mapped Resources and Noteworthy Land Use Issues:

- Wetlands
- Hydric Soils
- Aquifer Recharge Soils
- Floodplain
- Scrub Jay Habitat Polygon
- Heritage Specimen Trees

The subject parcel contains a large wetland area, and several small wetland areas as confirmed by Andrew Conklin Environmental Services, LLC (ACES). A majority of the property is also located in an isolated floodplain requiring compensatory storage, and offsite fill to elevate structures above the 100-year base flood elevation (BFE). As a result of fill brought onsite and compensatory storage requirements, it shall be demonstrated that unimpacted, isolated wetlands remain viable.

Land Use Comments:

Wetlands/Hydric Soils

The subject parcel contains large areas of mapped National Wetland Inventory (NWI) wetlands, SJRWMD wetlands, and hydric soils (Tomoka muck, Myakka sand depressional, and Anclote sand) as shown on the NWI Wetlands, SJRWMD Florida Land Use & Cover Codes, and United States Department of Agriculture (USDA) Soil Conservation Service Soils Survey maps, respectively. A wetland delineation was completed on December 7, 2017, by Andrew Conklin Environmental Services, LLC (ACES) and confirmed the presence of several areas of wetlands as shown in the attached site assessment report. Per Section 62-3694(c)(1), Residential land uses that are a part of a site plan, on properties containing wetlands, shall be limited to not more than one (1) dwelling unit per five (5) acres unless strict application of this policy renders a legally established parcel as of September 9, 1988, which is less than five (5) acres, as unbuildable. The preceding limitation of one dwelling unit per five (5) acres within wetlands may be applied as a maximum percentage limiting wetland impacts to not more than 1.8% of the total non-commercial and non-industrial acreage on a cumulative basis as set forth in Sec. 62-3694(c)(6), for multi-family parcels greater than five acres in area. Per Section 62-3694(e), Any allowed wetland impacts shall ensure the protection of wetlands and wetland functional values by prioritizing protective activities with avoidance of impacts as the first priority, minimization of impacts as the second priority, and mitigation for impacts as the third priority. Any authorized wetland impact, for residential use shall be limited to the structural building area requirements for the primary use as defined by the zoning code, on-site disposal system requirements, and the 100-year flood elevation requirement for first floor elevations, and necessary ingress and egress. The amount and extent of wetland impact shall be the minimum required to accomplish these purposes. Any wetland impacts shall meet Section 62-3696. As a result of fill brought onsite, it shall be demonstrated that unimpacted, isolated wetlands remain viable. The applicant is encouraged to contact NRM at 321-633-2016 prior to any plan design, land clearing or permit submittal.

Aquifer Recharge Soils

As shown on the USDA Soil Conservation Service Soils Survey map, the subject parcel contains mapped aquifer recharge soils (St Lucie fine sand). The applicant is hereby notified of the development and impervious restrictions within Conservation Element Policy 10.2 and the Aquifer Protection Ordinance.

Floodplain

A majority of the property is located within an isolated floodplain as identified by FEMA, and as shown on the FEMA Flood Map. The portion of the property located within the floodplain is subject to the development criteria in Conservation Element Objective 4, its subsequent policies, and the Floodplain Ordinance. Per Objective 4, Policy 4.6, Brevard County shall continue to ensure that alterations of isolated 100-year floodplains do not adversely impact the drainage of adjacent properties or public drainage facilities.

Per Section 62-3724(3)(b) & (d), Development of a lot or parcel within an isolated floodplain shall provide a contiguous area that includes the primary structure and perimeter buffer, accessory structures, onsite sewage disposal system and buffer, access to the primary and accessory structure. These areas shall be elevated to or above the 100-year base flood elevation. Compensatory storage shall be required for fill in excess of that which will provide an upland buildable area within an isolated floodplain greater than one third (1/3) acre in size. Compensatory storage for lots within a platted subdivision created after the effective date of this ordinance shall be provided. Additional impervious area increases stormwater runoff that can adversely impact nearby properties unless addressed on-site. Per Chapter 62, Article X, Division 6, no site alteration shall adversely affect the existing surface water flow pattern. Per Chapter 62, Article X, Division 5, Section 62-3723 (2), development within floodplain areas shall not have adverse impacts upon adjoining properties. Per Section 62-3723(5), development in isolated floodplain areas shall ensure that off-site post development stormwater discharge rates shall not exceed off-site predevelopment discharge rates. All site plans, subdivision plats, building permits, and other active development orders shall meet the criteria in Chapter 62, Division 6, Stormwater Criteria, and Article XI, Division 3, Standards for Flood Hazard Reduction, Section 62-3724(e)(4) as it relates to isolated floodplains.

Protected Species – Florida Scrub Jay

Information available to NRM indicates that federally and/or state protected species may be present on the property. Specifically, gopher tortoises can be found in areas of aquifer recharge soils. In addition, a large Florida Scrub Jay polygon is mapped over the northern half of the parcel. Prior to any plan, permit submittal, or development activity, including land clearing, the applicant should obtain any necessary permits or clearance letters from the Florida Fish and Wildlife Conservation Commission and/or U.S. Fish and Wildlife Service, as applicable.

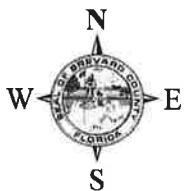
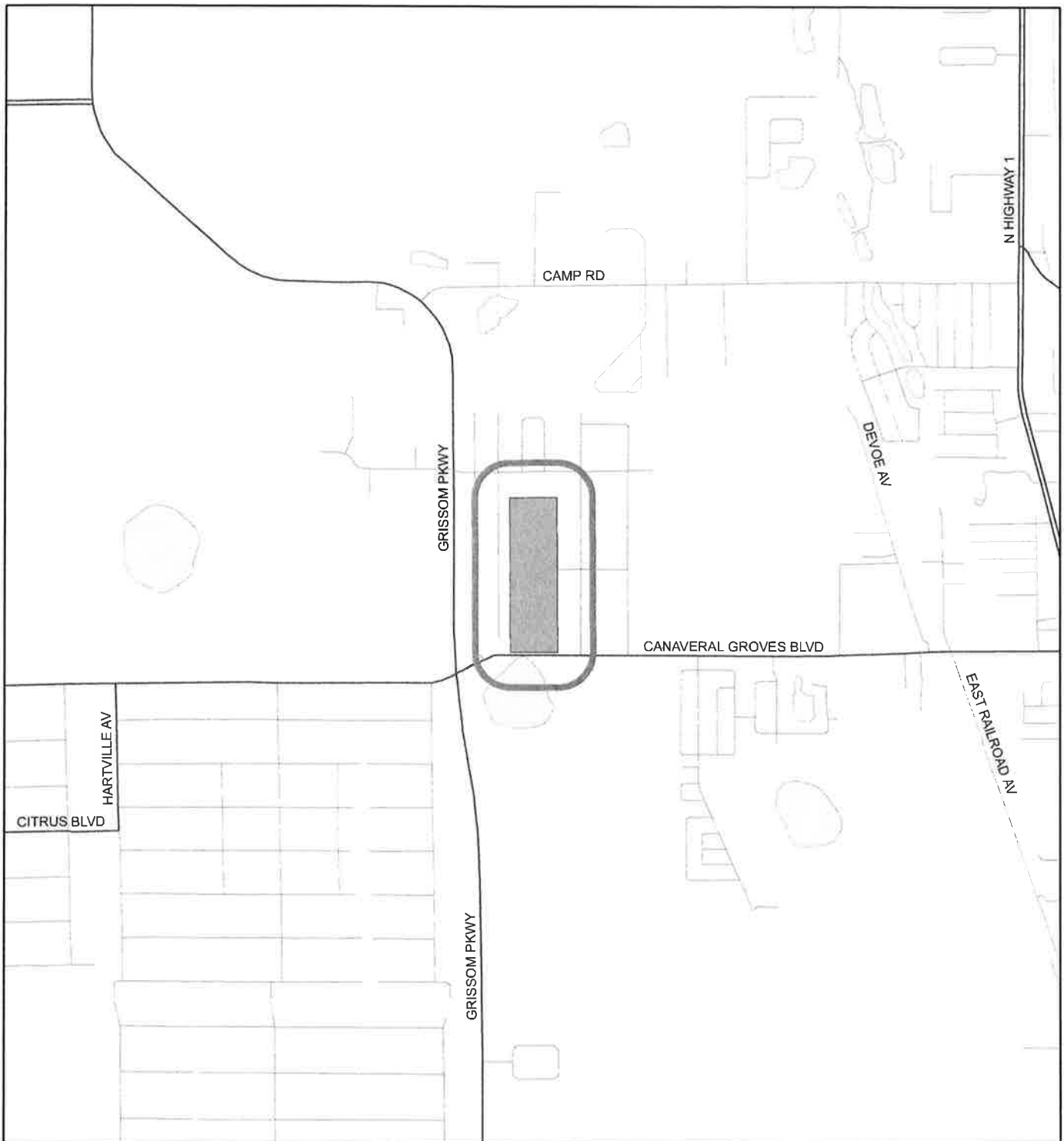
Heritage Specimen Trees

The applicant should contact NRM at 321-633-1016 prior to any land clearing activities. The parcel contains a mapped polygon of SJRWMD Florida Land Use and Cover Classification System (FLUCCS) code 4110 – Pine Flatwoods. Heritage Specimen trees (greater than or equal to 24 inches in diameter) and Protected Trees (greater than or equal to 14 inches in diameter) are included in this FLUCCS code, and likely reside in the project area. Per Brevard County Landscaping, Land Clearing and Tree Protection ordinance, Section 62-4331(3), the purpose and intent of the ordinance is to encourage the protection of heritage Specimen Trees. In addition, per Section 62-4341(18), Specimen Trees shall be preserved or relocated on site to the Greatest Extent Feasible. Per Section 62-4332, Definitions, Greatest Extent Feasible shall include, but not be limited to, relocation of roads, buildings, ponds, increasing building height to reduce building footprint or reducing Vehicular Use Areas. The applicant is advised to refer to Article XIII, Division 2, entitled Land Clearing, Landscaping, and Tree Protection, for specific requirements for preservation and canopy coverage requirements.

LOCATION MAP

CANAVERAL LANDING, LLC

20Z00006



1:24,000 or 1 inch = 2,000 feet

Buffer Distance: 500 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 5/11/2020

— Buffer
■ Subject Property

ZONING MAP

CANAVERAL LANDING, LLC

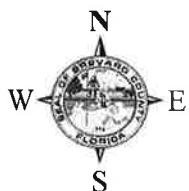
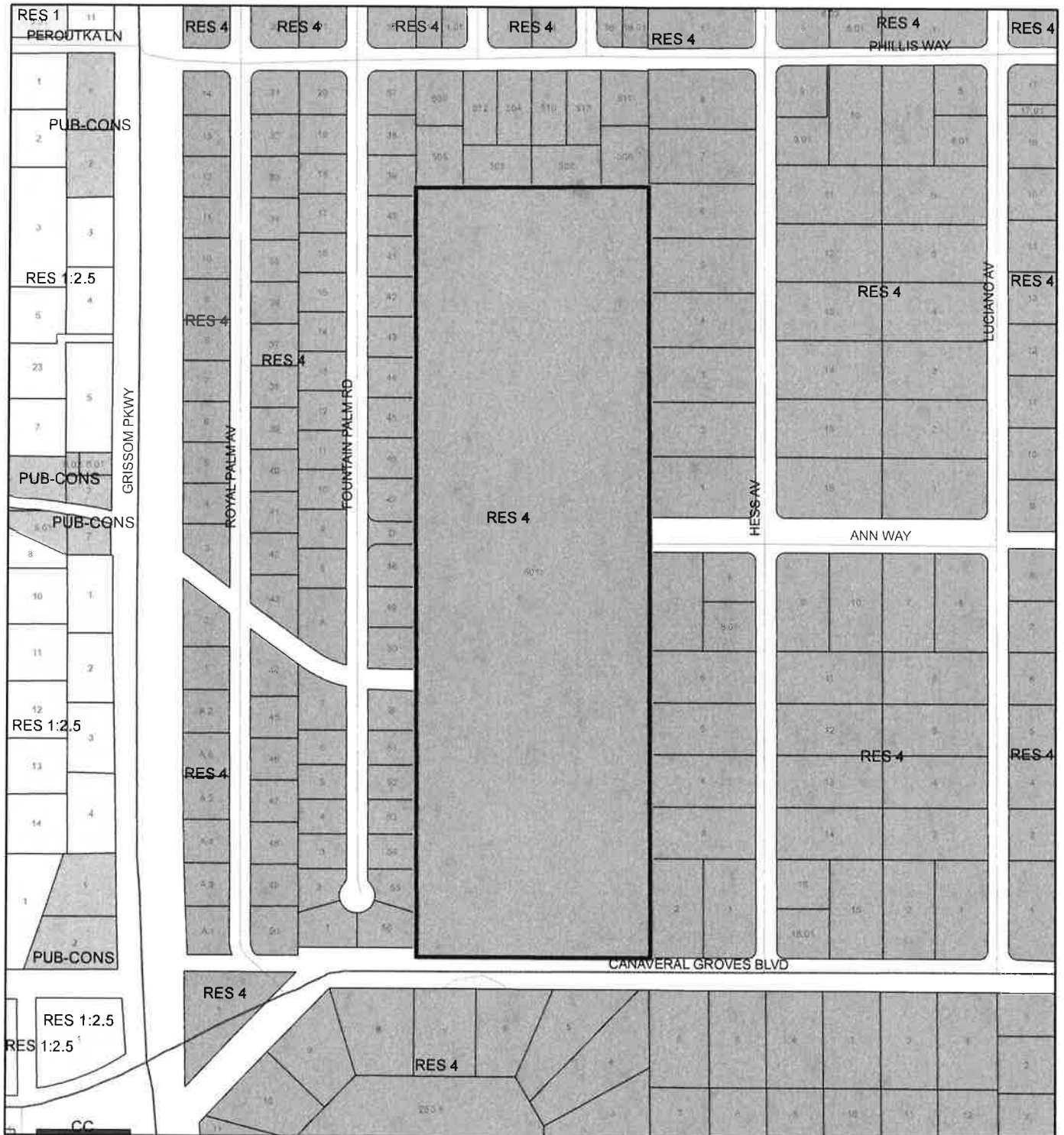
20Z00006



FUTURE LAND USE MAP

CANAVERAL LANDING, LLC

20Z00006



1:4,800 or 1 inch = 400 feet

— Subject Property
 □ Parcels

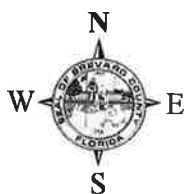
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

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AERIAL MAP

CANAVERAL LANDING, LLC

20Z00006



1:4,800 or 1 inch = 400 feet

PHOTO YEAR: 2020

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— Subject Property
□ Parcels

NWI WETLANDS MAP

CANAVERAL LANDING, LLC

20Z00006



1:4,800 or 1 inch = 400 feet

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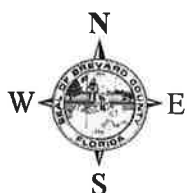
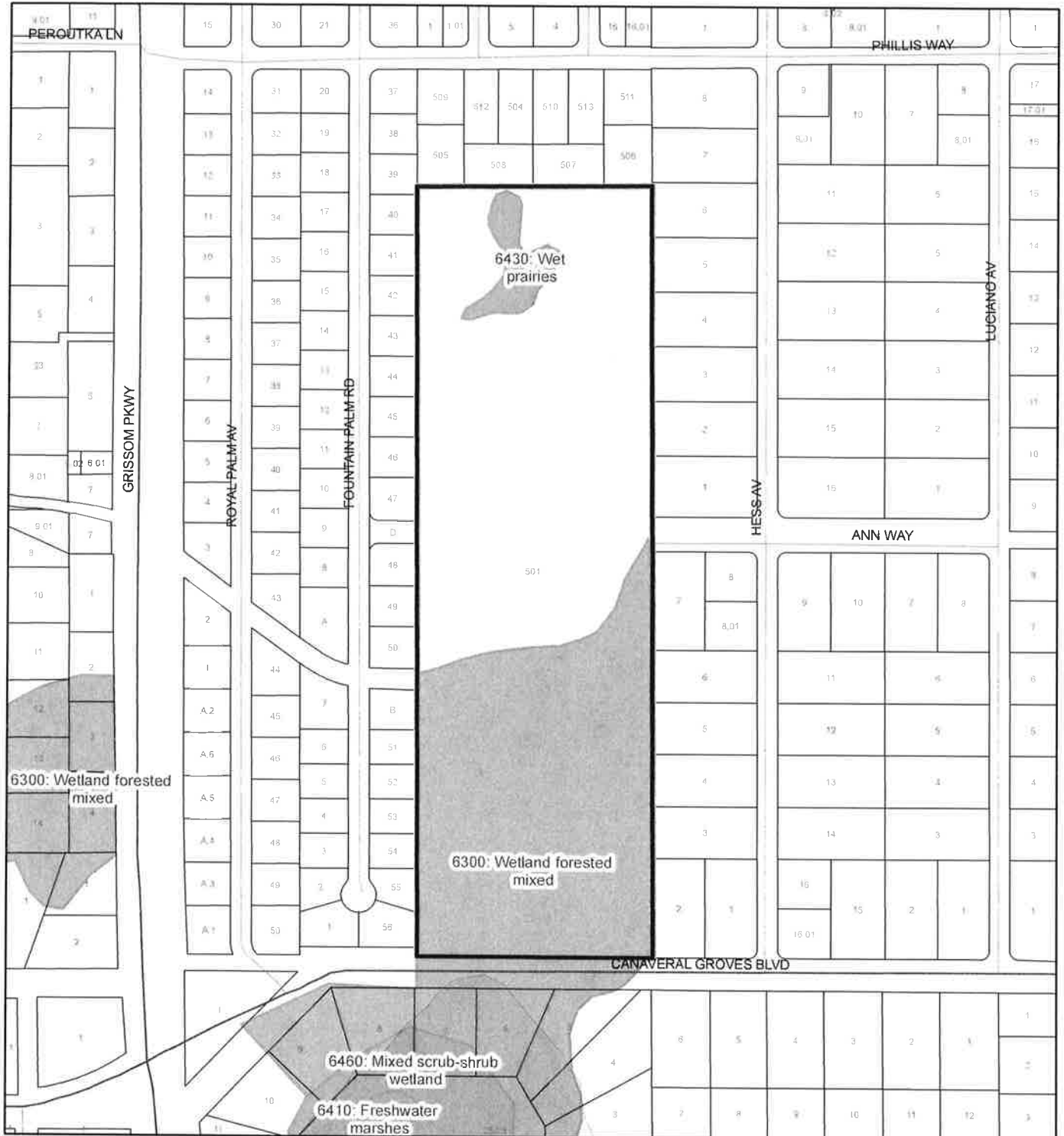
National Wetlands Inventory (NWI)

Estuarine and Marine Deepwater	Freshwater Pond
Estuarine and Marine Wetland	Lake
Freshwater Emergent Wetland	Other
Freshwater Forested/Shrub Wetland	Riverine
Subject Property	
Parcels	

SJRWMD FLUCCS WETLANDS - 6000 Series MAP

CANAVERAL LANDING, LLC

20Z00006



1:4,800 or 1 inch = 400 feet

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SJRWMD FLUCCS WETLANDS

- Wetland Hardwood Forests - Series 6100
- Wetland Coniferous Forest - Series 6200
- Wetland Forested Mixed - Series 6300
- Vegetated Non-Forested Wetlands - Series 6400
- Non-Vegetated Wetland - Series 6500

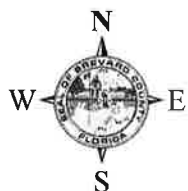
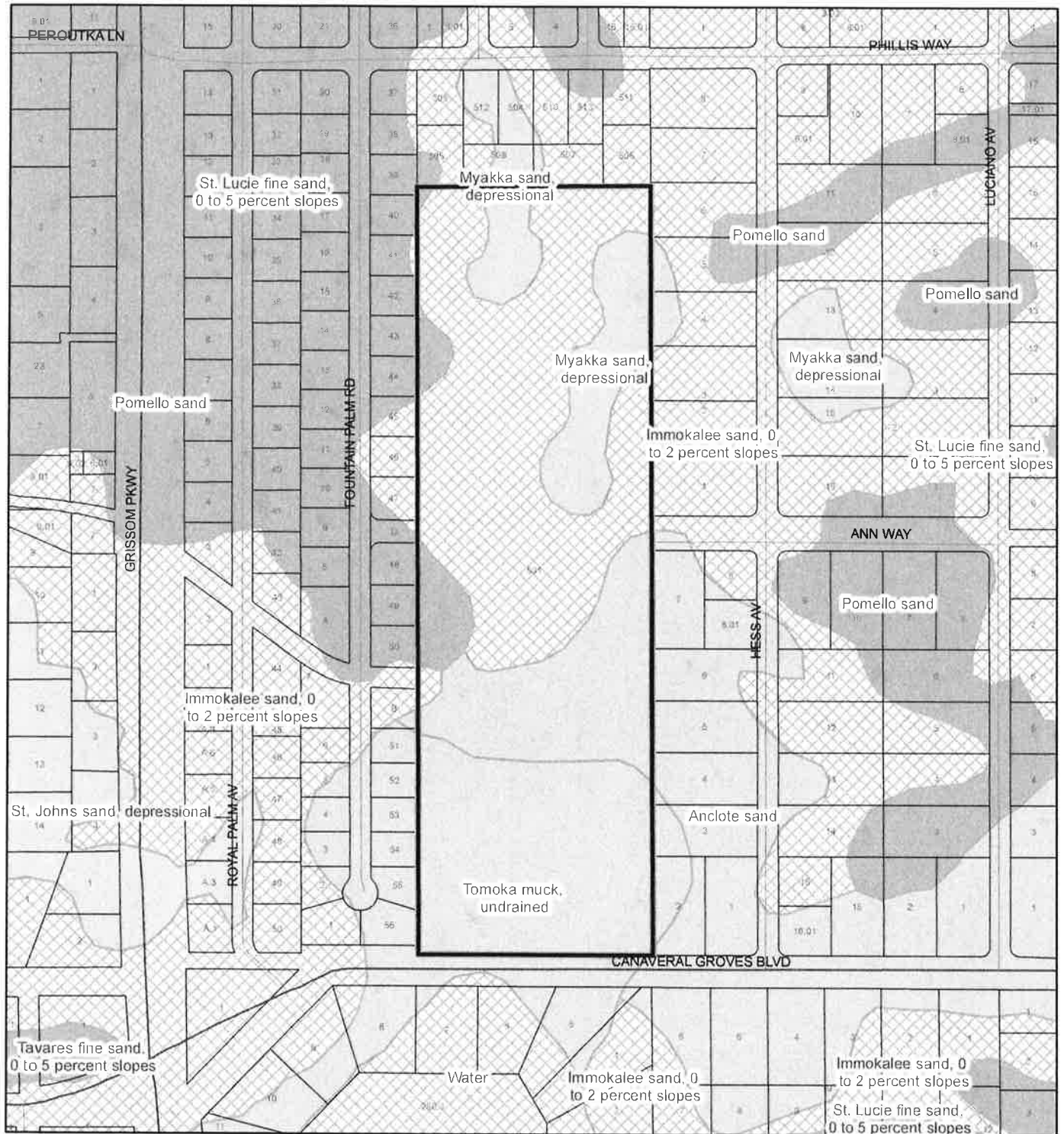
Subject Property

Parcels

USDA SCSSS SOILS MAP

CANAVERAL LANDING, LLC

20Z00006



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

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USDA SCSSS Soils

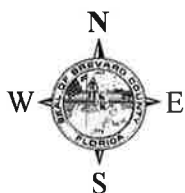
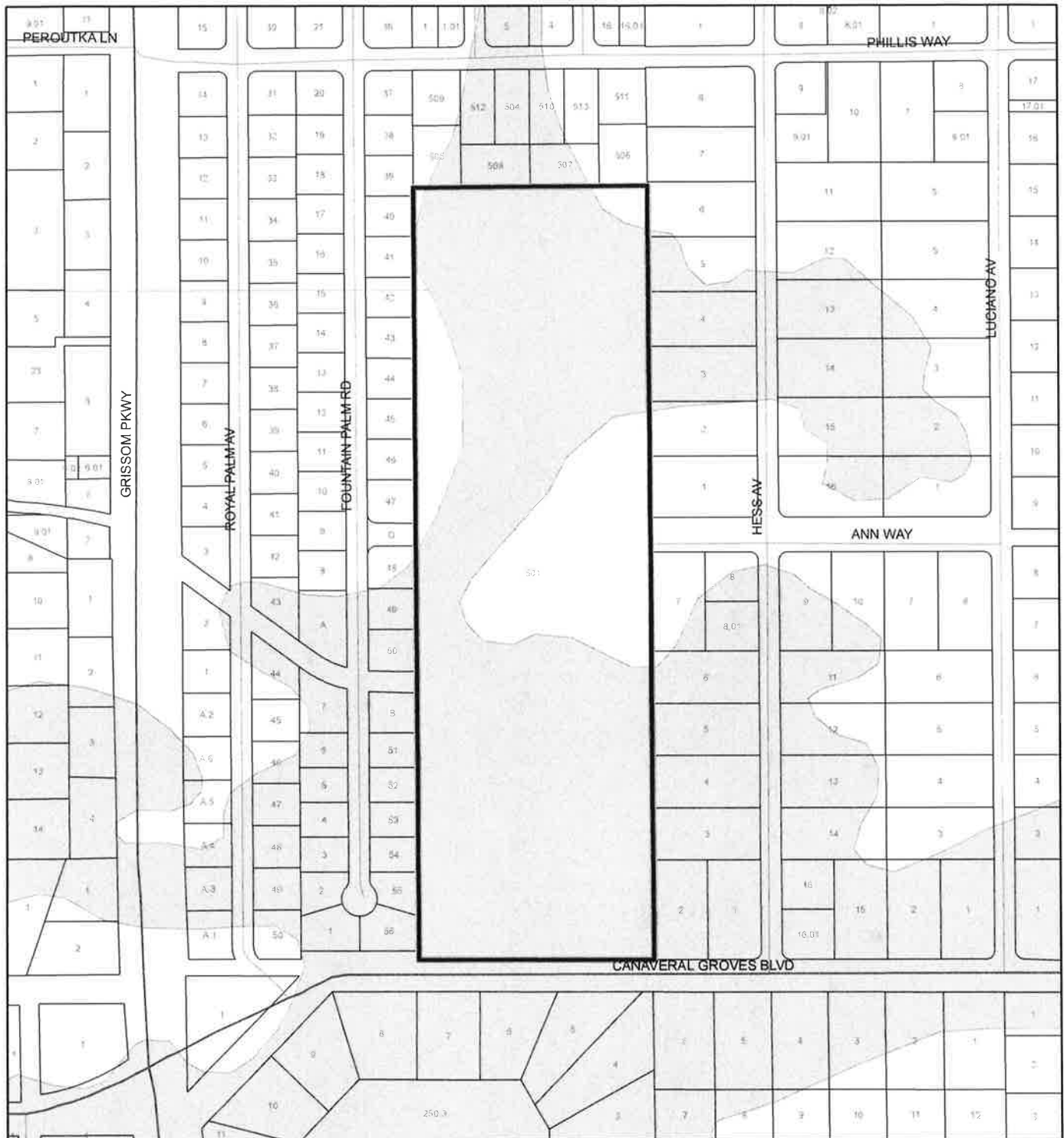
- Aquifer and Hydric
- Aquifer
- Hydric
- None

- Subject Property
- Parcels

FEMA FLOOD ZONES MAP

CANAVERAL LANDING, LLC

20Z00006



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 5/11/2020

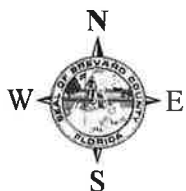
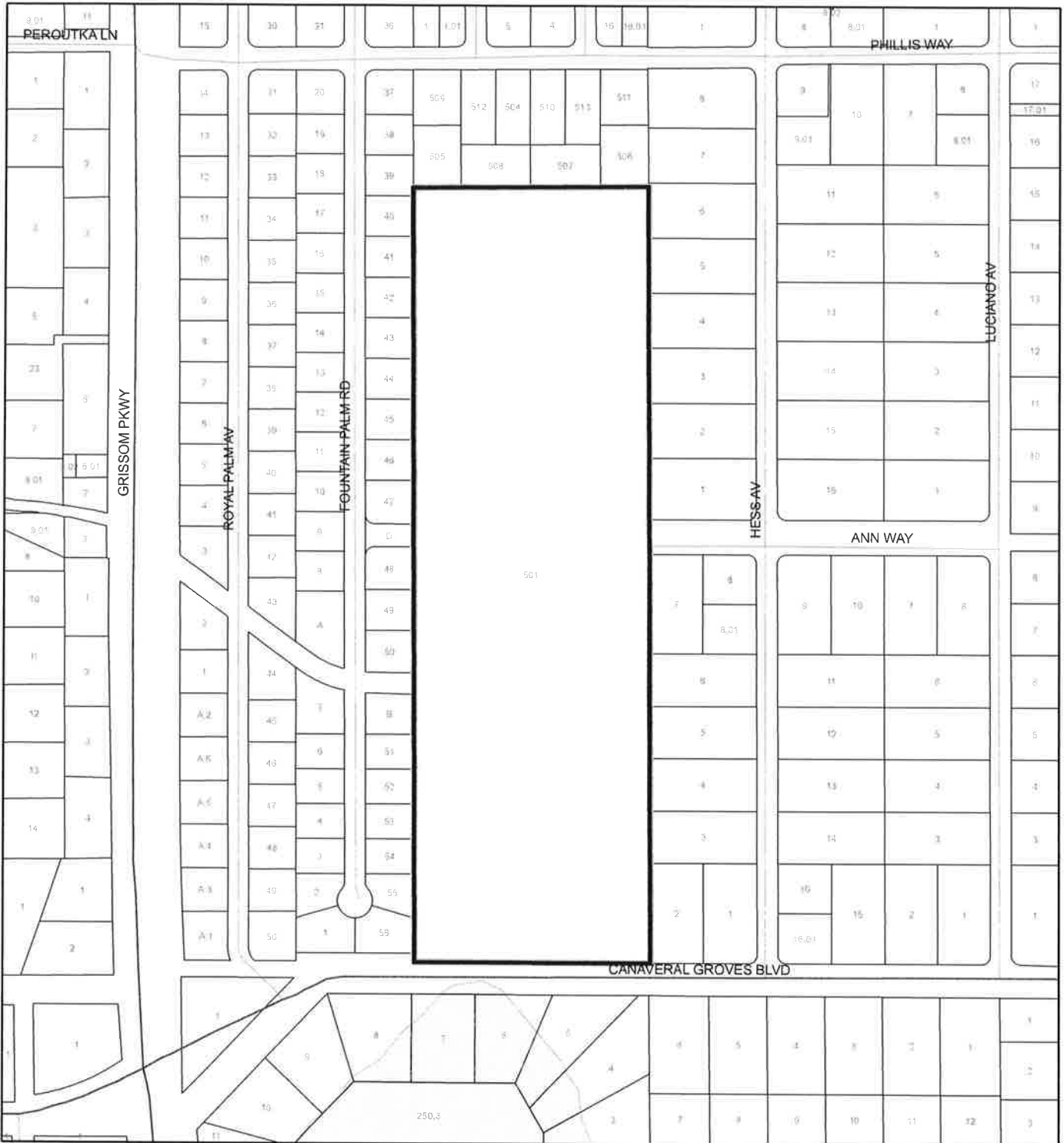
FEMA Flood Zones

- | | | |
|---|------------|----------------------|
| A | AO | X |
| AE | Open Water | X Protected By Levee |
| AH | VE | |
| 0.2 Percent Annual Chance Flood Hazard | | |
| 0.2 Percent Annual Chance Flood Hazard Contained in Channel | | |
| Subject Property | Parcels | |

COASTAL HIGH HAZARD AREA MAP

CANAVERAL LANDING, LLC

20Z00006



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 5/11/2020

— Subject Property

□ Parcels

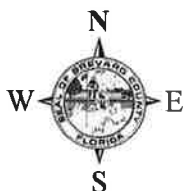
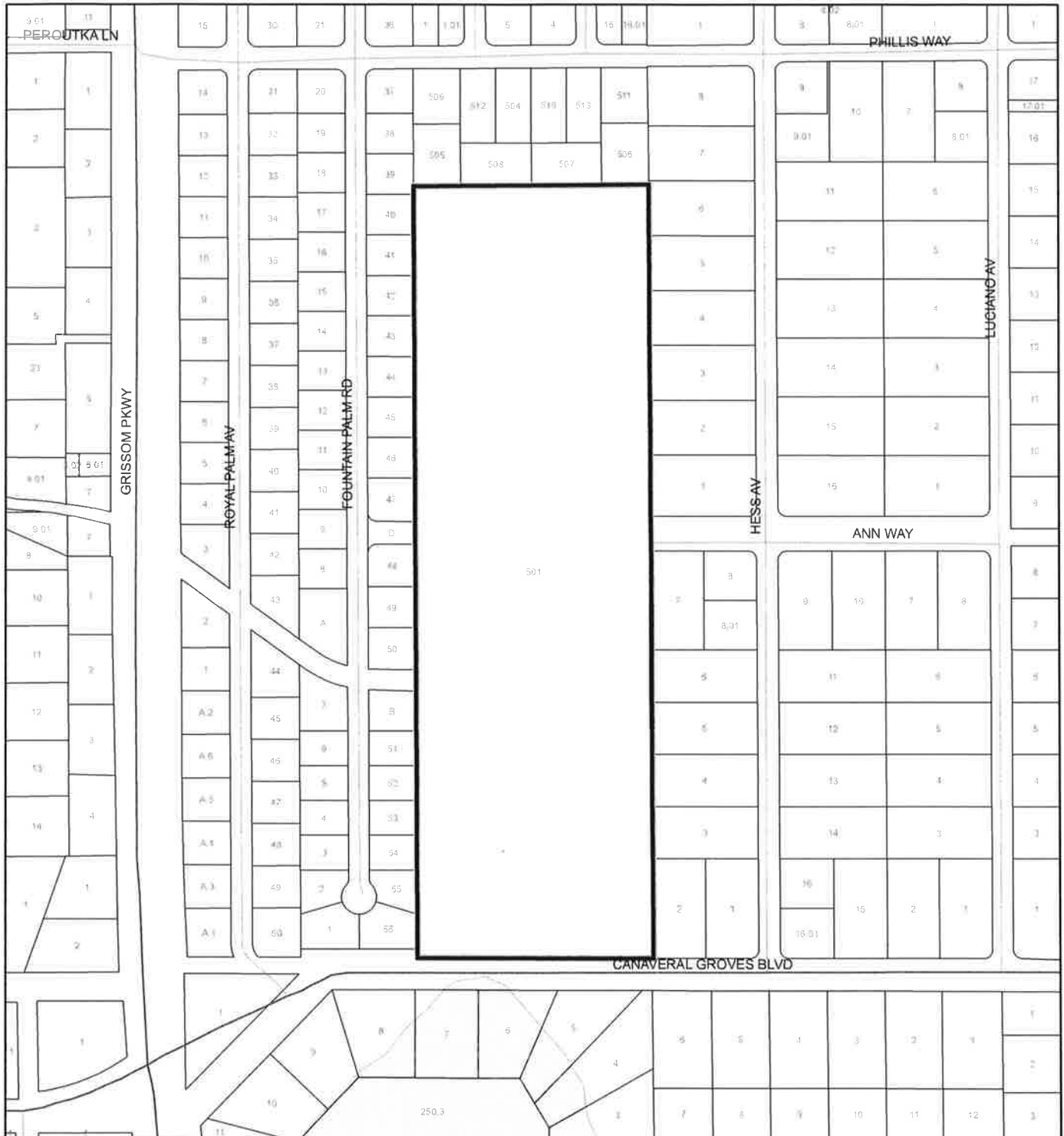
Coastal High Hazard Area

■ SurgeZoneCat1

INDIAN RIVER LAGOON SEPTIC OVERLAY MAP

CANAVERAL LANDING, LLC

20Z00006



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 5/11/2020

 Subject Property

 Parcels

Septic Overlay

 40 Meters

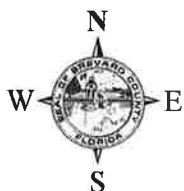
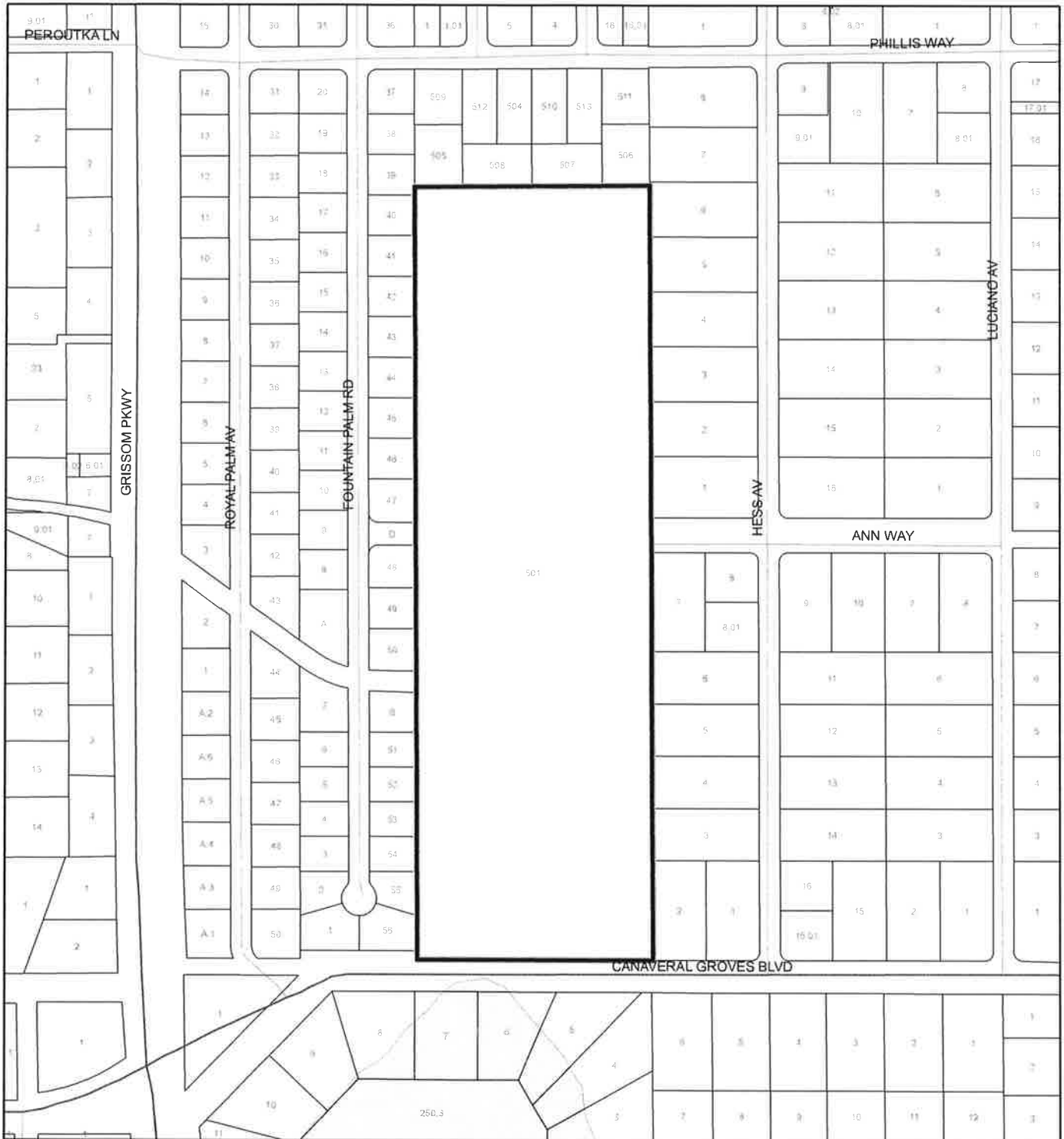
 60 Meters

 All Distances

EAGLE NESTS MAP

CANAVERAL LANDING, LLC

20Z00006



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 5/11/2020

 Subject Property

 Parcels

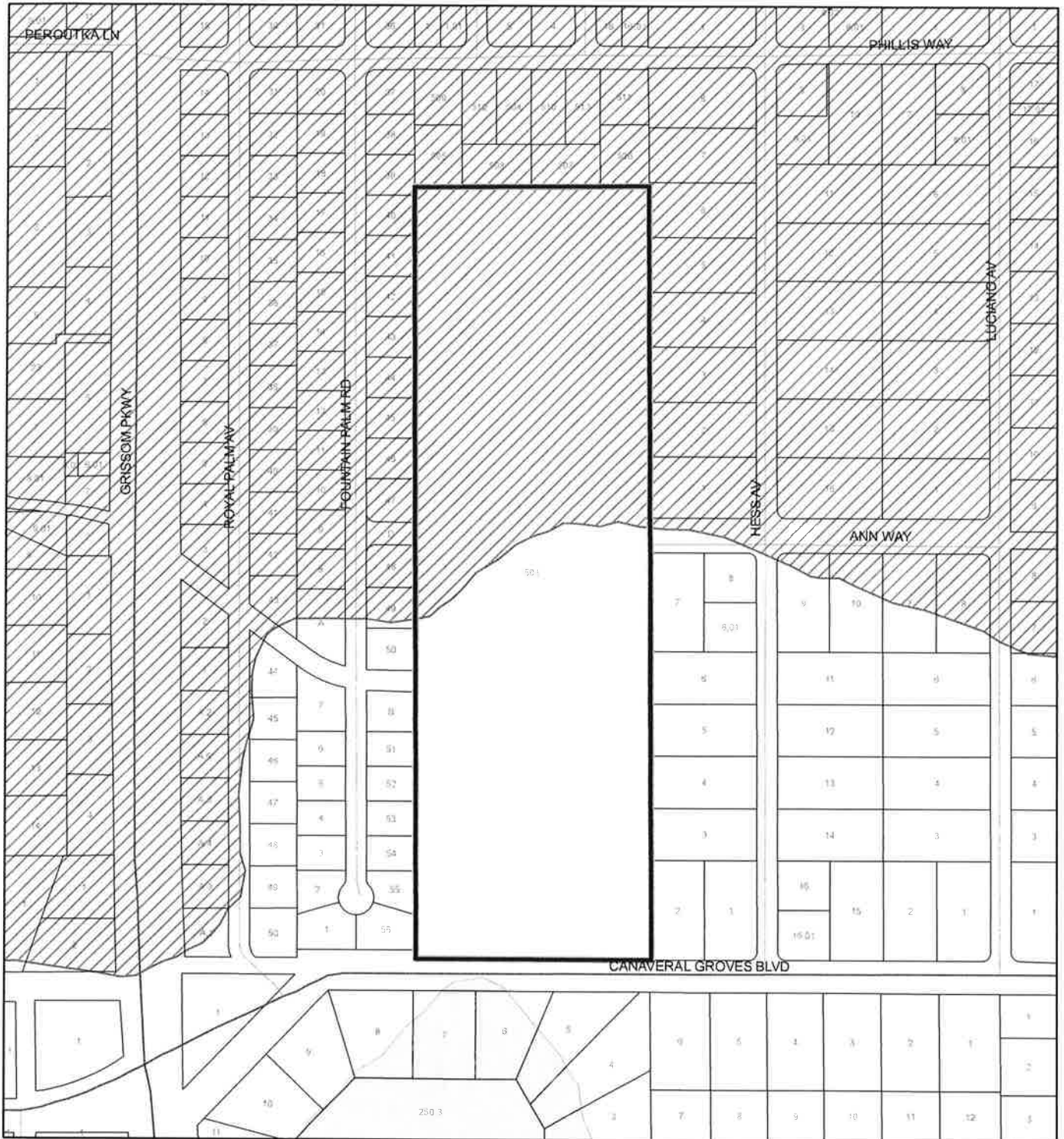


Eagle Nests
FWS 2010

SCRUB JAY OCCUPANCY MAP

CANAVERAL LANDING, LLC




20Z00006



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

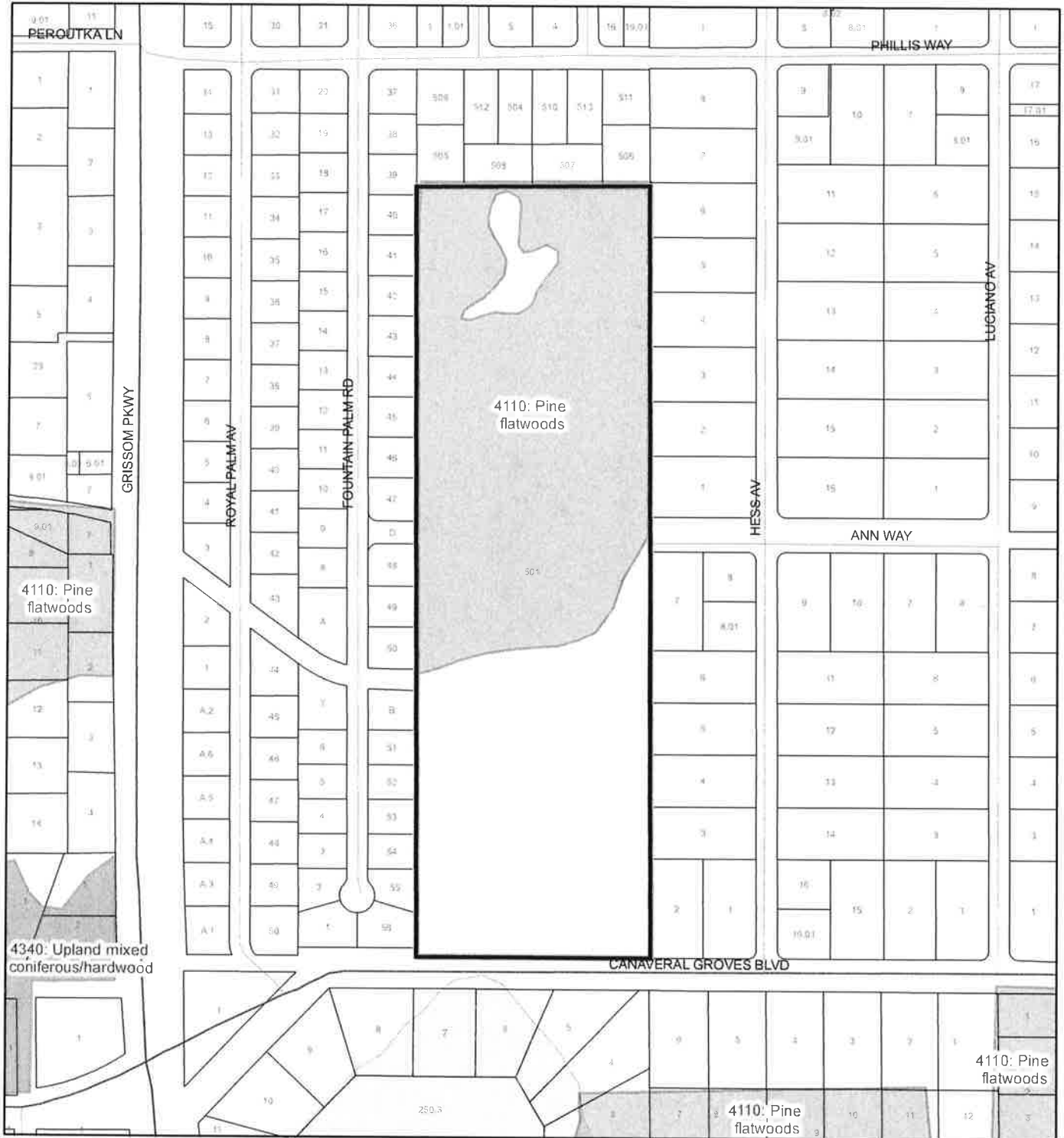
Produced by BoCC - GIS Date: 5/11/2020

-  Subject Property
-  Parcels
-  Scrub Jay Occupancy

SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

CANAVERAL LANDING, LLC

20Z00006







1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 5/11/2020

SJRWMD FLUCCS Upland Forests

-  Upland Coniferous Forest - 4100 Series
-  Upland Hardwood Forest - 4200 Series
-  Upland Mixed Forest - 4300 Series
-  Tree Plantations - 4400 Series

 Subject Property

 Parcels

Prepared by: Kimberly B. Rezanka
Cantwell & Goldman, P.A.
96 Willard Street, Suite 302
Cocoa, FL 32922

BINDING DEVELOPMENT PLAN

THIS AGREEMENT, entered into this _____ day of _____, 2020, between the **BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA**, a political subdivision of the State of Florida (hereinafter referred to as "County") and **CANAVERAL LANDING, LLC**, a Wyoming limited liability company, (hereinafter referred to as "Developer/Owner").

RECITALS

WHEREAS, Developer/Owner owns property (hereinafter referred to as the "Property") in Brevard County, Florida, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, Developer/Owner has requested the TRC-1 zoning classification(s) and desires to develop the Property as a mobile home cooperative with a cluster development of mobile homes, and pursuant to the Brevard County Code, Section 62-1157; and

WHEREAS, as part of its plan for development of the Property, Developer/Owner wishes to mitigate negative impact on abutting land owners and affected facilities or services; and

WHEREAS, the County is authorized to regulate development of the Property.

NOW, THEREFORE, the parties agree as follows:

1. The County shall not be required or obligated in any way to construct or maintain or participate in any way in the construction or maintenance of the improvements. It is the intent of the parties that the Developer/Owner, its grantees, successors or assigns in interest or some other association and/or assigns satisfactory to the County shall be responsible for the maintenance of any improvements.

2. The Developer/Owner shall limit density to 100 units, consistent with the RES4 future land use designation, and may be further restricted by any changes to the Comprehensive Plan or the Land Development Regulations.
3. Developer/Owner shall comply with all regulations and ordinances of Brevard County, Florida. This Agreement constitutes Developer's/Owner's agreement to meet additional standards or restrictions in developing the Property. This agreement provides no vested rights against changes to the Comprehensive Plan or land development regulations as they may apply to this Property.
4. Developer/Owner, upon execution of this Agreement, shall pay to the Clerk of Court the cost of recording this Agreement in the Public Records of Brevard County, Florida.
5. This Agreement shall be binding and shall inure to the benefit of the successors or assigns of the parties and shall run with the subject Property unless or until rezoned and be binding upon any person, firm or corporation who may become the successor in interest directly or indirectly to the subject Property, and be subject to the above referenced conditions as approved by the Board of County Commissioners on _____, 2020. In the event the subject Property is annexed into a municipality and rezoned, this Agreement shall be null and void.
6. Violation of this Agreement will also constitute a violation of the Zoning Classification and this Agreement may be enforced by Sections 1.7 and 62-5, Code of Ordinances of Brevard County, Florida, as may be amended.
7. Conditions precedent. All mandatory conditions set forth in this Agreement mitigate the potential for incompatibility and must be satisfied before Developer/Owner may implement the approved use(s), unless stated otherwise. The failure to timely comply with any mandatory condition is a violation of this Agreement, constitutes a violation of the Zoning Classification and is subject to enforcement action as described in Paragraph 6, above.

IN WITNESS THEREOF, the parties hereto have caused these presents to be signed all as of the date and year first written above.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA
2725 Judge Fran Jamieson Way
Viera, FL 32940

Scott Ellis, Clerk
(SEAL)

Bryan Lober, Chair
As approved by the Board on _____

(Please note: You must have two witnesses and a notary for each signature required. The notary may serve as one witness.)

WITNESSES:

CANAVERAL LANDING, LLC, a Wyoming limited liability co.
as DEVELOPER/OWNER

(Witness Name typed or printed)

1712 Pioneer Avenue, Suite 285
Cheyenne, WY 82001

(Witness Name typed or printed)

NICHOLAS J. DOTTORE
President of Wyoming American Holdings, LLC,
the Preferred Member and Manager of Canaveral
Landing, LLC

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2020, by Nicholas J. Dottore, President of Wyoming American Holdings, LLC, the Preferred Member and Manager of CANAVERAL LANDING, LLC, a Wyoming limited liability company, who is personally known to me or who has produced as identification.

My commission expires
SEAL
Commission No.:

Notary Public

(Name typed, printed or stamped)

EXHIBIT "A"

A part of the East 1/2 of the West 1/2 of the SW 1/4 of Section 36, Township 23 South, Range 35 East, Brevard County, Florida, being more particularly described as follows: For a point of reference, commence at the SW corner of said Section 36, thence East along the South line of said Section 36 a distance of 669.58 feet; thence N. 0 degrees 20' 47" W., 50 feet to the Point of Beginning; said point being on the Northerly R/W of Canaveral Groves Blvd.; thence N. 0 degrees 20' 47" W., 2218.02 feet; thence N. 89 degrees 32' 10" E., 671.18 feet; thence SO degrees 18' 07" E., 2222.93 feet to the Northerly right of way line of Canaveral Groves Blvd.; thence West 669.46 feet to the Point of Beginning.

JOINDER IN BINDING DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the authorized agent and signatory for the owner and holder of that certain Purchase-Money First Mortgage dated December 16, 2019, given by Canaveral Landing, LLC, a Wyoming Limited Liability Company as mortgagor, in favor of the undersigned, Hammocks Brevard, LLC, as mortgagee, recorded in Official Records Book 8619, Page 2358, Public Records of Brevard County, Florida, and encumbering lands described in said Mortgage, does hereby join in the foregoing Binding Development Agreement for the purpose of consenting to the change of property use and development requirements as set forth therein.

MORTGAGEE: Hammocks Brevard, LLC, 1835 S Atlantic Ave., 704, Cocoa Beach, FL 32931

Hammocks Brevard, LLC,
a Florida limited liability company

WITNESSES:

By: _____

(Print Name)

Its: _____

(Print Name)

(Print Name)

STATE OF FLORIDA
COUNTY OF _____

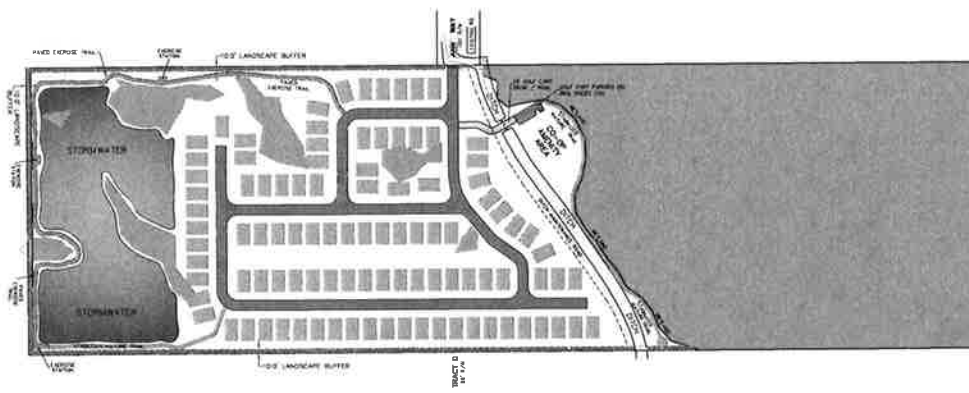
The foregoing instrument was acknowledged before me by ☐ physical presence or ☐ online notarization this ____ day of _____, 2020, by _____, as _____ of Hammocks Brevard, LLC, a Florida limited liability company, who (check one) ☐ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

Print Name: _____
Notary Public, State of Florida

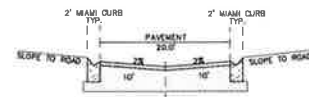
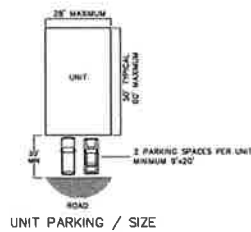
(43)



LOCATION MAP



1. MAXIMUM NUMBER OF UNITS =	100
2. UNIT MINIMUM DISTANCE FROM PRIVATE STREETS =	10'
3. MINIMUM SEPARATION DISTANCE BETWEEN ALL PRINCIPAL AND DETACHED STRUCTURES =	15'
4. MAXIMUM HEIGHT OF STRUCTURE =	35'
5. USABLE COMMON RECREATION AND OPEN SPACE PROVIDED: TRAILS (PARKING AND ACTIVE) =	38,640 SF
CO-OP AMENITY AREA =	36,741 SF
WETLAND AREA =	68,621 SF
TOTAL AREA OF USABLE COMMON REC AND OPEN SPACE =	74,019 SF
TOTAL AREA =	1,488,233 SF
OPEN SPACE PERCENTAGE = $734,628 / 1,488,233 =$	49.8%
6. ACTIVE RECREATION AREA = (1.5 ACRES PER 100 UNITS REQUIRED)	
CO-OP AMENITY AREA LESS PARKING =	35,080 SF
PAVED RECREATION TRAILS W/ 3 EXERCISE STATIONS =	31,600 SF
TOTAL ACTIVE RECREATION AREA =	66,688 SF 1.53 AC
7. CO-OP AMENITY AREA TO INCLUDE =	
- GOLF CART AND BIKI PARKING	
- COVERED PATIO (40'x60')	
- SWIMMING POOL (12'x40')	
- REST ROOMS	
8. EXERCISE STATIONS TO INCLUDE:	
- SHUT-UP STATION	
- SHUT-UP STATION	
- MONKEY BAR STATION	
9. ROLL OUT CARTS AT EACH UNIT WILL BE USED FOR STUFF	
10. FIVE (50') PERIMETER LANDSCAPE / SCREENING BUFFER PROVIDED IN DEVELOPMENT AREA.	
11. WALKERS REQUESTED:	
- NO SIGNAGE	
- DRAINAGE; INVERTED CROWN ROADWAY	

PAVED EXERCISE TRAIL
CROSS-SECTION[illegible]

FOR INFORMATIONAL
PURPOSES ONLY

Honeycutt & Associates, Inc.
ENGINEERS • SURVEYORS • PLANNERS
3700 South Washington Avenue
Tulsa, Florida 32170
(321) 287-6233 Fax (321) 268-7947
Certificate of Authorization EB-0007823



CONCEPTUAL SITE PLAN
PROPOSED REZONING TO TR C-1
MCANAUVERAL LANDING COOPERATIVE

DATE	NO
CARD NO	

Brevard County P&Z/LPA Meeting

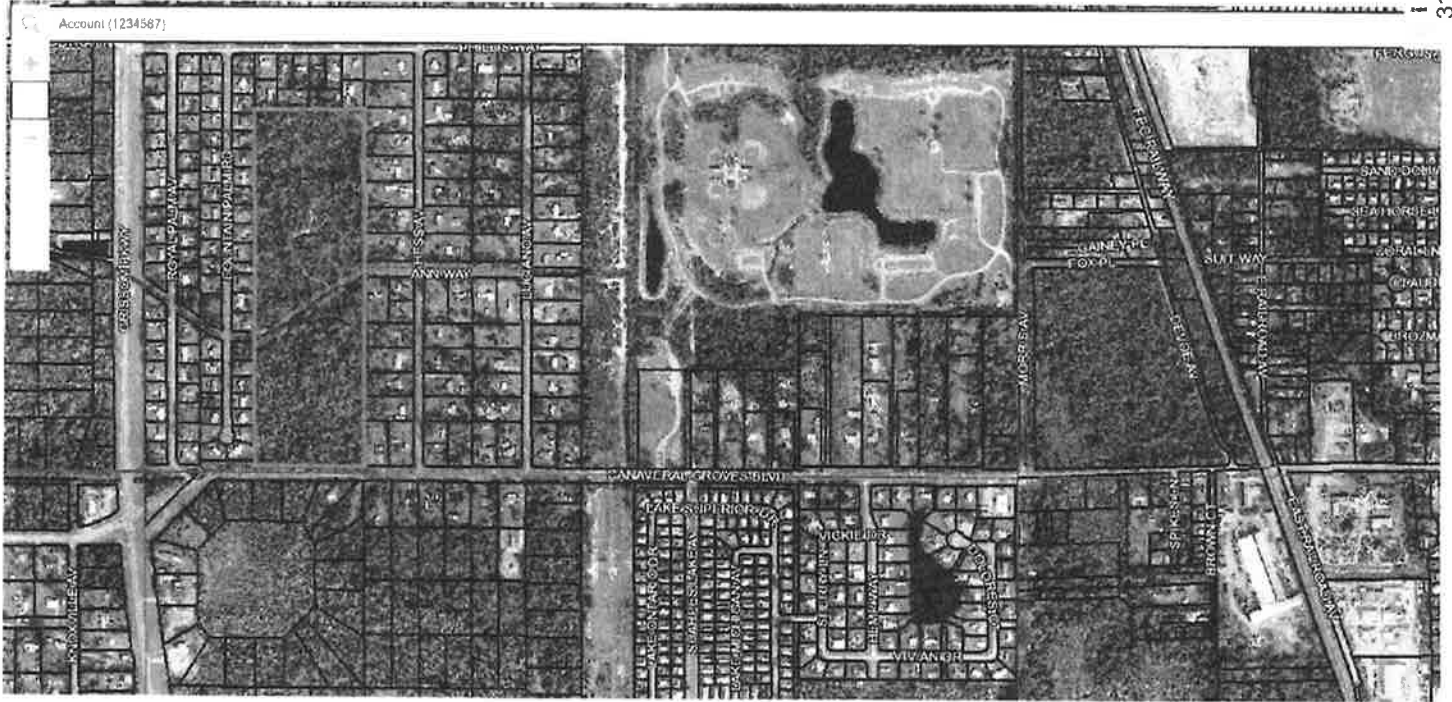
July 6, 2020

- PRESENTED ON BEHALF OF -

Canaveral Landing, LLC

Item # H.5. Canaveral Landing, LLC, requests a change of zoning classification from TR-1 to TRC-1 with a CUP for the Cluster Development of Mobile Homes and a BDP limiting residential development to 100 units. (20Z00006) (Tax Account 2314846) (District 1)

KIMBERLY BONDER REZANKA, ESQ.
Cantwell & Goldman, P.A.
96 Willard Street, Suite 302
Cocoa, FL 32922



Amount: \$1234567
Tax: \$123456
SPAC: \$123456
Owner: [Name]
Address: [Address]

Zoom | Clear | Details | EagleView | Help | Info

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UNIT ONE

A SUBDIVISION LYING IN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA

CANAVERAL GROVES BOULEVARD



DESCRIPTION

[illegible]

CURVE DATA:

#1	$\mu = 75.02$	$\sigma = 24.28^{*}10^3$	$\mu = 72.95$	$\sigma = 24.99$
#2	$\mu = 75.03$	$\sigma = 23.95^{*}10^3$	$\mu = 52.95$	$\sigma = 27.12$
#3	$\mu = 75.02$	$\sigma = 23.93^{*}10^3$	$\mu = 60.95$	$\sigma = 52.18$
#4	$\mu = 25.03$	$\sigma = 59.90^{*}10^3$	$\mu = 79.97$	$\sigma = 27.06$
#5	$\mu = 25.03$	$\sigma = 59.91^{*}10^3$	$\mu = 29.98$	$\sigma = 26.98$

SURVEYOR'S NOTES

1. A STRIP OF LEAD IS 1/2 IN WIDTH ON 5 FEET EITHER SIDE OF
DITCHED CUT LEAD IS NEW FROM THE INSTALLATION AND MAINTENANCE
OF PUBLIC UTILITIES AND DRAINAGE, BUREAU STREET RD.
2. A STRIP OF LEAD 1/2 FEET IN WIDTH IS NEW FROM AID SIDE, REAR
AND SIDE OF LEAD IS NEW FROM THE INSTALLATION AND MAINTENANCE
OF PUBLIC UTILITIES AND DRAINAGE, BUREAU STREET RD.
3. * - INCLUDES PERMANENT EMBLEMING PLACARDS.
4. * - INCLUDES PERMANENT EMBLEMING PLACARDS.
5. THE EMBLEMING PLACEMENT IS BASED ON A MAP OF "CONVENTIONAL DRIVING
SPEED LIMITS" FROM AID SECTION 2-15, PREPARED BY AID AND
ENGINEERING CO. AND RECORDED IN PAVEMENT BOOK 2, PAGE 58.
6. * - EMBLEMING AND REPAIRS BY THE DRIVEWAY.
7. AN "EASEMENT" FOR THE DRIVEWAY IS AGRANTED TO THE DRIVEWAY
OWNER FOR THE RIGHT OF WAY AND SIGNATURE OF PUBLIC UTILITIES IN PARAGRAPHS
1 AND 2 OF THE EASEMENT IS AGRANTED TO THE DRIVEWAY OWNER.



Sander in OFF'L
 REAS Book 1969 pg 2421

GEN ENGINEERING
GROUP, INC.

FREDLUND AND PACKER
LAND SURVEYORS, INC.

PLAT BOOK 31
AND PAGE 24

DISCUSSION

SUN LANE ESTATES, UNIT ONE

SUN LANE ESTATES UNIT ONE

IN MYTHS WHEREOF, he found these powers to be stored and entered to be the others upon him by its contents and to be added to his own.

RECEIVED
JAN 10 1964
U.S. DEPT. OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535

STATE OF FLORIDA COUNTY OF BREVARD
 THIS 13th DAY OF MAY 1948

Editorial Published online 22 October 2009

of the above named respondent. Inasmuch as the laws of the State of _____ do not require the public officers and officers described to and who caused the foregoing violations and contrary to the laws of the State of _____ to be duly kept and sent in such officers persons duly authorized to receive the same

and of odd specimens in fishy offshoot forests and thus the construction
surface is the set and that of odd composition.

In **WATERBURY** **WATERBURY**, I hope to see
my hand and not the other side.

My Commission Expires September 1, 1995

CERTIFICATE OF INVENTION

[illegible]

CERTIFICATE OF APPROVAL

BY MUNICIPALITY

approved the hanging plan.

CERTIFICATE OF ASSURANCE OF DEDICATION

BY BOARD OF COUNTY COMMISSIONERS
WEF 16 TO CREDIT That the Board of County Commissioners, having receipt of bonds, money, effects, household goods, crops, domestic animals, utility equipment, taking possession upon death, and other rights of decedents and assets dedicated for public use on this part.

Attest: *EC Ireland*
 Chairman of the Board

CERTIFICATE OF APPROVAL

BOARD OF COUNTY COMMISSIONERS
 Held on the 12th day of June, 1920, at 10:30 A.M.
 Resolving that was approved by the Board of County Commissioners
 Edward J. Murphy

Chairman of the Board

RECEIVED
U.S. DEPARTMENT OF THE ARMY
WASHINGTON, D.C.
OFFICE OF THE ADJUTANT GENERAL
ADJUTANT GENERAL
RECEIVED
U.S. DEPARTMENT OF THE ARMY
WASHINGTON, D.C.
OFFICE OF THE ADJUTANT GENERAL
ADJUTANT GENERAL

PLANNING AND ZONING COMMISSION

CERTIFICATE OF CURE

I DON'T KNOW, but I have managed the telephone just as well as possible, in line with all the instructions I have

[Handwritten note:]
 D.C. - stand by; Anthony is fine
 O.C.



Brevard County Property Appraiser

Titusville • Merritt Island • Viera • Melbourne • Palm Bay

PROPERTY DETAILS

Phone: (321) 264-6700

<https://www.bcpao.us>

Account
Owners
Mailing Address

2400272
Sun Lake Village Estates LLC
1331 Arapahoe Ave Boulder CO 80302
600 Crystal Lake Dr Unit 47 Cocoa FL 32926
600 Lake Tahoe Dr Unit 11 Cocoa FL 32926
601 Crystal Lake Dr Unit 51 Cocoa FL 32926
601 Emerald Lake Dr Unit 40 Cocoa FL 32926
601 Lake Tahoe Dr Unit 25 Cocoa FL 32926
602 Crystal Lake Dr Unit 48 Cocoa FL 32926
602 Lake Tahoe Dr Unit 12 Cocoa FL 32926
603 Crystal Lake Dr Unit 52 Cocoa FL 32926
603 Emerald Lake Dr Unit 41 Cocoa FL 32926
603 Lake Tahoe Dr Unit 26 Cocoa FL 32926
604 Crystal Lake Dr Unit 49 Cocoa FL 32926
604 Emerald Lake Dr Unit 34 Cocoa FL 32926
604 Lake Tahoe Dr Unit 13 Cocoa FL 32926
605 Crystal Lake Dr Unit 53 Cocoa FL 32926
605 Emerald Lake Dr Unit 42 Cocoa FL 32926
605 Lake Tahoe Dr Unit 27 Cocoa FL 32926
606 Crystal Lake Dr Unit 50 Cocoa FL 32926
606 Emerald Lake Dr Unit 35 Cocoa FL 32926
606 Lake Tahoe Dr Unit 14 Cocoa FL 32926
607 Crystal Lake Dr Unit 54 Cocoa FL 32926
607 Emerald Lake Dr Unit 43 Cocoa FL 32926
607 Lake Tahoe Dr Unit 28 Cocoa FL 32926
608 Crystal Lake Dr Unit 82 Cocoa FL 32926
608 Emerald Lake Dr Unit 36 Cocoa FL 32926
608 Lake Tahoe Dr Unit 15 Cocoa FL 32926
609 Emerald Lake Dr Unit 44 Cocoa FL 32926
610 Crystal Lake Dr Unit 83 Cocoa FL 32926
610 Emerald Lake Dr Unit 37 Cocoa FL 32926
610 Lake Tahoe Dr Unit 16 Cocoa FL 32926
611 Emerald Lake Dr Unit 45 Cocoa FL 32926
612 Crystal Lake Dr Unit 84 Cocoa FL 32926
612 Emerald Lake Dr Unit 38 Cocoa FL 32926
612 Lake Tahoe Dr Unit 17 Cocoa FL 32926
613 Emerald Lake Dr Unit 46 Cocoa FL 32926
614 Crystal Lake Dr Unit 85 Cocoa FL 32926
614 Emerald Lake Dr Unit 39 Cocoa FL 32926
614 Lake Tahoe Dr Unit 18 Cocoa FL 32926
615 Lake Tahoe Dr Unit 29 Cocoa FL 32926
616 Crystal Lake Dr Unit 86 Cocoa FL 32926
616 Lake Tahoe Dr Unit 19 Cocoa FL 32926
617 Emerald Lake Dr Unit 90 Cocoa FL 32926
617 Lake Tahoe Dr Unit 30 Cocoa FL 32926
618 Crystal Lake Dr Unit 87 Cocoa FL 32926
618 Lake Tahoe Dr Unit 20 Cocoa FL 32926
619 Emerald Lake Dr Unit 91 Cocoa FL 32926
619 Lake Tahoe Dr Unit 31 Cocoa FL 32926
620 Crystal Lake Dr Unit 88 Cocoa FL 32926
620 Emerald Lake Dr Unit 104 Cocoa FL 32926
620 Lake Tahoe Dr Unit 21 Cocoa FL 32926
621 Emerald Lake Dr Unit 92 Cocoa FL 32926
621 Lake Tahoe Dr Unit 32 Cocoa FL 32926
622 Crystal Lake Dr Unit 89 Cocoa FL 32926
622 Emerald Lake Dr Unit 105 Cocoa FL 32926
622 Lake Tahoe Dr Unit 22 Cocoa FL 32926
623 Emerald Lake Dr Unit 93 Cocoa FL 32926
623 Lake Tahoe Dr Unit 33 Cocoa FL 32926
624 Crystal Lake Dr Unit 90 Cocoa FL 32926
624 Emerald Lake Dr Unit 106 Cocoa FL 32926
624 Lake Tahoe Dr Unit 23 Cocoa FL 32926
625 Emerald Lake Dr Unit 94 Cocoa FL 32926
626 Crystal Lake Dr Unit 81 Cocoa FL 32926
626 Emerald Lake Dr Unit 107 Cocoa FL 32926
627 Emerald Lake Dr Unit 95 Cocoa FL 32926

Site Address



Parcel ID 24-35-01-00-3
 Property Use 2894 - Manuf. Housing Park - 101 To 150 Spaces
 Rentals
 Exemptions None
 Taxing District 1400 - Unincorp District 1
 Total Acres 25.26
 Subdivision --
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0000/0000
 Land Description Pt Of NE 1/4 And All Lots 4 & 5 & Pt Of Lots 6,7,12 - 16
 Blk 15; All Lots 20,21 & Pt Of Lot 19 Blk Blk 1 & Vac
 Roads Of Sb 2 Pg 58 As Desc IN Orb 4046 Pg 1313

VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$2,178,400	\$2,073,600	\$1,995,000
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$2,178,400	\$2,073,600	\$1,995,000
Assessed Value School	\$2,178,400	\$2,073,600	\$1,995,000
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$2,178,400	\$2,073,600	\$1,995,000
Taxable Value School	\$2,178,400	\$2,073,600	\$1,995,000

SALES/TRANSFERS

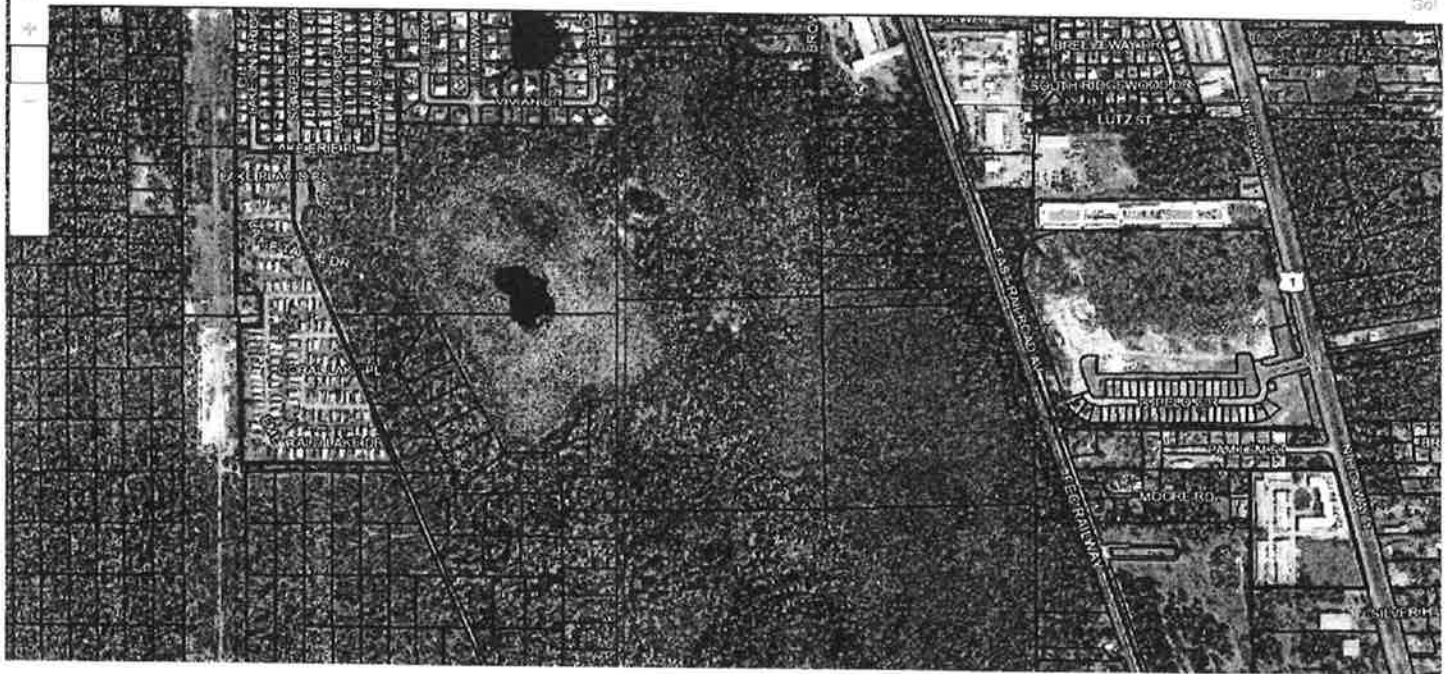
Date	Price	Type	Parcel	Deed
01/29/2007	\$3,950,000	WD	Improved	5745/3570
07/27/1999	\$3,088,000	WD	Improved	4046/1313
01/24/1989	\$991,800	WD	--	2977/4237

No Data Found

ADDITIONAL EXTRA FEATURES

Description	Units
Fence - Chain Link 6'	690
Lift Station	1
RV/Mh Space	147
Treatment Plant - Wastewater	30,000
Fence - Barb Wire	20
Park Owned Mobile Homes	42

Account (1234567)



Account: 2400272 Parcel ID: 24-55-01-00-3
Sale: 1/29/2007 \$3,950,000 - Improved
BCPAO Market Value: 32,778,400
Owners: Sun Lake Village Estates LLC
Address: 861 Coral Lake Pl Unit 60 Ocala FL 32926

[Zoom](#) | [Clear](#) | [Details](#) | [EagleView](#) | [Hide Info](#)

BCPAO Dana Blickey, CFA, Brevard County Property Appraiser | [Instructions](#) | [Disclaimer](#)

Sec. 62-1920. - Cluster development of mobile homes.

Cluster development of mobile homes is a conditional use in the TRC-1 zoning classification. The cluster concept may be used for cooperative mobile home development, in which mobile homes may be oriented around a common nonvehicular plaza, park or vegetated open space, under the following conditions:

- (1) In no case shall density exceed six units per gross acre.
- (2) No minimum lot size shall be required with the cluster concept.
- (3) No individual sites or lots shall be platted or sold in a cluster development.
- (4) Principal and accessory uses must be set back not less than 20 feet from the edge of any public right-of-way or private street. A minimum distance of 15 feet must be maintained between all principal and detached accessory structures.
- (5) The required site plan shall contain the precise location of all mobile homes and the exact maximum dimensions of each mobile home for its respective site.
- (6) Twenty-five percent of the parking requirement may be provided in one or more common parking areas that will serve as overflow parking and recreational vehicle parking. Overflow parking may be exempted from the paving requirement and be provided in a stabilized surface.
- (7) Design requirements with respect to streets, sidewalks and drainage may be waived by the board of county commissioners upon the recommendation of the county manager or designee.
- (8) Twenty-five percent of the development must be provided in the form of usable common recreation and open space.
- (9) Each dwelling unit or other permitted use shall have access to a public street, either directly or indirectly, via an approach private road, pedestrian way, court or other area dedicated to public or private use or common easement guaranteeing access. Permitted uses are not required to front on a public dedicated road. The county shall be allowed access on privately owned roads, easements and common open space to ensure the police and fire protection of the area to meet emergency needs, to conduct county services and to generally ensure the health and safety of the residents of the development.

(Code 1979, § 14-20.16.2(B)(19); Ord. No. 97-49, § 13, 12-9-97)

6/24/2020

Canaveral Landing, LLC

900 Ann Way

Cocoa, FL 32926

(307) 633-3535

sales@canaverallanding.com

Brevard County Planning Department Application #20PZ00006

Dear Property Owner:

Canaveral Landing, LLC is the owner of the 33.80 acre parcel of Property at 900 Ann Way, Cocoa, Florida. We have submitted a combination Rezoning and Conditional Use Permit Application with the Brevard County. We intend to build single-family mobile home "cluster" development. The rezoning request is TR-1 to TRC-1. The property Parcel Id 23-35-36-00-501.

The mobile homes park community will be of quality design, resident-owned and will not be age restricted. Resident owners will be required to submit to a thorough criminal and credit background check. Amenities will include a pool, a pavilion with BBQ grills, restrooms and a walking/exercise trail, among others. New homes will range in price from \$60,000 to 100,000 and only mobile homes 3 years and newer will be permitted

Canaveral Landings has engaged the services of Atlantic Environmental to map the wetlands and relocate tortoises upon issuance of all approvals and requisite permits. Over one-third of the Property contains wetlands, and those wetlands will be preserved as required by Brevard County and other government agencies. We are working to have model home services within the next ninety days and to begin offering move-in ready spaces with utility services within twelve months.

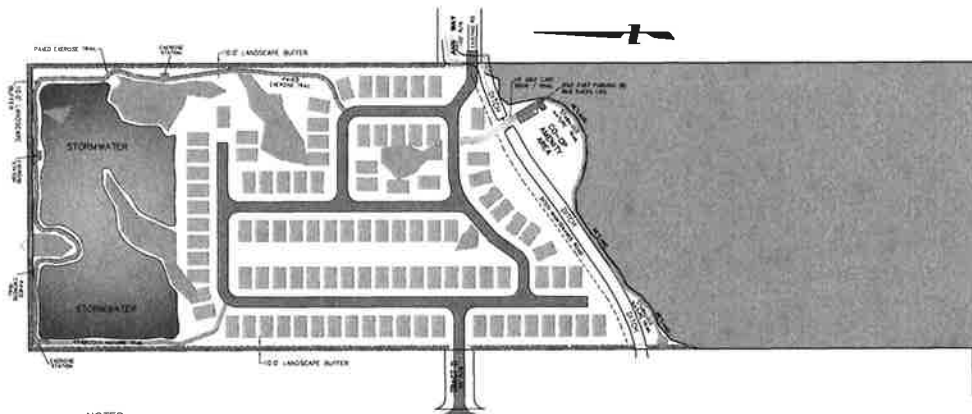
Attached is a copy of the concept plan, If you have questions, you may contact me at the above phone number or email, or the Brevard County Planning. We look forward to any comments that you would like to share with regard to this project.

Sincerely,



Nick Dottore, Manager

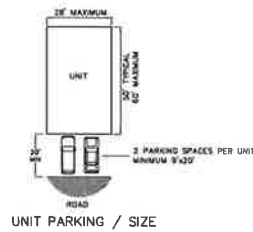
Revised Concept Plan
20Z00006
Canaveral Landing
(submitted 07/08/20)



CANAVERAL GROVES BOULEVARD

NOTES:

1. MAXIMUM NUMBER OF UNITS - 100
2. UNIT MINIMUM DISTANCE FROM PRIVATE STREETS - 20'
3. MINIMUM SEPARATION DISTANCE BETWEEN ALL PRINCIPAL AND DETACHED STRUCTURES - 15'
4. MAXIMUM HEIGHT OF STRUCTURE - 35'
5. USABLE COMMON RECREATION AND OPEN SPACE PROVIDED:
TRAILS (PASSIVE AND ACTIVE) - 39,880 SF
CO-OP AMENITY AREA - 36,747 SF
WETLAND AREA - 684,211 SF
TOTAL AREA OF USABLE COMMON REC AND OPEN SPACE - 740,838 SF
TOTAL AREA - 1,488,233 SF
OPEN SPACE PERCENTAGE - 734,628 / 1,488,233 = 49.8%
6. ACTIVE RECREATION AREA - (1.5 ACRES PER 100 UNITS REQUIRED)
CO-OP AMENITY AREA LESS PARKING - 35,080 SF
PAVED EXERCISE TRAILS W/ 3 EXERCISE STATIONS - 31,800 SF
TOTAL ACTIVE RECREATION AREA - 66,880 SF 1.53 AC
7. CO-OP AMENITY AREA TO INCLUDE:
- GOLF CART AND BIKE PARKING
- COVERED PAVILION (40'x40')
- SWIMMING POOL (20'x40')
- REST ROOMS
8. EXERCISE STATIONS TO INCLUDE:
- CHIN-UP STATION
- SIT-UP STATION
- MONKEY BAR STATION
9. ROLL OUT CARS AT EACH UNIT WILL BE USED FOR REFUSE.
10. TEN (10') PERIMETER LANDSCAPE / SCREENING BUFFER PROVIDED IN DEVELOPMENT AREA.



PAVED EXERCISE TRAIL
CROSS-SECTION

CONCEPTUAL SITE PLAN
PROPOSED REZONING TO TR C-1
CANAVERAL LANDING COOPERATIVE

Honeycutt & Associates, Inc.
3700 South Washington Avenue
Tallahassee, Florida 32310
(904) 291-7947
Certificate of Authorization ES-0007823

BREVARD COUNTY
FLORIDA

REVISIONS

NO.	DATE	DESCRIPTION
1	07/08/20	INITIAL

PLANNING AND ZONING BOARD MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, July 7, 2020**, at **3:00 p.m.**, in the Florida Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The meeting was called to order at 3:00 p.m.

Board members present were: Brian Woltz; Ron Bartcher; Ian Golden; Brian Hodggers; Joe Buchanan; Peter Filiberto, Vice Chair; and Bruce Moia.

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; Jad Brewer, Assistant County Attorney; George Ritchie, Planner III; and Jennifer Jones, Special Projects Coordinator.

Excerpt of Complete Minutes

Vice Chair Filiberto appointed Brian Hodggers as Chair Pro Tem. Mr. Filiberto excused himself from the meeting.

Canaveral Landing, LLC (Kim Rezanka)

A change of zoning classification from TR-1 (Single-Family Mobile Home) to TRC-1 (Single-Family Mobile Home Cooperative) and a CUP (Conditional Use Permit) for Cluster Development of Mobile Homes, with a BDP (Binding Development Plan) limited to 100 units. The property is 33.80 acres, located on the north side of Canaveral Groves Boulevard, approximately 675 feet east of Grissom Parkway. (No assigned address. In the Cocoa area). (20Z00006) (Tax Account 2314846) (District 1)

(All handouts can be found in file 20Z00006, located in the Planning and Development Department)

Kim Rezanka, Cantwell and Goldman Law Firm, Cocoa, stated the project is not a low-income housing development, it is a cooperatively-owned development, which means the entire property is residentially owned, similar to a condominium. She stated the project will be resident-owned and there will be an application for membership, as well as a criminal and background check, and there will be bylaws and rules and regulations. She said it is a difficult property to develop; it has 14.65 acres of wetlands, and 18.88 acres of uplands. She stated the proposed concept plan shows that only the uplands are being developed and all of the wetlands will be preserved, which is why there is not access on Canaveral Groves Boulevard, but on Ann Way instead. She said the developer is requesting a CUP for clustering of mobile homes, which allows more flexibility, and it is not the only CUP for clustering in TRC-1 zoning in the area. She said the BDP that has been submitted limits development to 100 units, which makes the property compatible to the existing Residential 4 Future Land Use designation. She said the amenities for the project include a pool, pavilion, bar-b-que grills, restrooms, and an exercise/walking trail. She said there will be a formal site plan that will have all of the exact dimensions, retention, and roads. She stated when appropriate, the developer will come back to the board to ask for waivers for an inverted road and removal of sidewalks except where needed along main roads. She said the development will be hooked up to city water and sewer, and the homes will range in price from \$60,000 to \$100,000, which is close to what's currently in the area. The area around the subject property is all manufactured homes ranging from \$18,000 to \$108,000, with most being between \$30,000 and \$60,000. The homes in the proposed development must be three years old or newer. She noted nothing on the property will be disturbed unless allowed by law; and a 2017 survey has been provided to staff that shows there are no scrub jays on the property. The access to the development will be through Ann Way. She further stated access would either be from the south on Canaveral Groves Boulevard going along Hess and Luciano Avenues to Ann Way; or from the north along Phyllis Way, using Hess and Luciano Avenues to Ann Way. There are very few homes on that road, so it will be an increase in traffic they are not used to, but they are public roads

and Ann Way has a large right-of-way. She stated if the surrounding property owners want speed bumps, they will have to request them through their county commissioner. She said if improvements are needed along Ann Way, the County will stipulate that during site planning. She pointed out that to the west of the subject property is the Royal Palms II development, and the subject property was supposed to be another phase of that development. The subject property was zoned TRC-1 with a cluster development for 137 homes in 1989, but that zoning has since been changed. To the east and south of Canaveral Groves Boulevard is a cluster development called Sun Lake Estates, which is TRC-1. Further to the south of that is the Sun Lake Estates Co-op, which is very similar to what is being proposed on the subject property. In Sun Lake Estates Unit 1 there are 70 homes. Sun Lake Estates Unit 2 has 67 homes. To the south of that is the Sun Lake Village Estates LLC, which is TRC-1 with a cluster development of 146 units on 25 acres with no amenities. All uses in the proposed development will be 20 feet from the edge of the public right-of-way with 15 feet between all structures. She stated 25% of the development will be provided as usable common recreation open space, and staff has opined that requirement has been met. Each dwelling will have access to a public street or access through a private street, and there will be an internal private street that will access Ann Way. She noted 122 letters with an attached concept plan were sent to all the residents on June 24th because she could not hold a community meeting under the COVID-19 guidelines. The letter has resulted in a number of comments to the County including a petition that was submitted with concerns about endangered wildlife.

Joe Buchanan stated he visited the site and knows there are wetlands to the south of it, and asked why the developer cannot put in a road to make it easier to get out of the proposed development and easier for the folks currently living there.

John Shepherd, Environmental Specialist, replied there are wetlands on the southern side of the site, and in order to go through those wetlands there is a permitting process. The County only allows 1.8% of the entire acreage of a site to be impacted with regards to wetlands.

Ian Golden stated what is being proposed is .08 acres; the surrounding area is 1.25 acres, and asked if the developer considered lot sizes that were consistent with the immediate neighbors. Ms. Rezanka replied it is not a real lot size because it is a cluster, and a cluster allows this many units together, like the one to the south, and that is because half the property is not usable, so the cluster development is allowed, and because the wetlands aren't spaced awkwardly, this was a way to do what is allowed by code and still get a mobile home park.

Mr. Shepherd stated there are two main concerns from an environmental perspective; one is the wetlands, which the applicant has done well avoiding that issue; and the second issue is tortoises, but prior to any development on the property the tortoises would be relocated out of harm's way. He said he hasn't found that protected species such as scrub jays are using the land in any manner that requires any permitting or any relocation.

Rodney Honeycutt, 3700 South U.S. 1, Titusville, engineer for the project, stated the maximum number of units is 100 and it will be a co-op, which is unusual because there isn't actually a lot, an owner applies to the co-op and is allowed to place a structure there. He said the project will have to go through the site plan process which will locate all of the structures that need to meet setbacks. The access will be on Ann Way, which will line up with the existing Ann Way on the concept plan. There are a couple of streets that are dead ends at less than 150 feet long, so it's not required to have a turnaround.

Bruce Moia pointed out that under the current designation there could potentially be 135 trailers. He stated there are only two public rights-of-way that touch the parcel, Ann Way and Canaveral Groves Boulevard, but for Canaveral Groves Boulevard the developer would have to go through the wetlands to get to it.

Mr. Golden asked if the application includes waiver requests. Mr. Honeycutt replied there were two waiver requests in the application originally; one of the requests was to have an inverted crown, and the other was to have a trail system in lieu of sidewalks; both have been withdrawn, but the developer may ask for them during the site plan process.

Brian Hodggers asked staff to confirm Mr. Moia's statement that the property is currently zoned to allow 135 mobile homes. Jeffrey Ball stated that is correct because of the Residential 4 Future Land Use designation.

Public Comment:

Dan Hunter, 4125 Hess Avenue, stated he has a petition with 180 signatures of residents who are opposed to the development. The development is advertised as low-income housing on the Canaveral Landing website and the values are much lower than the existing homes in the neighborhood. He said a major concern is traffic, which is projected to be an average of 499 trips per day; new traffic will create a main thoroughfare as people commute between Canaveral Groves Boulevard and Grissom Parkway, and there will be an increased danger with all of the traffic and the families that walk and ride bicycles or horses up and down the street. He stated there are scrub jays on the property and he can see the habitats from his house, along with owls and eagles. Drainage is another big issue when there are heavy rains, and there is extensive flooding on Hess Avenue already. He asked the board to take into consideration the residents of the existing neighborhoods.

Joe Cossette, 4050 Luciano Avenue, stated he is not opposed to this kind of housing, but it sounds like it will be well over one dozen units on each acre of land. The current zoning in most of that area is four units per acre. He said he just moved there with a triple-wide and has invested over \$200,000. He said as far as he knows, there is not any sewer in the area, and he was forced to put in a septic tank for \$13,000.

Mr. Moia advised there is a County force main on Grissom Parkway.

Sheila Gillingham, 4035 Hess Avenue, stated the wetlands are right behind her house and there are scrub jays, but she's more concerned about the people and children who live in the area and ride their horses on the edge of the street. She said another 200 cars on that road will cause people to get hurt.

Marie Daum, 4130 Luciano Avenue, stated she has lived there for 40 years and the proposed development will ruin the integrity of the neighborhood. She said 100 mobile homes with two cars per mobile home will be 200 cars going through her neighborhood, and Ann Way only has one house on it, and the rest is all drainage ditches. She asked the board to please consider that when making a decision.

Billy Fayne, 3737 U.S. 1, owner of Home Nation, stated he hopes to be a provider of some of the homes in the area. He said he has people come up to him almost every day who are renting in the county or intend to move here and can't find anything they can afford. This project would be

affordable to them, but by no means would the project be considered low-income housing; however, it is affordable housing because a typical payment will be between \$800 and \$1,200 per month.

Mary Lou Bovee, 785 Ann Way stated the project will impact her the most because she lives on the dead end where they want to put the road. She said 100 mobile homes in a cluster are too many; they need to scale it back to 50. There could be 200 cars going past her home every day, and that is really upsetting.

Troy Yates stated he owns a home on Fountain Palm Road and like everyone else here, he's really concerned about the traffic. He said Mr. Honeycutt mentioned a force main sewer, but pretty much everybody out there has a septic tank, so he's not sure how they are going to get sewer.

Mr. Moia said there is a force main system they will have to connect to along Grissom Parkway.

Mr. Yates continued by saying 100 homes seems like a lot, and it's going to be a big impact on everything and they will eventually have to put a stop light on Canaveral Groves Boulevard. As it is now, people cut through Royal Palm to avoid the traffic on Canaveral Groves Boulevard because of development in Port St. John and other areas. He asked that the project be scaled down so the wildlife will be protected.

Claude Wheeler, 4165 Hess Avenue, stated his issue has to do with turning his neighborhood into a flag lot. Flag lots are not allowed in Brevard County; and they are trying to make Hess Avenue a flag for a lot that nobody should have bought if they didn't plan on building a road to get to Canaveral Groves Boulevard. He said Hess Avenue, Luciano Avenue, Ann Way, and Phyllis Way have less than 100 trailers on all of them and is three times the size of the subject property with a proposed 100 trailers, and the developer doesn't want to build a road.

Mary Ann Conrad, 4105 Hess Avenue, stated she agrees with everybody who has spoken.

James Conrad, 4105 Hess Avenue, stated he doesn't want to see four units per acre and he doesn't want to listen to all the traffic going in and out. There is a stop sign on Hess Avenue, but there is nothing on Ann Way.

Angela Paradis, 4055 Royal Palm Avenue, stated she bought her property a year ago to improve it and she did not buy it with the concept of a mobile home park coming in. Over time, mobile home parks deteriorate, and it will lower the values of all of the surrounding properties.

John Gillingham, 4035 Hess Avenue, stated 100 mobile homes equals 200 cars in the morning and 200 cars in the evening and he is against it.

Sonya Miller, 4282 Fountain Palm Road, stated she bought her house in May and was upset when she found out about the project, and she bought her house for over what the attorney says the properties in the area are worth, and all of the houses in the area are well over \$108,000 on a half-acre or one acre, so 100 houses is not going to be acceptable.

Cynthia Shea, 4122 Fountain Palm Road, asked if the proposed homes are manufactured, mobile, or both. She asked if Fountain Palm could be used as access in the future if the traffic is too bad on Ann Way. She said the project will impact the lifestyle of all who have worked hard to live there because

there are many homes that are worth over \$108,000, and the project will decrease property values that people have worked hard to build.

Mr. Filiberto's presence was noted at 4:45 p.m.

Mr. Hodgers asked the applicant if Fountain Palm Road could be a possible access in the future.

Ms. Rezanka stated before the board is a CUP, which is a binding plan, so to get another entrance, they would have to come back to the board and the County Commission. Mr. Dottore has bought the parcel directly across Ann Way on the west side of the property, which was supposed to be a right-of-way into the second phase of Royal Palm, but that phase was never built, and it is common property without an HOA. She said it hasn't been incorporated yet because there is a drainage ditch and other impediments in developing the project. She stated having a second access would be ideal to alleviate some of the traffic concerns, but they don't know if it's feasible yet, so this is the plan being requested, and if it is to be changed they would have to come back.

Mr. Hodgers asked if the development would tie into the existing sewer.

Ms. Rezanka replied yes, there will be sewer and water, and if that's an issue it can be put into the CUP or BDP. She said along the ditch in the center of the property is an access/maintenance road, which is historical drainage, but there is no County easement, so they are still trying to work out some of those issues. She stated her client wants a culvert so he can use Ann Way, but he needs permitting to do that. She said people are used to seeing this large property behind them for them to use as they see fit, but it is someone's property and it has been for a long time. The issue of home values came up, and she didn't mean to offend anyone, but she checked every piece of property around this 33.8 acres and they range from \$18,000 to \$108,000. There may be others in the area, but the investment into this co-op is going to be anywhere from \$40,000 to \$50,000 and then the house on top of it, so the parcels will have value and will be run by a cooperative board similar to a condo association. She pointed out that Sun Lake Estates is one-third of a mile to the east of this property and are smaller manufactured home lots that also have the cluster development to the south of that, so the proposal is compatible with development in the area.

Mr. Golden stated the code allows for the removal of tortoises to allow for development. The property is currently zoned for up to 135 homes based on what's allowable per all the different codes and regulations, and the proposed project is 70 fewer vehicles based on the design. He said he doesn't like hearing the tie of low-income or affordable housing to increases in crime because there is data and statistics that show that is not the case, and when low-income housing is placed in an area there is actually a decrease in crime.

Peter Filiberto asked what is planned for the wetlands. Ms. Rezanka replied all of the wetlands will be maintained. She said there may be some minor impacts where the units are, but they will be very minor if they are impacted at all.

Mr. Filiberto asked if it will be an age 55 and over community. Ms. Rezanka replied no, it will not. The project will be cooperatively owned, so all of the unit owners own them like a condo, and it will be run by a board of directors who are owners.

Mr. Moia asked if the 14 acres of wetlands will be left undisturbed, or if it will go into conservation. Ms. Rezanka replied it will be preserved.

Mr. Moia stated only approximately 21 homeowners that back up to the north half will be directly impacted. Ms. Rezanka pointed out there is a large retention pond to the north, so those to the north won't be impacted.

Mr. Bartcher stated he understands why the neighbors are concerned about the traffic, and he knows the road can support the traffic, but it's the people who live on the road that have to deal with the traffic. He said he doesn't think it's a good idea to have that many houses in that area.

Mr. Buchanan stated his concern would be another access road, because it would alleviate a lot of the potential traffic problems.

Ms. Rezanka stated another access hasn't been evaluated yet, but it would be helpful, and if it could be off of Canaveral Groves Boulevard that would be the best, but it can't be done. She said it is being investigated, but she didn't have it for the board today.

Mr. Filiberto asked if it could be a condition in the BDP that there be an additional ingress/egress if available. Ms. Rezanka replied yes, that could be a condition of the CUP.

Mr. Moia stated he looked at the website for Canaveral Landing and nowhere on it does it say low-income housing, but that was the testimony the board heard. He said he also verified what Ms. Rezanka said about property values in the area. The Property Appraiser's website lists every property sold in the last five years, and there are some that just sold this year for \$130,000, but there is also one that sold for \$53,000. Last year, there was one sold for \$100,000, or \$252,000, but there is also one that was sold for \$18,000. He said in a well-established community like this, people have enjoyed a very peaceful lifestyle; however, the subject property has been zoned for 135 trailer units for a long time and people bought in there knowing that, or should have known that. He stated the developer is limiting themselves to 100 units, preserving almost 50% of the site in the wetlands, and that goes a long way. He said the developer is basically down-zoning the project, and he doesn't have a problem with it in general.

Jad Brewer stated Florida case law is very clear that any testimony of the diminution of value of surrounding property has to be based on expert testimony, so the board can't take it into account unless they heard from somebody who has the knowledge to testify on that.

Mr. Filiberto stated he would like to see another entry and exit if possible.

Motion by Peter Filiberto, seconded by Joe Buchanan, to approve the requested change of zoning classification from TR-1 to TRC-1, and a CUP for Cluster Development of Mobile Homes, with the additional condition that Fountain Palm Road be used as an ingress/egress if accessible, and a BDP limited to 100 units. The motion passed 6:1, with Ron Bartcher voting nay.

From: [Commissioner, D1](#)
To: [Jones, Jennifer](#)
Cc: [Calkins, Tad](#); [Mascellino, Carol](#); [Pritchett, Rita](#); [Smith, Nathan](#)
Subject: FW: Canaveral Landing Development
Date: Wednesday, June 17, 2020 2:21:01 PM
Attachments: [image001.png](#)

Jennifer,

On behalf of Commissioner Pritchett we are forwarding the below email regarding item 20PZ00006.

Thanks,

Marcia Newell

Chief Legislative Aide to Commissioner Rita Pritchett
Marcia.newell@brevardfl.gov



District 1 Commission Office
2000 S. Washington Avenue, Suite 2
Titusville, Florida 32780
321-607-6901

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From: D Hunter <ecobrevard@yahoo.com>
Sent: Tuesday, June 16, 2020 4:40 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: Fw: Canaveral Landing Development

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Subject: Canaveral Landing Development

From:....Danno.....ecobrevard@yahoo.com

To: d1.commissioner@brevardfl.gov.

Dear Rita Pritchett

I'm writing to you to reach out asking for some advice and direction concerning an issue that we are facing.

I'm sure you have heard of the Low Income Trailer Park development project in the works here in Canaveral Groves. (Canaveral Landing) <https://canaverallanding.com/>

Those of us that live near and about this property have grown to love and respect the vast wildlife and native vegetation that inhabit this little 34 acre parcel. On any given day neighbors can enjoy the scrub jays, gopher tortoise, screech owls, hawks, eagles, woodpeckers, seasonal birds and many more Florida game that reside on this little spot of land.

The impact of a 100 unit trailer park to be located in the middle of our housing development would be devastating for so many reasons.

The majority of the properties surrounding this development are 1+ acre home sites. While we all understand there may be a need for low income projects and that a developer has a right to make money, there are appropriate places for both. This Trailer Park of 100 homes crammed on to approx twenty acres is not homogenous with surrounding homesteads, nor is it the desires of surrounding homeowners. This rural neighborhood is now on the mend and is attempting to make a comeback. Older homes are being refurbished and new homes are being brought in..... Why?? Because the residents like the peace and quiet and surrounding natural settings. They like the distance between homes. This is why people choose to live here. No one should have the right to take that from them.

This is what we know as of now

Application has been made for rezoning from TR-1 into TRC-1 with CUP Cluster Development Mobile homes and BDP to limit development to 100 units

- There is a Planning and Zoning board meeting scheduled on **7/6/2020 @3:00**
- There is a Brevard County Board of County Commissioners meeting scheduled for **8/6/2020 @ 5:00 PM.**

Neighboring Impacts if this Trailer Park is developed

1. **A 4 unit per acre Trailer Park is NOT homogenous with surrounding homesteads.**
2. **Each home averages 2 vehicles.** (proposed 4 homes per acre)
 - Then add friends coming and going, that is 200+ more cars per day commuting through a quiet rural neighborhood.
 - **More noise**
 - **Increased Danger** to neighborhood family activity (no existing sidewalks for Family Walking, Bicycling etc),
 - **Wear and tear on roadways,**
 - **Greater use as a thoroughfare** between Grissom Pkwy and Canaveral Groves Blvd.. (This is already an issue)
3. **Noise levels will increase tremendously.**
 - Trees and vegetation now blocking road noise from grissom and I-95 will be removed, not to mention the everyday noise of 300-400 more people. (each home averaging 3-4 persons)
4. **Wildlife/environmental habitat will be impacted.**
 - The present land to be developed contains a thriving ecosystem with a variety of plants and animals that will be impacted. Protected native wetland plants, protected scrub jay habitat, protected gopher tortoise, wild boar, many year around and seasonal birds, rabbits, squirrels, hawks, owls, opossum, racoons, box turtles, etc..
 - More yard chemicals/fertilizers washed into the canals, rivers and ponds.
5. **Low income housing brings higher crime rates.**
6. **Depreciation of existing neighboring property values.** (Due to lower valued homes on rental lots)

Other concerns

7. **Sewage...** Will this require other Canaveral Groves residents to be forced to utilize the city sewer grid? Septic tanks can not be utilized at four homes per acre so will city sewage be imposed? (The county has attempted to implement this in the past at the homeowners expense.)
8. **Drainage....** How will this impact rainwater runoff during hurricanes and high rain downfall? (During heavy rains there is already flooding on the proposed entrance of the trailer park). Hess Ave.

In conclusion... It would be nice to see the Hard Working, peace loving citizens get to keep what they have worked so hard for. Any advice or assistance you could offer would be greatly appreciated.

I have attached a location pic of the proposed development.

Brevard

this.

Sincere Thanks Danno @ ECO

And all others impacted by



From: Commissioner, D1
To: Jones, Jennifer
Cc: Mascellino, Carol; Pritchett, Rita; Smith, Nathan
Subject: FW: Canaveral Landing Trailer Park Project
Date: Monday, July 6, 2020 9:57:29 AM

Good morning.

On behalf of Commissioner Pritchett, we are forwarding the below email for Item 20PZ0006.

Thanks,

Marcia Newell
Chief Legislative Aide to Commissioner Rita Pritchett
Marcia.newell@brevardfl.gov

District 1 Commission Office
2000 S. Washington Avenue, Suite 2
Titusville, Florida 32780
321-607-6901

Please note:

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-----Original Message-----

From: Caren East <carenecast@icloud.com>
Sent: Sunday, July 5, 2020 7:12 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: Canaveral Landing Trailer Park Project

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am writing in regards to the Canaveral Landing Trailer Park Project, and the concerns we have with the lower income community that is being considered.

We understand progress is necessary, however, let's keep our community nice and not bring in the problems and crowding that come along with that to our area.

If one acre lots were part of the development it would flow with what the area already provides. This would also prevent over crowding and the traffic that comes along with it.

Thank you for your consideration.

Caren East

Sent from my iPhone

District 1 Rita Pritchett.

July 2nd 2020

Public rezoning meeting, Mon July 6th, Brevard County Government Center.
For Canaveral Landing Development.

From 4050 Hess Ave, Cocoa, 32926
Joe H Conwell Jr

Points I'd like to make for consideration:

Fairly narrow road (lower end of Ann St) runs alongside our property and no doubt will increase noise levels along with wear and tear of said road.

No assurance can be made that our property values will NOT diminish in the light of this development.

Housing in this area currently exists on septic tanks. Assuming the proposed development has central sewer lines can we expect personal cost to update all individual neighbouring homes?

Furthermore will this also change our city boundary from Rural to City? Taxes increase?

Of concern to most local residents is the current habitat of several species of animal life that currently call this said area home. Realistic to expect them to be moved??

Hess Ave has no speed bumps thus the speed limit of 25mph is rarely controlled. What assurances this will not grow worse with an influx of vehicles let alone an immediate need for a 4 way STOP sign.

During the stormy months of Summer our power supply is hardly first class. We have and will continue to experience extended power cuts. Will FL Power & Light finally truly update our supply lines? Especially to feed what looks like almost 100 homes being added?

What assurances will there be that the whole development will be maintained to represent an actual improvement in this area?

Can the current local police force produce enough officers to efficiently patrol or answer calls to this influx of families?

Thank you for your time,
Joe H Conwell Jr & Family.

From: [Commissioner, D1](#)
To: [Jones, Jennifer](#)
Cc: [Mascellino, Carol](#); [Pritchett, Rita](#); [Smith, Nathan](#)
Subject: FW: Canaveral Landing Development Petition
Date: Monday, July 6, 2020 10:03:25 AM
Attachments: [1.pdf](#)
[pg1.pdf](#)
[pg2.pdf](#)
[pg3.pdf](#)
[pg4.pdf](#)
[pg5.pdf](#)
[pg6.pdf](#)
[pg7.pdf](#)
[pg8.pdf](#)
[pg9.pdf](#)
[pg10.pdf](#)
[pg11.pdf](#)
[image001.png](#)

Jennifer,

On behalf of Commissioner Pritchett, we are forwarding the below email with petitions attached for Item 20PZ00006.

Thanks,

Marcia Newell

Chief Legislative Aide to Commissioner Rita Pritchett
Marcia.newell@brevardfl.gov



District 1 Commission Office
2000 S. Washington Avenue, Suite 2
Titusville, Florida 32780
321-607-6901

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From: D Hunter <ecobrevard@yahoo.com>

Sent: Friday, July 3, 2020 9:05 PM

To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>

Cc: Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: Canaveral Landing Development Petition

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Commissioner,

Please find enclosed a petition of 180 signatures of concerned citizens opposing the Canaveral Landing (Low-Income Trailer Park) development being proposed in the center of our neighborhood.

(See Attachments)

On any given day we have families exercising, walking pets, riding bikes etc... There are no sidewalks in our neighborhood.

By making Hess Ave their main entrance and adding 100 more homes would equate to approximately 200 more cars per day of traffic on Hess Ave., Phyllis way and surrounding streets.

This will become a main thoroughway between Grissom Pkwy and Canaveral Groves Blvd placing family activities at high risk.

We are a quiet neighborhood and do not want to become a busy parkway because of this development.

We already have flooding on Hess Ave during heavy rains (sometimes making Hess Ave. impassable) More development will increase flooding.

The beautiful wetlands and natural thriving ecosystem on this parcel is home to a variety of native and seasonal wildlife and a little piece of solitude and peace for the families surrounding the property.

We urge you to please consider our neighborhood, and the wildlife in this matter. Thank you.



**PETITION TO STOP THE BUILDING AND PROTECT THE ENDANGERED ANIMALS. SUCH AS GOPHER
TORTOISES, SCRUB JAYS AND OWLS BETWEEN FOUNTAIN PALM RD AND HESS.**

	<u>SIGNATURE</u>		<u>PRINT NAME</u>
1	<u>Mike H. Scandia</u>	<u>4175 Hess Ave Cocoa Fl.</u>	<u>MIKE DICANDIO</u>
2	<u>Suzette Hart</u>	<u>805, 807</u>	<u>SUZETTE L HART</u>
3	<u>Lincoln Hart</u>	<u>Phillips Way</u>	<u>LINCOLN HART</u>
4	<u>JOHN GILLINGHAM</u>	<u>4035 HESS AVE</u>	<u>JOHN GILLINGHAM</u>
5	<u>Gary Bovee</u>	<u>785 ANN WAY</u>	<u>GARY BOVEE</u>
6	<u>Mary A Bovee</u>	<u>" " "</u>	<u>MARY LOU SOUTH</u>
7	<u>Mary Lou South</u>	<u>785 ANN WAY</u>	<u>LARRY R BOVEE</u>
8	<u>Joe H Conwell Jr</u>	<u>4055 Hess Ave</u>	<u>JOE H CONWELL JR</u>
9	<u>B. Conwell</u>	<u>" " "</u>	<u>DESI CONWELL</u>
10	<u>Hannah Blizzard</u>	<u>4025 Hess Ave</u>	<u>HANNAH BLIZZARD</u>
11	<u>Peter Blizzard</u>	<u>" " "</u>	<u>Peter Blizzard</u>
12	<u>Cynthia Phillips</u>	<u>4005 Hess Ave</u>	<u>CYNTHIA PHILLIPS</u>
13	<u>Randy C Phillips</u>	<u>" " "</u>	<u>RANDY C PHILLIPS</u>
14	<u>Melanie Phillips</u>	<u>" " "</u>	<u>MELANIE PHILLIPS</u>
15	<u>W. L. Brannon</u>	<u>4040 Hess Ave</u>	<u>W. L. BRANNON</u>
16	<u>Sandy Brannon</u>	<u>4040 Hess Ave</u>	<u>SANDY BRANNON</u>
17	<u>James E Conrad</u>	<u>4105 HESS AVE</u>	<u>JAMES CONRAD</u>
18	<u>Mary Ann Conrad</u>	<u>4105 HESS AVE</u>	<u>MARY ANN CONRAD</u>
19	<u>Jo Ann Beckham</u>	<u>4100 HESS AVE</u>	<u>JO ANN BECKHAM</u>
20	<u>George Meyers</u>	<u>" " "</u>	<u>George Meyers</u>
21	<u>Robert Smith</u>	<u>4110 Hess Ave</u>	<u>ROBERT SMITH</u>
22	<u>Tom McGeer</u>	<u>4135 Hess Ave</u>	<u>TOM MCGEE</u>
23	<u>Jo Ann Clark</u>	<u>4135 Hess Ave</u>	<u>JO ANN CLARK</u>
24	<u>Donald Ames</u>	<u>4130 HESS AVE</u>	<u>DONALD AMES</u>
25	<u>Christine Ames</u>	<u>4130 HESS AVE</u>	<u>CHRISTINE AMES</u>
26	<u>Betty Jakubisyn</u>	<u>4145 HESS AVE</u>	<u>BETTY JAKUBISYN</u>
27	<u>Ronald Jakubisyn</u>	<u>4145 HESS AVE</u>	<u>RONALD JAKUBISYN</u>
28	<u>Hunter Jones</u>	<u>4150 Hess Ave</u>	<u>HUNTER JONES</u>
29	<u>Christin Wilker</u>	<u>4150 Hess Ave</u>	<u>CHRISTIN WILKER</u>
30	<u>Deborah Whitford</u>	<u>4200 Hess Ave</u>	<u>DEBORAH WHITFORD</u>
31	<u>Christina Noyes</u>	<u>4200 Hess Ave</u>	<u>CHRISTINA NOYES</u>
32	<u>Thomas Tinsley</u>	<u>4200 Hess Ave</u>	<u>THOMAS TINSLEY</u>
33	<u>Danielle Hunter</u>	<u>4125 HESS AVE</u>	<u>DANIELLE HUNTER</u>

**PETITION TO STOP THE BUILDING AND PROTECT THE ENDANGERED ANIMALS. SUCH AS GOPHER
TORTOISES, SCRUB JAYS AND OWLS BETWEEN FOUNTAIN PALM RD AND HESS.**

	SIGNATURE	ADDRESS	PRINT NAME
34	<i>[Signature]</i>	4100 LUCIANO AVE COA	VIVIANE PARRIS H
35	<i>[Signature]</i>	4260 HESS ROAD COCOA	RENEE KELLY
36	<i>[Signature]</i>	4060 Luciano Ave.	Toby Hawkins
37	<i>[Signature]</i>	4060 Luciano Ave.	David Hawkins
38	<i>[Signature]</i>	4055 Luciano Ave.	Debra Mike Amick
39	<i>[Signature]</i>	4055 Hess Ave	Shirley J. Gillingham
40	<i>[Signature]</i>	4170 Luciano Ave	Robert Smith
41	<i>[Signature]</i>	800 Phillips Way	Angela Russo
42	<i>[Signature]</i>	4191 FORNIBIL	<i>[Signature]</i>
43	<i>[Signature]</i>	4181 Fountain Palm Rd Cocoa FL 32926	
44	<i>[Signature]</i>	4171 Fountain palm rd James M Hill #	
45	<i>[Signature]</i>	4151 Fountain Palm Rd.	
46	<i>[Signature]</i>	4151 Fountain Palm Rd.	
47	<i>[Signature]</i>	4262 Fountain Palm Rd	Cocoa 32926
48	<i>[Signature]</i>	4262 Fountain Palm Rd.	Cocoa 32926
49	<i>[Signature]</i>	4281 Fountain Palm Rd	Cocoa 32926 Liz Durr
50	<i>[Signature]</i>	4232 Fountain Palm Rd	32926 Nancy Allen
51	<i>[Signature]</i>	4241 Fountain Palm Road	32926 Todd Marley

From: JoAnn Clark
To: Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5
Subject: Canaveral Landing Development
Date: Monday, July 6, 2020 12:19:29 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

There is a public rezoning meeting this afternoon at 3:00 regarding the Canaveral Landing Development. I am unable to attend the meeting due to Covid-19 concerns (I am very high risk). That being said, I have serious concerns about this development.

There are NO sidewalks in the neighborhood that the renters would have to travel through where this development is being proposed. The proposal sent out by the developer show that they're planning on 100 mobile homes. The average home in FL has 2 vehicles. Quick math is an increase of 200 vehicles travelling through this small neighborhood.

Another concern I have is that this neighborhood would border the properties on Hess Ave. I would like to be assured that the developer will be installing fencing around their "cluster" development.

I am hoping that these concerns will be brought up at the meeting or at least taken into consideration prior to your final vote.

Thank you for your time,

JoAnn Clark
4135 Hess Ave
Cocoa FL 32926
(315)250-3457

Sent from Outlook

Commissioner, D1

From: JoAnn Clark <JoAnn.Clark@hotmail.com>
Sent: Monday, July 6, 2020 12:19 PM
To: Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5
Subject: Canaveral Landing Development
Categories: MARCIA

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

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Thank you for your time,

JoAnn Clark
4135 Hess Ave
Cocoa FL 32926
(315)250-3457

Sent from Outlook

Commissioner, D1

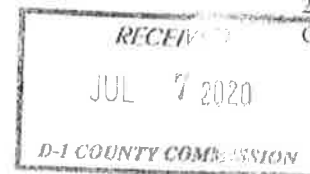
From: Joe Conwell <jhconwelljr@gmail.com>
Sent: Saturday, July 4, 2020 8:45 AM
To: Commissioner, D1
Subject: Re: Canaveral Landing Development

Categories: MARCIA

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

My apologies. Please amend my house address in my letter re. meeting on Monday to:
4055 Hess Ave, Cocoa, 32926.
Thank you, Joe Conwell.

On Fri, Jul 3, 2020, 4:35 PM Joe Conwell <jhconwelljr@gmail.com> wrote:
Attn. Rita Pritchett.
Thank you.
Joe Conwell.



Dear Commissioner *Pritchett*

I'm writing to address a concern that will affect many Canaveral Groves homeowners as well as a thriving natural wildlife eco system

The issue is a Low Income Trailer Park development project in the works here in Canaveral Groves.
(Canaveral Landing)

Those of us that live near and abut this property have grown to love and respect the vast wildlife and native vegetation that inhabit this little 34 acre parcel. On any given day neighbors can enjoy the scrub jays, gopher tortoise, screech owls, hawks, eagles, woodpeckers, seasonal birds and many more Florida game that reside on this little spot of land.

The Impact of a 100 unit trailer park to be located in the middle of our housing development would be devastating for so many reasons.

The majority of the properties surrounding this development are 1+ acre home sites.

While we all understand there may be a need for low income projects and that a developer has a right to make money, there are appropriate places for both. This Trailer Park of 100 homes crammed on to approximately twenty acres is not homogeneous with surrounding homesteads, nor is it the desires of surrounding homeowners.

This rural neighborhood is now on the mend and is attempting to make a comeback. Older homes are being refurbished and new homes are being brought in..... Why?? Because the residents like the peace and quiet and surrounding natural settings. They like the distance between homes. This is why people choose to live here. No one should have the right to take that from them.

This is what we know as of now

Application has been made for rezoning from TR-1 into TRC-1 with CUP Cluster Development Mobile homes and BDP to limit development to 100 units

There is a Planning and Zoning board meeting scheduled on 7/6/2020 @3:00 There is a Brevard County Board of County Commissioners meeting scheduled for 8/6/2020 @ 5:00 PM.

Neighboring Impacts if this Trailer Park is developed

A 4 unit per acre Trailer Park is NOT homogeneous with surrounding homesteads.

Each home averages 2 vehicles. (proposed 4 homes per acre) Then add friends coming and going, that is 200+ more cars per day commuting through an already busy rural neighborhood street.

Increased Danger to neighborhood family activity (no existing sidewalks for Family Walking, Bicycling, exercising, etc.)

Wear and tear on roadways

Greater use as a thoroughfare between Grissom Pkwy and Canaveral Groves Blvd.. (This is already an issue)

Noise levels will increase tremendously.

Trees and vegetation now blocking road noise from Grissom and I-95 will be removed, not to mention the everyday noise of 300-400 more people. (each home averaging 3-4 persons)

Wildlife/environmental habitat will be impacted.

The present land to be developed contains a thriving ecosystem with a variety of plants and animals that will be impacted. Protected native wetland plants, protected scrub jay habitat, protected gopher tortoise, wild boar, many year around and seasonal birds, rabbits, squirrels, hawks, owls, opossum, raccoons, turtles, etc..

More yard chemicals/fertilizers washed into the canals, rivers and ponds.

Low income housing brings higher crime rates.

Depreciation of existing neighboring property values. (Due to lower valued homes on rental lots)

Other concerns

Sewage... Will this require other Canaveral Groves residents to be forced to utilize the city sewer grid? Septic tanks can not be utilized at four homes per acre so will city sewage be imposed? (The county has attempted to implement this in the past at the homeowners expense.)









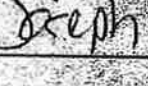
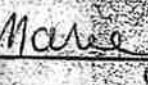

Drainage.... How will this impact rainwater runoff during hurricanes and high rain downfall? (During heavy rains there is already flooding on the proposed entrance of the trailer park). Hess Ave.

We have started a petition among concerned neighbors asking if they approve or disapprove of this Trailer Park Development. As of now there are 180 signatures of neighbors that disapprove of this type of development in the middle of our neighborhood.

In conclusion... It would be nice to see the Hard Working; peace loving citizens get to keep what they have worked so hard for. Your consideration in stopping this boondoggle would be greatly appreciated.

Signed Michele H. Deandio

TORTOISES, SERPENT JAYS AND OWLS BETWEEN FOUNTAIN PALM RD AND HESS

- | | SIGNATURE | PRINT NAME |
|----|---|--|
| 52 |  | 4205 Hess Ave Cocoa FL
Ashley Brewster |
| 53 |  | 825 Phillis Way Cocoa FL 32924
Chantrelle Rock |
| 54 |  | 425 Phillis Way Cocoa FL 32926
L. Pitt |
| 55 |  | 4261 Fountain Palm Rd
Cocoa FL 32924
Steven Houle |
| 60 |  | 4271, FOUNTAIN PALM RD
Dean Kenneth |
| 61 |  | 4214 KIPLING DRIVE LINDA SADOW
4214 KIPLING DRIVE ROBERT HOPPER |
| 62 |  | 750 Phillis Way Anthony Rauer |
| 63 |  | 4050 Luciano Ave Phyllis Croft |
| 64 |  | 4050 Luciano Ave, Cocoa |
| 65 |  | 4130 Luciano Marie Damm |
| 66 |  | 4200 LUCIANO AVE MIKE ZIEGLER |


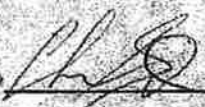

TENTH GRADE STUDENTS AND PARENTS BETWEEN TOWN OF PALM BEACH AND NESS

- 67 ~~Signature~~ 4200 Luciano Ave ~~Print Name~~ ~~Frank S. Sigo~~
- 68 ~~Signature~~ 4200 Luciano Ave Amber Ziegler
- 69 ~~Signature~~ 4245 Hess Ave ~~Print Name~~ ~~Krista B. Anderson~~
- 70 ~~Signature~~ 4255 Hess Ave Grace M. Roberts
- 71 ~~Signature~~ 4255 Hess Ave Sally M. Roberts
- 72 ~~Signature~~ 4257 Hess Ave R. Anna K. McFarlane
- 73 ~~Signature~~ David J. Knapp ~~Print Name~~ ~~David J. Knapp~~
- 74 ~~Signature~~ 4180 Luciano Ave Robert K. Bush
- 75 Carol Russo 4207 Kipling Dr Cocoa FL 32926
- 76 Adam Meyers 4225 Kipling Dr Cocoa FL 32926
- 77 ~~Signature~~ 4243 Kipling Dr Cocoa FL 32926 ~~Print Name~~ ~~Barbara M. Merritt~~
- 78 ~~Signature~~ 4231 Kipling Drive (Palm) FL 32926 ~~Print Name~~ ~~Kim Jackson~~
- 79 ~~Signature~~ 4243 Kipling Drive Cocoa FL 32926 ~~Print Name~~ ~~Shane Cartwright~~
- 80 Daveta Miller 4200 Kipling Dr Cocoa FL 32926 ~~Print Name~~ ~~Daveta Miller~~
- 81 ~~Signature~~ 4201 Kipling Dr Cocoa FL 32926 ~~Print Name~~ ~~Michael Alaura~~

**PETITION TO STOP THE BUILDING AND PROTECT THE ENDANGERED ANIMALS, SUCH AS Gopher
TORTOISES, SCRUB JAYS AND OWLS BETWEEN FOUNTAIN PALM RD AND HESS.**

- | | SIGNATURE | PRINT NAME |
|----|------------------------------------|--|
| 82 | <i>Doris E Glenn</i> | Doris E Glenn |
| | 755 Ann Way Cocoa FL 32926 | |
| 83 | <i>Don Smith</i> | 4102 Luciano Ave
Cocoa FL |
| 84 | <i>Robert Harris</i> | 4115 Luciano Ave Cocoa FL 32926
Robert Harris |
| 85 | <i>Donna Harris</i> | 4115 Luciano Ave Cocoa FL 32926
Donna Harris |
| 86 | <i>Michael Folsom</i> | 30 Phillis Way Cocoa FL 32926
Michael Folsom |
| 87 | <i>LOU ANN GAGNON</i> | 811 PHILLIS WAY
DAWN GAGNON |
| 88 | <i>Robert B Shultes</i> | 813 PHILLIS WAY
ROBERT B SHULTES |
| 89 | <i>Marsha J Timp</i> | 813 PHILLIS WAY
MARSHA TIMP |
| 90 | <i>Deborah Wines</i> | 4102 Fountain Palm Rd
Deborah Wines |
| 91 | <i>James Wines</i> | 4102 Fountain Palm Rd James Wines |
| 92 | <i>Charles Wines</i> | 4102 Fountain Palm Rd |
| 93 | <i>William W. Tucker</i> | 4161 Fountain Palm
William W. Tucker |
| 94 | <i>Anna M. Walker</i> | 4040 Luciano Ave Cocoa
FL 32926
Anna M. Walker |
| 95 | <i>Desmond Alan Hockman-Rendon</i> | 4140 Luciano Cocoa FL 32926
Desmond Alan Hockman-Rendon |
| 96 | <i>Mitch Parrish</i> | 4120 Luciano Ave
Mitch Parrish |

**PETITION TO STOP THE BUILDING AND PROTECT THE ENDANGERED ANIMALS SUCH AS GOPHER
TORTOISES, SCRUB JAYS AND OWLS BETWEEN FOUNTAIN PALM RD AND HESS.**

- 99  750 Commercial Grove Blvd. John Shaffer
- 100  4005 Luciano Ave. Charles Boyd
- 101 Harry Morgan 4025 Luciano Ave. HARRY MORGAN JR
- 102 Charlene Amis 4020 Luciano Ave. Charlene Amis
- 103 Jennifer Amis 4020 Luciano Ave. Jennifer Amis
- 104 Amanda McRoberts - 4245 Hess Ave. Amanda McRoberts
- 105 Skyler Vano 4110 Luciano Ave. Skyler Vano
- 106 Ron Osburn 4215 Luciano Ave. Ron Osburn
- 107 Shelby Lind 4225 Luciano Ave. Shelby Lind
- 108 Barb Newsome 4225 Luciano Ave. Barb Newsome
- 109 52869L 4225 LUCIANO AVE. DAVID JONES
- 110  730 HARVEY WAY Michael Jones
- 111 Christ Noyes 4200 Hess Ave. Christina Noyes
- 112 Deborah Whitford 4200 Hess Ave. Deborah Whitford
- 113 John Tenge 4200 Hess Ave. John Tenge
- 114 Keith Brewster 4205 Hess Ave. Keith Brewster

PETITION TO STOP THE BUILDING AND PROTECT THE ENDANGERED ANIMALS SUCH AS Gopher
TORTOISES, SCRUB JAYS AND OWLS BETWEEN FOUNTAIN PALM RD AND HESS.

SIGNATURE

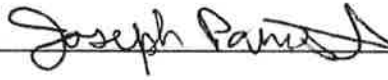
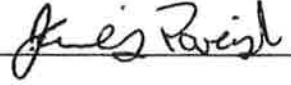
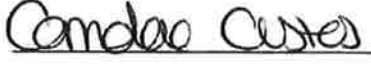


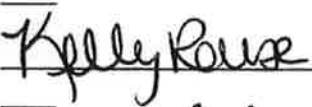

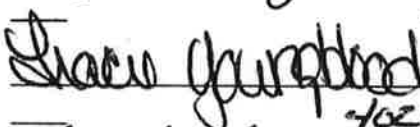






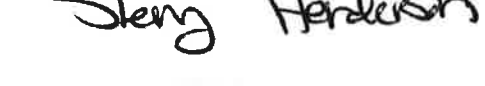
PRINT NAME

- 115 Bruce Krangel 4091 Fountain Palm Rd B. Ave. Krangel, Bruce
- 116 Thomas C. Brady Thomas C. Brady
7399 Canfield Ave, Canaveral Groves
4045 Hess Ave.
- 117 Luis R. Torres Luis R. Torres
4010 Hess Ave Cocoa FL 32926
- 118 Rick E. T. 2 Rick E. T. 2
740 Canaveral Groves Blvd
Cocoa FL 32926
- 119 Kathleen DeJoy Kathleen DeJoy
735 Canaveral Groves Blvd Cocoa FL 32926
- 120 GERHARD L. SCHART Gerhart, L. Schart
765 Canaveral Groves Blvd. Cocoa FL 32926
- 121 Chris Field Chris Field
4110 Luciano Ave Cocoa FL 32926
- 122 Linda Bellflower Linda Bellflower
- 123 4160 Luciano Ave Cocoa, Fla. 32926
Jessie Bellflower Jessie Bellflower
- 124 Beverly Jones Beverly Jones
740 HARVEY WAY COCOA FL 32926
- 125 Juanta Vazquez Juanta Vazquez
750 Harvey Way
Cocoa Fla 32926
- 126 Ulises Vazquez Ulises Vazquez
750 Harvey Way
Cocoa Fla 32926

**PETITION TO STOP THE BUILDING AND PROTECT THE ENDANGERED ANIMALS. SUCH AS GOPHER
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	<u>SIGNATURE</u>	<u>Address</u>	<u>PRINT NAME</u>
127	Nancy Dahlke	4160 Hess Ave	Nancy Dahlke
128	Sean Dahlke	4160 Hess Ave	Sean Dahlke
129	Jewell Blackburn	4115 Hess Ave	Jewell Blackburn
130	J.J. Hunter	Dalhi St.	J.J. Hunter
131	Charles Clark	Swiss Village	Charles Clark
132	Jason Underwood	4120 Hess Ave	Jason Underwood

**PETITION TO STOP THE BUILDING AND PROTECT THE ENDANGERED ANIMALS. SUCH AS
GOPHER TORTOISES, SCRUB JAYS AND OWLS BETWEEN FOUNTAIN PALM RD AND HESS.**

	<u>SIGNATURE</u>	<u>Address</u>	<u>PRINT NAME</u>
134		4071 Fountain Palm Rd Cocoa, FL 32926	Joseph Parish
		4152 Fountain Palm Rd. Cocoa, FL 32926	James Parish
135		4171 Fountain Palm rd	Candace Cuestas
136		4125 Hess Ave	
		4041 Fountain Palm Rd Cocoa, FL 32926	William K. Schwarz
137		4011 Fountain Palm Rd Cocoa, FL 32926	Kelly Rouse
138		745 Harvey Way Cocoa FL 32926	Casey Darling
139		4021 Fountain Palm Rd Cocoa FL 32926	Tracie Youngblood
140		4022 Fountain Palm Cocoa FL 32926	Chris Youngblood
141		4022 Fountain Palm Cocoa FL 32926	Vivian Stanton
142		745 Harvey Way Cocoa FL 32926	Sean Darling
143		4042 Fountain Palm Rd Cocoa, FL 32926	Brittany Cannoy
144		4011 Fountain Palm Rd Cocoa FL 32926	John Gilliland
145		4121 Fountain Palm Rd Cocoa FL 32926	Daniel Isley
146			Steng Henderson

PETITION TO STOP THE BUILDING AND PROTECT THE ENDANGERED ANIMALS. SUCH AS
GOPHER TORTOISES, SCRUB JAYS AND OWLS BETWEEN FOUNTAIN PALM RD AND HESS.

SIGNATURE

Address

PRINT NAME

148 M. Cascard Marianna L. Cascard

149 J. Hackett Jon Hackett

150 R G Sinclai- 830 PHILLIS WAY ROY G SINCLAIR

151 Casey Yates Casey Yates

152 James Johnson 4202 Fountain Palm

153 Ashley Bruch 4205 Hess Ave Cocoa FL

154 Guac Bruch 4205 Hess Ave Cocoa FL

**PETITION TO STOP THE BUILDING AND PROTECT THE ENDANGERED ANIMALS. SUCH AS GOPHER
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SIGNATURE

PRINT NAME

155	Melissa Cona	Melissa Cona
156	Patricia Driscoll	Pat Driscoll
157	Thomas Driscoll	Thomas Driscoll
158	Chris Driscoll	Chris Youngblood
159	Theresa Driscoll	Theresa Barton
160	Gary J. Barton Jr	GARY J. BARTON JR
161	Robert Blackstein	ROBERT BLACKSTEIN
162	Charles Wines	Charles Wines
163	Deborah Wines	Deborah Wines
164	James Wines	James Wines
165	Melissa Van Patten	Melissa Van Patten
170	Troy Ostman	TROY OSTMAN
171	Charity Baye	Charity Baye
172	Frank Collett	Robert Collett
173	Charity Rock	Charity Rock
174	Wally Rock	Wally Rock
175	Stephen D. Silver	STEPHEN D. SILVER
180	Vicky A. Silver	VICKY A. SILVER

From: [Commissioner, D1](#)
To: [Jones, Jennifer](#)
Cc: [Mascellino, Carol](#); [Pritchett, Rita](#); [Smith, Nathan](#)
Subject: FW: Opposition to Canaveral Landing, LLC proposal to change zoning classification on 33.80 acres located on the north side of Canaveral Groves Boulevard
Date: Monday, July 20, 2020 4:55:40 PM
Attachments: [image001.png](#)

Jennifer,

On behalf of Commissioner Pritchett, we are forwarding an email received in the office regarding the Canaveral Landing item on the agenda for August 6th.

Thanks,

Marcia Newell

Chief Legislative Aide to Commissioner Rita Pritchett

Marcia.newell@brevardfl.gov



District 1 Commission Office

2000 S. Washington Avenue, Suite 2

Titusville, Florida 32780

321-607-6901

Please note:

Florida has a very broad public records law. Most written communications to or from the offices of elected officials are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Angelos Kokosoulis <ajkokosoulis@yahoo.com>

Sent: Sunday, July 19, 2020 12:32 PM

To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>

Cc: Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: Opposition to Canaveral Landing, LLC proposal to change zoning classification on 33.80 acres located on the north side of Canaveral Groves Boulevard

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Attn: District 1 Commissioner Rita Pritchett (Vice Chair)

Dear Commissioner Pritchett,

As your constituents, my wife and I kindly ask for your support in voting against the request submitted by CANAVERAL LANDING, LLC to change a zoning classification and a CUP (Conditional Use Permit) with a BDP (Binding Development Plan) on 33.80 acres located on the north side of Canaveral Groves Boulevard, approximately 675 feet east of Grissom Parkway.

Current Zoning: TR-1 (Single-Family Mobile Home).

Request: TRC-1 (Single-Family Mobile Home Cooperative) and a CUP for Cluster development of Mobile Homes, with a BDP limited to 100 units.

We oppose the proposed development, because it will result in:

- Drop in property values.
- Increased street traffic that will cause noise, delays and more accidents, as proposed development will not have its own access road.
- Increase in crime rate.
- Lower quality of life.

Along with other local residents we attended the public hearing held by the Planning and Zoning Board at the Brevard County Government Center on Monday, July 06, 2020 and were very disappointed to find out that the Board ignored us all and went ahead and approved the developer's request.

We believe that the well being of hundreds of local residents should weigh more than the profit realized by a single developer.

As your loyal constituents we expect you to protect our interests and not the interests of Canaveral Landing LLC.

Thanks for listening and best regards,

Angelos Kokosoulis & Elizabeth Kanelli

5560 Pine St.

Cocoa, FL 32927

ajkokosoulis@yahoo.com

From: [Commissioner, D1](#)
To: [Jones, Jennifer](#)
Cc: [Mascellino, Carol](#); [Pritchett, Rita](#); [Smith, Nathan](#)
Subject: FW: Rezoning Rebuttal Canaveral Landing LLC
Date: Wednesday, July 22, 2020 2:34:12 PM
Attachments: [Rebuttal PDF.pdf](#)
[image001.png](#)

Jennifer,

On behalf of Commissioner Pritchett, we are forwarding an email from Mr. Hunter regarding Canaveral Landing for the August 6th meeting.

Thanks,

Marcia Newell

Chief Legislative Aide to Commissioner Rita Pritchett

Marcia.newell@brevardfl.gov



District 1 Commission Office

2000 S. Washington Avenue, Suite 2

Titusville, Florida 32780

321-607-6901

Please note:

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From: D Hunter <ecobrevard@yahoo.com>
Sent: Monday, July 20, 2020 3:52 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: re: Rezoning Rebuttal Canaveral Landing LLC

Meeting Rebuttals from the neighboring community

NOTE: Board speakers comments are in black and Community rebuttals are in red letter.

PUBLIC HEARING RESULTS

Planning and Zoning Board Monday, July 6, 2020, at 3:00 p.m.

5. Canaveral Landing, LLC (Kim Rezanka) requests a change of zoning classification from TR-1 (Single-Family Mobile Home) to TRC-1 (Single-Family Mobile Home Cooperative) and a CUP (Conditional Use Permit) for Cluster Development of Mobile Homes, with a BDP (Binding Development Plan) limited to 100 units. The property is 33.80 acres, located on the north side of Canaveral Groves Boulevard, approximately 675 feet east of Grissom Parkway. (No assigned address. In the Cocoa area). (20Z00006) (Tax Account 2314846) (District 1) Planning and Zoning Board Recommendation: Filiberto/Buchanan – Approved the CUP for Cluster Development of Mobile Homes, with the additional condition that Fountain Palm Road be used as an ingress/egress if accessible, and a BDP limited to 100 units. The vote was 6:1, with Bartcher voting nay.

Meeting Opening with Kim Rosanka..

Introduces

Nick Dottore (Client Rep)

Rodney Honeycutt (Honeycutt and assoc. (Engineer of Record)

John Shepard (Atlantic Environmental consultant)

Kim disputes this is low income housing. Their website states "affordable housing opportunities for fixed-income individuals and families of modest means." Same thing, different wording!!

Amenities will be, pool, pavilion w BBQ grills, exercise rm., and walking trail. So they are going to put a pool, outdoor pavilions and bbq grills for 200-400 people to use, but they don't expect the noise (Boom Boxes playing etc) to travel out of their property?

Wetlands 13.03 acre on South end and wetlands throughout = total of 14.65 wetlands of the 33.8 acre parcel. 18.88 are uplands. Some to be made into a retention pond on the N end. So approximately 14 acres for 100 homes = 7 1/7 homes per acre (Which is over the six minimum for CUP and the 4 per acre as stated on Canaveral Landing statement.)

Entrance off Ann Way....speed bumps would need to be requested by land owners and approved by Rita Pritchett.

Ann way is a public Right of way dedicated to access of this property. There will be an increase of traffic, but this is the ONLY access. Plans show 499 more trips per day, (and it isn't the ONLY access available)

All the homes around these are manufactured homes. False there are conventional built homes in this neighborhood. The whole of Canaveral Groves is primarily conventional homes.

Says surrounding homes range from 18,000 to 108,000 on property appraisers page. Taxable value or resale value?? A trailer park in our backyards will definitely make abutting homes less desirable and harder to sell.

Says this land was granted a cluster back in 1989. That was changed back but don't not know why.

Says South East is a cluster Development called Sun Lake Estates it's TRC1

South of that is Sun Lake Co-op similar to the proposal, but not as nice. These are not in this development nor do they affect it. They are across Canaveral Groves Blvd and have direct access to CGB. She is comparing apples to oranges. That is a designated park with their own entrance off CGB. NOT a park cluster park plopped in the middle of a housing development.

This is a concept plan for CUP approval. Other features are To Be Determined (engineering is not complete). We will come back to the board and ask for waivers at a different time.

We will be asking for removal of sidewalks and inverted roads later.

Mentions petition of over 150 signatures concerned about the endangered wildlife. False The petition heading is : PETITION TO STOP THE BUILDING AND PROTECT THE ENDANGERED ANIMALS,SUCH AS GOPHER TORTOISES, SCRUB JAYS, AND OWLS BETWEEN FOUNTAIN PALM AND HESS.

Joe Buchanon asks about going through the wetlands for access to Canaveral Groves Blvd?

Kim We have **John Shepard** here to speak on that

John Shepard..... In order to go through the wetlands you have to go through a permitting process. The county only allows 1.8% of the entire acreage to be impacted, with regards to wetlands. The road would have to be 50' and so we would be over the 1.8% . That's the county rule when it comes to single family homes in subdivisions and residential land. To me it sounds possible, but they do not want to go through the permitting process!! And (possible land mitigation), and he quickly threw in "Single Family Homes and Residential Land".. they are not developing residential homes, they are requesting a cluster project.

Unknown speaker inquires about lot sizes.

John Sheperd... The gopher issue will be taken care of and we haven't found that the protected scrub jays are using this land. Some have seen Scrub Jays on the property and according the their map 2/3 of this neighborhood is scrub habitat. They would definitely be taking from the scub jay and other animal's food sources.

Rodney Honeycutt speaks. ..

Bruce Moia questioned the present designation for 135 trailers under Tr-1 and has been for years? I believe this was being confused with zoning or platted land use by Bruce Moia when he brought it up. The designation is for FLU of 135 homes on 33.8 acres. That would equal approximately one single family residence per ¼ acre over the entire 33.8 acres... Not 100 homes on approximately 14 acres.

He also stated that there are only two accesses to the property. One at Ann way and CGB.

Because parcel D Discussed later in the meeting hadn't been mentioned at this time!!

He also designed that AnnWay had been extended for the future development of this parcel.

This MAY or may Not be, but there is also a home on that extension, so perhaps it was access

for that home? Kim stated later that parcel D was originally going to be used for access to an extension of Royal Palms development from the west side of this parcel, That would be a third possible access. A forth-possible access (That was never discussed) would be along the drainage ditch directly to Grissom Pkwy. This would prevent any traffic moving through Hess Ave, Ann Way and Phyllis. Although it may impact Fountain Palm and Phyllis way. This would also be most likely be the path of city sewer to the trailer park

Brian Rodgers then wanted to reconfirm the present designation of 135 homes on this parcel. He was corrected that it is not the zoning but the land use of "4 units per acre". That would be on the entire land Not a tiny piece of the land. $4 \times 33.8 = 135.2$ EXAMPLE... if they only develop 10 acres that would be 40 homes.

Paul Comino addressed the board arguing the Low Income wording being used. He stated this is Affordable Housing Not Low Income. Our question is will section 8 be considered to be brought into the trailer park?

Paul Comino is a business partner of Nick Dottor (Developer Owner) and manufactured home sales at Home Nation Manufactured housing located at 3737 US-1, Cocoa, FL 32926.

Public comments are allowed here limited to 2 minutes each.

Kim returns to stand to respond to public comment.

Brian Rodgers questions property D on Fountain Palm that was brought up by a resident? Kim admits that this parcel was recently purchased by Mr Dottor as a vacant piece of property with no HOA, but is not in the binding plans and would have to be brought up later by coming back to P&Z and county commission for approval. She claims that was supposed to be an entrance to the second phase of Royal Palms, but that phase of Royal Palms was really never built. She claims the drainage ditch would create an issue so they don't know if it would be feasible yet. Only not feasible from their financial concerns because they have a ditch on AnnWay to cross and pay for also. If the plan is changed then we would have to come back. County easement between lot 50 and 51 on Fountain Palm could be negotiated to use as entrance also. It has direct access to Grissom Pkwy without utilizing other streets. (And most likely where the city sewer would be run to the property.) Also this is the fire access road and the only vehicle access to this property because it has no drainage ditch to cross.

Kim stated that the petition heading was for disturbance of wildlife. The petition heading actually reads : PETITION TO **STOP THE BUILDING AND PROTECT THE ENDANGERED ANIMALS,SUCH AS TORTOISES, SCRUB JAYS AND OWLS BETWEEN FOUNTAIN PALM RD AND HESS.**

She then talks about the road along the drain, (Fire Access Rd), but says there is no county easement.

She claims that homes surrounding this parcel range from \$18,000 to \$108,000. Are these tax values or what? Because home sale values are higher than that on most homes. Earlier she also stated that all the homes in this area are manufactured homes. This is not all true as some homes in this neighborhood are conventional build as is Most of Canaveral Groves.

She compared it to Sun Lake estates to the East??. This is NOT a part of this neighborhood. It is on the opposite side of CGB and it has an entrance on to CGB.

She stated that this zoning was TRC1 back in the 80s or 90s and not sure when that changed. Probably because development was stopped.

She states sewer and water will be brought in. "If others want to connect they probably can but they don't have to". Believed to be false.... I doubt the city will run piping to random homes within a neighborhood. Most likely will force the entire neighborhood to connect to city sewer via a TAX LEVI (AT THE HOMEOWNERS EXPENSE). There are several new and recently improved homes that have just forked out thousands of dollars to have new septic tanks and drain fields put in.

Another board member (Name not known, sitting to our left of Brian Rodgers) again mis-stated that this is currently ZONED for 135 trailers so their request is for less than it is zoned for. He also says he hates that Low Income or affordable housing is said to be related to increased crime because studies show otherwise. That if you put low income housing into high crime areas you see a decrease. I've read many studies about this myself and what he says is partially true. According to my finds, IF there is not a crime issue in surrounding neighborhoods, crime is not increased by a trailer park. I read nothing stating it would decrease crime.

Peter Filberto questions the entry from CGB again asks about the wetlands being used as entry and what will be done with it? Kim responds that they will maintain it as wetlands.

The board repeatedly asked about CGB entry as if they would like to see that happen. We would like to see that happen if development can't be halted also.

Peter questions 55 and up community. Kim says it will Not be 55+ community.

Bruce Moia asks if the 14 acres of wetlands will go into conservation? Kim replies with we haven't yet..... Bruce says so for those people that back up to that property (The South Wetland area) won't see or realize a change at all. Kim responds so if you look to the North there is a big retention pond so those won't be impacted either. Bruce deducts that reduces it to only about 16 or so that would be impacted. Where does this reasoning come from? Saying that only the sixteen homes that have to look at a whole community of trailers is impacted? Those 16 (actually 22 homes about the developable area) homeowners are a part of this community too, but our whole community is impacted. We are appalled at the total disrespect for those who showed up to voice their concerns. They completely dismissed all concerns for the safety, the intrusion of traffic, the noise pollution, the flood water runoff, and the demise of a thriving eco system, Wonder if they would have voted this in if it were in their backyard?

Ron Bartcher States he has concerns about the traffic and wouldn't want that much traffic put in that area where there are large lots with few homes compared to 100 homes on a small parcel. Thank You Ron!!

Joe Buchannon....(Still confused that it is already "zoned" for TR1. TR1 is Land Use Thinking they are going down on the number of houses.) AGAIN....TR1 is LAND USE ?...the 135 homes were spread over 33.8 acres (4 homes per acres) assuming entry off of CGB .

If they put another access road in. Why Not?

Kim agrees and says the D parcel was just purchased a week ago so...

Again Kim says putting a road off CGB can't be done. But it can with more money, Permitting and possible land mitigation..... Just like any other home builder would have to do. Land mitigation began in 1994 so these old land designations have no impact on today's policies of

land. Are they wanting to KEEP the wetlands for future sell as mitigation or are they going to turn it over to conservation??

Peter Filiberto... Can we make that a condition of the CUP?

Kim.. Yes, but then we still have to come back with a revision of the concept plan. It may or may not be a big deal. A lot of contingencies going on here!!

Bruce Moia.... Annoyed about people that come up and say things that aren't accurate...referring to the term Low Income being used. Several people believe it did use the term Low Income on the website AT ONE POINT, But it's implied and not relevant to the decision made. (fixed income and families of modest means).

He agrees with Kim about property values. Says he just pulled up property sales in the area and values are all over the chart. We agree that selling prices are all over the chart, but some are condemned, burnt or No home on the property, or not in this neighborhood. This neighborhood is slowly on the mend. Old homes being refurbished and new homes being brought in. A trailer Park in the middle of our homes would in fact impact sales.

That has been ZONED for 135 trailers for many years so if you bought in there and should have known that. Again, Ignoring 135 home figure was on the whole 33.8 acres. On the reverse note the developers should have known they don't have access to their high ground except through the wetlands.

As traffic leaves the site it will disperse, some will go North some will go South some will go straight to get where they need to go. Shows No concern about the volume of traffic or our safety in our rural neighborhood..NONE!!

The one older man on the corner he's gonna get it all. There are actually three houses on that corner of Ann Way, but the traffic will affect the whole neighborhood.

If I knew I was buying next to a trailer park I would expect it would happen at some point.

AGAIN...It isn't platted or zoned as a trailer park, the FLU is for ¼ acre lots over 33.8 acres.

How would anyone know what was going in there 30-40 years ago since it is un-platted land? A disrespectful thing to say.

They would tie into CGB but it's not allowed. Only the attorney said it isn't allowed. John Shepard said it would require additional permitting.

I can't think of any way to lessen the impact without making their property harder to develop than it already is

Staff...to Bruce Moia..any testimony concerning property values has to be done by a property appraiser or expert, so you can't take that statement into account.'

Peter Filiberto.. I would like to see another entry exit added if it can be. He claims they are making this property better than as it sits right now, so I'm in favor of this. I would like the CUP to make an entry on fountain Palm Road if available, If accessible.

Makes motion, second by Joe Buchannon. All in favor except Ron Bartcher.

We believe the developer's representatives misguided our board members concerning ingress egress possibilities. Safety concerns were ignored, flooding issues ignored, neighborhood impact and traffic concerns ignored. The 10' buffer was hardly discussed, and our petition to Stop Construction was minimized.

Dear Commissioner **Tobia**

I'm writing to address a concern that will affect many Canaveral Groves homeowners as well as a thriving natural wildlife eco system

The issue is a Low Income Trailer Park development project in the works here in Canaveral Groves. (Canaveral Landing) Canaveral Landing

Those of us that live near and about this property have grown to love and respect the vast wildlife and native vegetation that inhabit this little 34 acre parcel. On any given day neighbors can enjoy the scrub jays, gopher tortoise, screech owls, hawks, eagles, woodpeckers, seasonal birds and many more Florida game that reside on this little spot of land.

The Impact of a 100 unit trailer park to be located in the middle of our housing development would be devastating for so many reasons.

The majority of the properties surrounding this development are 1+ acre home sites.

While we all understand there may be a need for low income projects and that a developer has a right to make money, there are appropriate places for both. This Trailer Park of 100 homes crammed on to approx twenty acres is not homogeneous with surrounding homesteads, nor is it the desires of surrounding homeowners.

This rural neighborhood is now on the mend and is attempting to make a comeback. Older homes are being refurbished and new homes are being brought in..... Why?? Because the residents like the peace and quiet and surrounding natural settings. They like the distance between homes. This is why people choose to live here. No one should have the right to take that from them.

This is what we know as of now

Application has been made for rezoning from TR-1 into TRC-1 with CUP Cluster Development Mobile homes and BDP to limit development to 100 units

There is a Planning and Zoning board meeting scheduled on 7/6/2020 @ 3:00 PM There is a Brevard County Board of County Commissioners meeting scheduled for 8/6/2020 @ 5:00 PM.

Neighboring Impacts if this Trailer Park is developed

A 4 unit per acre Trailer Park is NOT homogeneous with surrounding homesteads.

Each home averages 2 vehicles. (proposed 4 homes per acre) Then add friends coming and going, that is 200+ more cars per day commuting through a quiet rural neighborhood.

Increased Danger to neighborhood family activity (no existing sidewalks for Family Walking, Bicycling etc),

Wear and tear on roadways

Greater use as a thoroughfare between Grissom Pkwy and Canaveral Groves Blvd.. (This is already an issue)

Noise levels will increase tremendously.

Trees and vegetation now blocking road noise from Grissom and I-95 will be removed, not to mention the everyday noise of 300-400 more people. (each home averaging 3-4 persons)

Wildlife/environmental habitat will be impacted.

The present land to be developed contains a thriving ecosystem with a variety of plants and animals that will be impacted. Protected native wetland plants, protected scrub jay habitat, protected gopher tortoise, wild boar, many year around and seasonal birds, rabbits, squirrels, hawks, owls, opossum, raccoons, turtles, etc..

More yard chemicals/fertilizers washed into the canals, rivers and ponds.

Low income housing brings higher crime rates.

Depreciation of existing neighboring property values. (Due to lower valued homes on rental lots)

Other concerns

Sewage... Will this require other Canaveral Groves residents to be forced to utilize the city sewer grid? Septic tanks can not be utilized at four homes per acre so will city sewage be imposed? (The county has attempted to implement this in the past at the homeowners expense.)

Drainage.... How will this impact rainwater runoff during hurricanes and high rain downfall? (During heavy rains there is already flooding on the proposed entrance of the trailer park). Hess Ave.

We have started a petition among concerned neighbors asking if they approve or disapprove of this Trailer Park Development. As of now there are 180 signatures of neighbors that disapprove of this type of development in the middle of our neighborhood.

In conclusion... It would be nice to see the Hard Working; peace loving citizens get to keep what they have worked so hard for. Your consideration in stopping this boondoggle would be greatly appreciated.

Signed Mitchelo H. Guandio

Objection
20Z00006
Canaveral Landing

From: [Commissioner, D1](#)
To: [Jones, Jennifer](#)
Cc: [Mascellino, Carol](#); [Pritchett, Rita](#); [Smith, Nathan](#)
Subject: FW: Canaveral Landing trailer park project
Date: Thursday, July 30, 2020 8:25:36 AM
Attachments: [image001.png](#)

Good morning,

On behalf of Commissioner Pritchett, we are forwarding an email from Mr. Hunter regarding Canaveral Landing 20PZ00006.

Thanks,

Marcia Newell

Chief Legislative Aide to Commissioner Rita Pritchett

Marcia.newell@brevardfl.gov



District 1 Commission Office

2000 S. Washington Avenue, Suite 2

Titusville, Florida 32780

321-607-6901

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From: D Hunter <ecobrevard@yahoo.com>

Sent: Sunday, July 26, 2020 8:31 PM

To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: Canaveral Landing trailer park project

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Commissioners

I've sent many reasons why we the residents of Canaveral Groves would like to see the development of the Canaveral Landing Trailer Park project stopped.

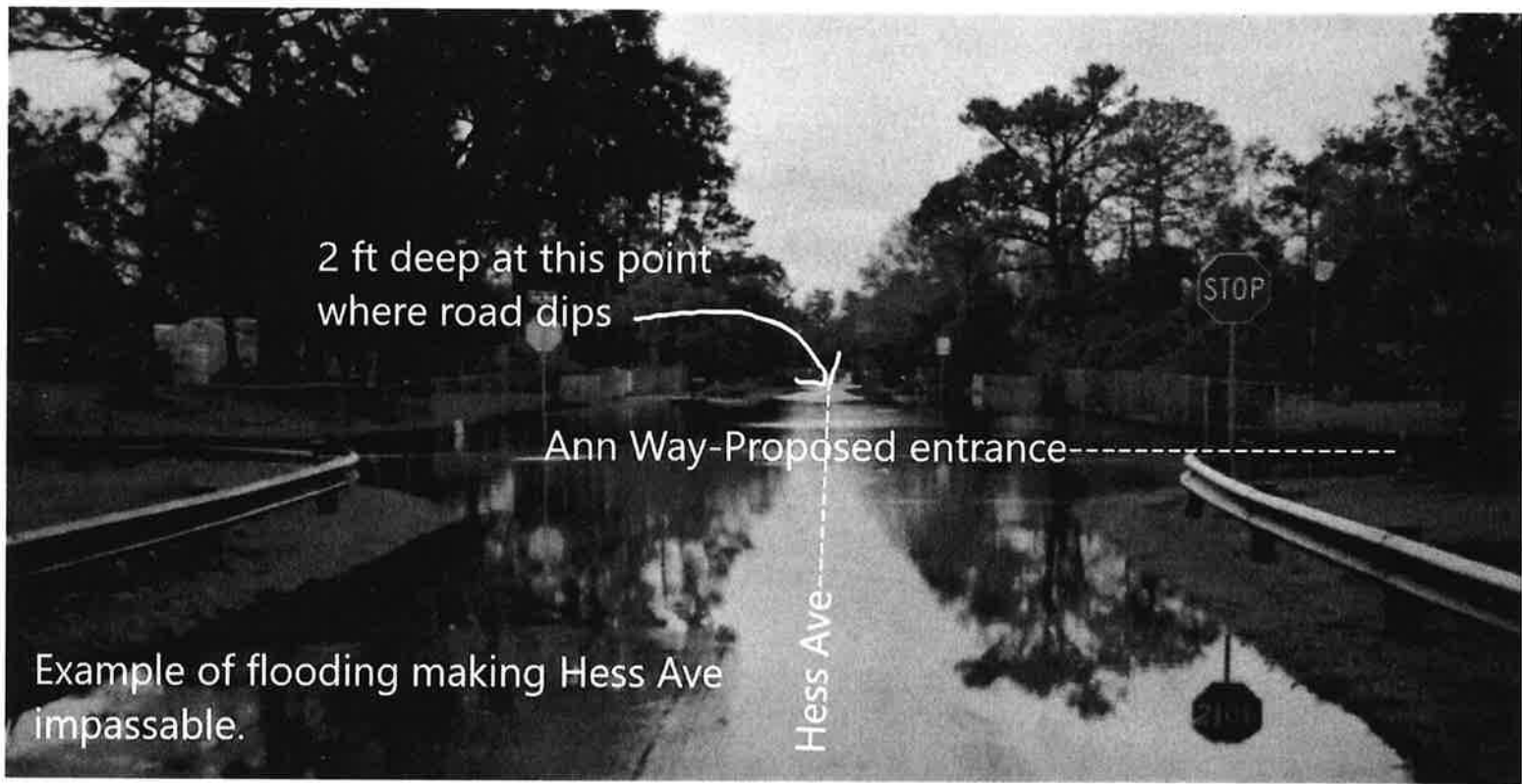
The traffic and safety are a great concern, but so is the storm water runoff.

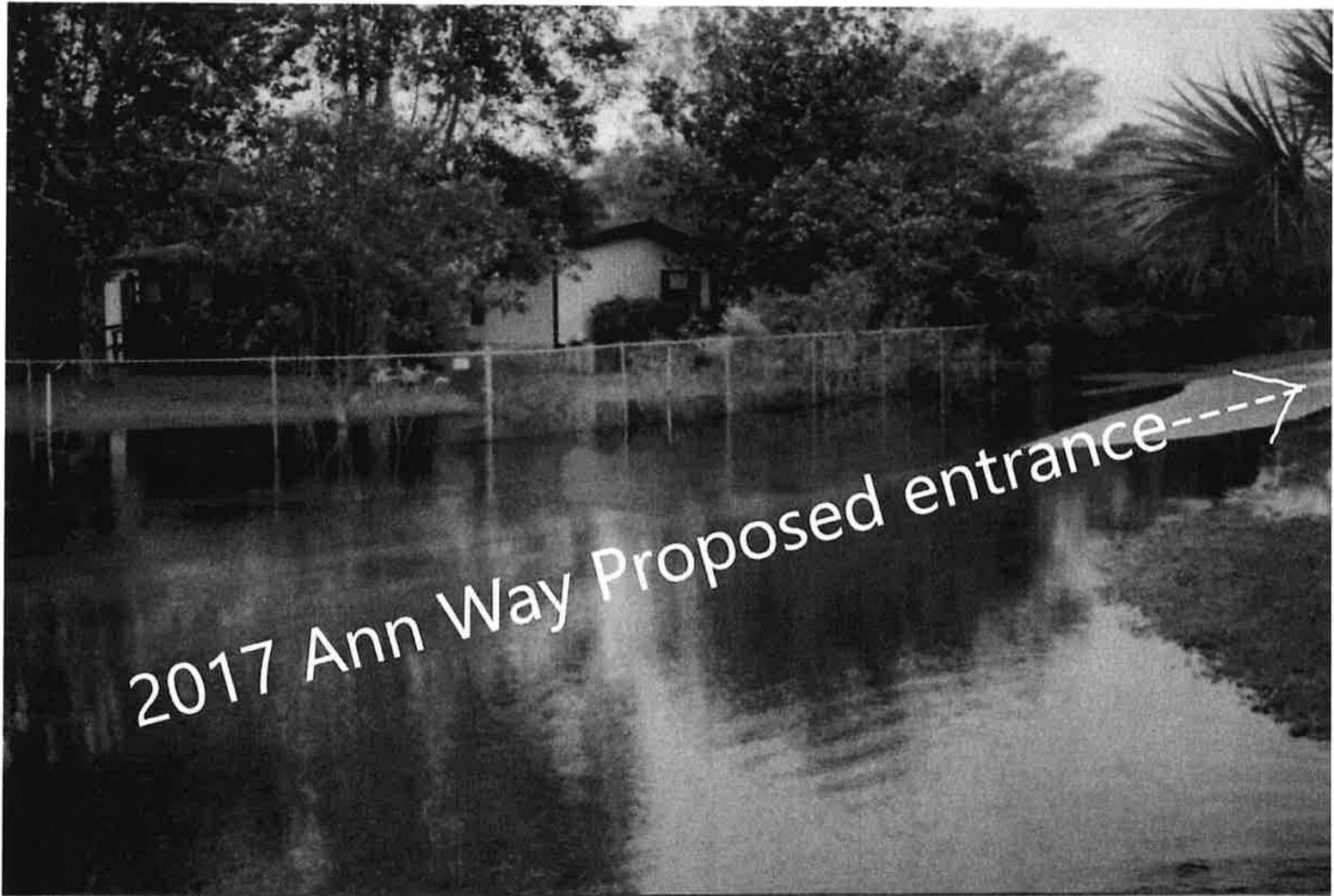
I've attached a couple pictures of the existing flooding situation on the proposed entrance to Canaveral Landing.(Hess Ave and Ann Way).

During heavy rains we are unable to drive on Hess in some cars. Most of this flooding comes from the land they are attempting to develop. By raising the land elevation higher would increase flooding into our neighborhood streets and homes.

Thank You for considering the homeowners in this rural area in this matter.

Dan Hunter





2017 Ann Way Proposed entrance----->

From: [Commissioner, D1](#)
To: [Jones, Jennifer](#)
Cc: [Mascellino, Carol](#); [Pritchett, Rita](#); [Smith, Nathan](#)
Subject: FW: Opposition to Canaveral Landing, LLC
Date: Monday, August 3, 2020 8:41:54 AM

Jennifer,

On behalf of Commissioner Pritchett, we are forwarding the below email for the Canaveral Landing item on the zoning agenda for Thursday.

Thanks,

Marcia Newell
Chief Legislative Aide to Commissioner Rita Pritchett
Marcia.newell@brevardfl.gov

District 1 Commission Office
2000 S. Washington Avenue, Suite 2
Titusville, Florida 32780
321-607-6901

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-----Original Message-----

From: Caren East <careneast@icloud.com>
Sent: Saturday, August 1, 2020 12:50 AM
Subject: Opposition to Canaveral Landing, LLC

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Commissioner,

As your constituents, my husband and I kindly ask for your support in voting against the request submitted by CANAVERAL LANDING, LLC to change a zoning classification and a CUP with a BDP on 33.80 acres located on the north side of Canaveral Groves Boulevard, approximately 675 feet east of Grissom Parkway.

Current Zoning: TR-1 (Single-Family Mobile Home).

Request: TRC-1 (Single-Family Mobile Home Cooperative) and a CUP for Cluster development of Mobile Homes, with a BDP limited to 100 units.

We oppose the proposed development, because it will result in:

- Drop in property values.
- Increased street traffic that will cause noise, delays and more accidents, as proposed development will not have its own access road.
- Increase in crime rate.
- Lower quality of life.

At the Brevard County Government Center on Monday, July 06, 2020 we were very disappointed to find out that the Board did not support our request and went ahead and approved the developer's request.

We believe that the well being of hundreds of local residents should weigh more than the profit realized by a single developer.

As your loyal constituents we expect you to protect our interests and not the interests of Canaveral Landing LLC.

Sincerely,
Caren East & Matt Glander
4220 Luciano Ave
Cocoa, FL 32927



BOARD OF COUNTY COMMISSIONERS

Rita Pritchett, District 1 Commissioner
2000 South Washington Avenue, Ste. 2
Titusville, FL 32780
(321) 607-6901
D1.commissioner@brevardfl.gov

Planning and Development
Zoning Meeting August 6, 2020
Canaveral Landing, LLC - 20PZ00006

Commissioner Pritchett meet with Kim Rezanka regarding the above item on July 27, 2020.

Commissioner Pritchett informed Ms. Rezanka that her main concern with the project is access to the property. Canaveral Groves Blvd. was discussed as access. Ms. Rezanka stated that they could not impact more than 0.18% wetlands according to the County's Comprehensive Plan. She believes that a road off of Canaveral Groves Blvd., through the wetlands, would impact more than 1.8%.



BOARD OF COUNTY COMMISSIONERS

Rita Pritchett, District 1 Commissioner

2000 South Washington Avenue, Ste. 2

Titusville, FL 32780

(321) 607-6901

D1.commissioner@brevardfl.gov

Planning and Development
Zoning Meeting August 6, 2020
Canaveral Landing, LLC - 20PZ00006

Commissioner Pritchett spoke to Danno Hunter regarding the above item on July 20, 2020.

Mr. Hunter has concerns about traffic, safety, noise and flooding if the project is approved. He would like to see the main entrance into the property be off of Canaveral Groves Blvd and not Ann Way. His concern is cars and the number of trips generated that would come through the neighborhood.

From: D Hunter
To: [Woodard, Patrick](#)
Subject: Re: Canaveral landing development project
Date: Monday, June 22, 2020 3:13:30 PM
Attachments: [image002.png](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Thank You. :-)

On Monday, June 22, 2020, 02:33:42 PM EDT, Woodard, Patrick <patrick.woodard@brevardfl.gov> wrote:

Danno,

On behalf of Commissioner Smith, thank you for contacting our office with your concerns. I will share your email with the Commissioner however, I wanted to acknowledge that our office received it.

Regards,

Pat Woodard



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From: D Hunter <ecobrevard@yahoo.com>
Sent: Monday, June 22, 2020 1:07 PM
To: Commissioner, D4 <D4.Commissioner@brevardfl.gov>
Subject: Canaveral landing development project

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Subject: Canaveral Landing Development

From:.....Danno.....ecobrevard@yahoo.com

To: d4.commissioner@brevardfl.gov.

Dear Commissioner Smith

I'm writing to address a concern that will affect many Canaveral Groves homeowners as well as a thriving natural wildlife eco system

The issue is a Low Income Trailer Park development project in the works here in Canaveral Groves. (Canaveral Landing) [Canaveral Landing - Trailer Park, Coop Manufactured Home Community](#)

**Canaveral Landing - Trailer Park, Coop
Manufactured Home Community**

A new, safe, pet-friendly trailer park in the heart of Cocoa, Florida

Those of us that live near and about this property have grown to love and respect the vast wildlife and native vegetation that inhabit this little 34 acre parcel. On any given day neighbors can enjoy the scrub jays, gopher tortoise, screech owls, hawks, eagles, woodpeckers, seasonal birds and many more Florida game

that reside on this little spot of land.

The Impact of a 100 unit trailer park to be located in the middle of our housing development would be devastating for so many reasons.

The majority of the properties surrounding this development are 1+ acre home sites.

While we all understand there may be a need for low income projects and that a developer has a right to make money, there are appropriate places for both. This Trailer Park of 100 homes crammed on to approx twenty acres is not homogeneous with surrounding homesteads, nor is it the desires of surrounding homeowners.

This rural neighborhood is now on the mend and is attempting to make a comeback.

Older homes are being refurbished and new homes are being brought in..... Why??

Because the residents like the peace and quiet and surrounding natural settings.

They like the distance between homes. This is why people choose to live here.

No one should have the right to take that from them.

This is what we know as of now

Application has been made for rezoning from TR-1 to TRC-1 with CUP Cluster Development Mobile homes and BDP to limit development to 100 units

- There is a Planning and Zoning board meeting scheduled on **7/6/2020 @3:00**
- There is a Brevard County Board of County Commissioners meeting scheduled for **8/6/2020 @ 5:00 PM.**

Neighboring Impacts if this Trailer Park is developed

- 1. A 4 unit per acre Trailer Park is NOT homogeneous with surrounding homesteads.**
- 2. Each home averages 2 vehicles.** (proposed 4 homes per acre)
 - Then add friends coming and going, that is 200+ more cars per day commuting through a quiet rural neighborhood.
 - **More noise**
 - **Increased Danger** to neighborhood family activity (no existing sidewalks for Family Walking, Bicycling etc),
 - **Wear and tear on roadways,**
 - **Greater use as a thoroughfare** between Grissom Pkwy and Canaveral Groves Blvd.. (This is already an issue)
- 3. Noise levels will increase tremendously.**
 - Trees and vegetation now blocking road noise from Grissom and I-95 will be removed, not to mention the everyday noise of 300-400 more people. (each home averaging 3-4 persons)
- 4. Wildlife/environmental habitat will be impacted.**
 - The present land to be developed contains a thriving ecosystem with a variety of plants and animals that will be impacted. Protected native wetland plants, protected scrub jay habitat, protected gopher tortoise, wild boar, many year around and seasonal

birds, rabbits, squirrels, hawks, owls, opossum, raccoons, box turtles, etc..

- More yard chemicals/fertilizers washed into the canals, rivers and ponds.

5. **Low income housing brings higher crime rates.**

6. **Depreciation of existing neighboring property values.** (Due to lower valued homes on rental lots)

Other concerns

7. **Sewage...** Will this require other Canaveral Groves residents to be forced to utilize the city sewer grid? Septic tanks can not be utilized at four homes per acre so will city sewage be imposed? (The county has attempted to implement this in the past at the homeowners expense.)

8. **Drainage....** How will this impact rainwater runoff during hurricanes and high rain downfall? (During heavy rains there is already flooding on the proposed entrance of the trailer park). Hess Ave.

We have started a petition among concerned neighbors asking if they approve or disapprove of this Trailer Park Development. As of now there are 180 signatures of neighbors that disapprove of this type of development in the middle of our neighborhood.

In conclusion... It would be nice to see the Hard Working, peace loving citizens get to keep what they have worked so hard for. Your consideration in stopping this boondoggle would be greatly appreciated.

Thank You..... Danno and all concerned citizens.

I have attached a location pic of the proposed development.



BOARD OF COUNTY COMMISSIONERS

Planning and Development Department

2725 Judge Fran Jamieson Way

Building A

Viera, Florida 32940

Inter-Office Memo

TO: Board of County Commissioners

FROM: Tad Calkins, Director – Planning & Development

Cc: Frank Abbate, County Manager
John Denninghoff, P.E., Assistant County Manager

DATE: July 20, 2020

SUBJECT: **Canaveral Landings, Conditional Use Permit (CUP) Submittal (20Z00006) for the August 6, 2020, Meeting Agenda**

On July 8, 2020, the Applicant provided staff a revised concept plan for the August 6, 2020, Board of County Commissioners meeting in reference to the Canaveral Landings (20Z00006) rezoning from TR-1 to TRC-1, a Conditional Use Permit (CUP) for the mobile home cluster development, with a Binding Development Plan (BDP) to limit density to 100-units. The proposed changes to the concept plan are as follows:

1. The concept plan shows a secondary access point through Tract "D" of the Royal Palms II Plat to Fountain Palm Road. Surveyor's Notes indicate that this tract is reserved by the developer for future Right of Way (ROW).
2. The concept plan reduces the number of mobile home lots to 99; however, notes identify 100 maximum number of units. A condition in the BDP also states a maximum of 100 units.

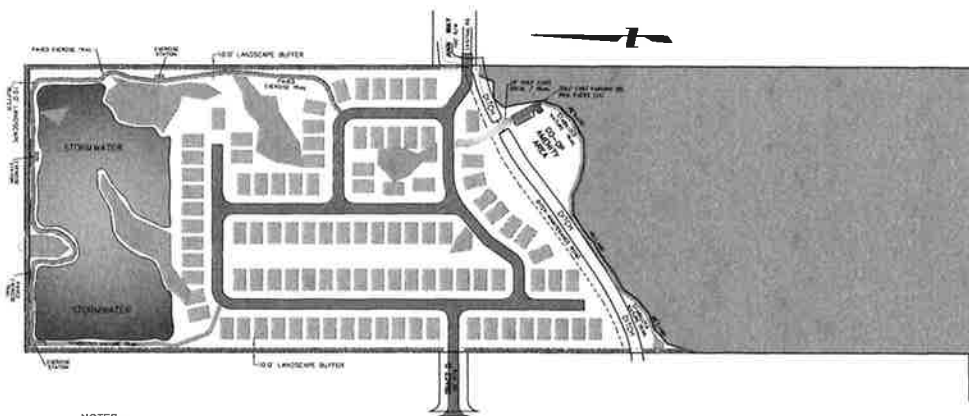
On July 6, 2020, the Planning and Zoning Board recommended approval of the rezoning application, CUP, and BDP with the following inclusion:

Fountain Palm Road be used as an ingress/egress, if accessible.

The Board should take into consideration as to whether this additional stipulation within the proposed concept plan mitigate potential impacts with the existing development and the surrounding area.

Attachment: Concept Plan, revised July, 8 2020.

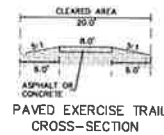
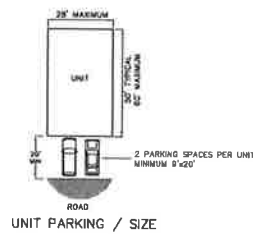
Revised Concept Plan
20Z00006
Canaveral Landing
(submitted 07/08/20)



CANAVERAL GROVES BOULEVARD

NOTES:

1. MAXIMUM NUMBER OF UNITS - 100
2. UNIT MINIMUM DISTANCE FROM PRIVATE STREETS - 20'
3. MINIMUM SEPARATION DISTANCE BETWEEN ALL PRINCIPAL AND DETACHED STRUCTURES - 15'
4. MAXIMUM HEIGHT OF STRUCTURE - 35'
5. USABLE COMMON RECREATION AND OPEN SPACE PROVIDED:
TRAILS (PASSIVE AND ACTIVE) - 30,990 SF
CO-OP AMENITY AREA - 30,747 SF
WETLAND AREA - 884,211 SF
TOTAL AREA OF USABLE COMMON REC AND OPEN SPACE - 740,918 SF
TOTAL AREA - 1,488,333 SF
OPEN SPACE PERCENTAGE - 734,928 / 1,488,333 = 49.8%
6. ACTIVE RECREATION AREA - (1.5 ACRES PER 100 UNITS REQUIRED)
CO-OP AMENITY AREA LESS PARKING - 35,000 SF
PAVED EXERCISE TRAILS W/ 3 EXERCISE STATIONS - 37,800 SF
TOTAL ACTIVE RECREATION AREA - 88,686 SF 1.53 AC
7. CO-OP AMENITY AREA TO INCLUDE:
- GOLF CART AND BIKES PARKING
- COVERED PARKING (40'x40'x3)
- SWIMMING POOL (20'x40'x4)
- REST ROOMS
8. EXERCISE STATIONS TO INCLUDE:
- CHIN-UP STATION
- SIT-UP STATION
- MONKEY BAR STATION
9. ROLL-OUT CARTS AT EACH UNIT WILL BE USED FOR RETURN.
10. TEN (10) PERIMETER LANDSCAPE / SCREENING BUFFER PROVIDED IN DEVELOPMENT AREA.



CONCEPTUAL SITE PLAN	
PROPOSED REZONING TO TR C-1 CANAVERAL LANDING COOPERATIVE	
BREVARD COUNTY FLORIDA	
DATE: 7/7/2020	BY: [Signature]
FOR INFORMATION ONLY Purpose: []	
Honeycutt & Associates, Inc. 2000 Highway 1 Titusville, Florida 32780 (321) 261-1111 Certificate of Accreditation 02-0007823	

H. 6

From: Tobia, John
To: Jones, Jennifer
Cc: Iliff, Bethany
Subject: Meeting Disclosure
Date: Wednesday, August 5, 2020 4:45:37 PM

August 5, 2020

To: Jennifer Jones
From: John Tobia, Brevard County Commissioner, District 3
Re: Meeting Disclosure

Ms. Jones,

In regards to the upcoming agenda item H. 6 for the Planning & Zoning meeting on August 6th, 2020, please be advised in advance that Commissioner Tobia spoke with the following parties via telephone on August 4th, 2020.

Kim Rezanka, Esq.

The phone call lasted approximately ten minutes, during which the above individual provided information regarding the above-referenced item.

Sincerely,



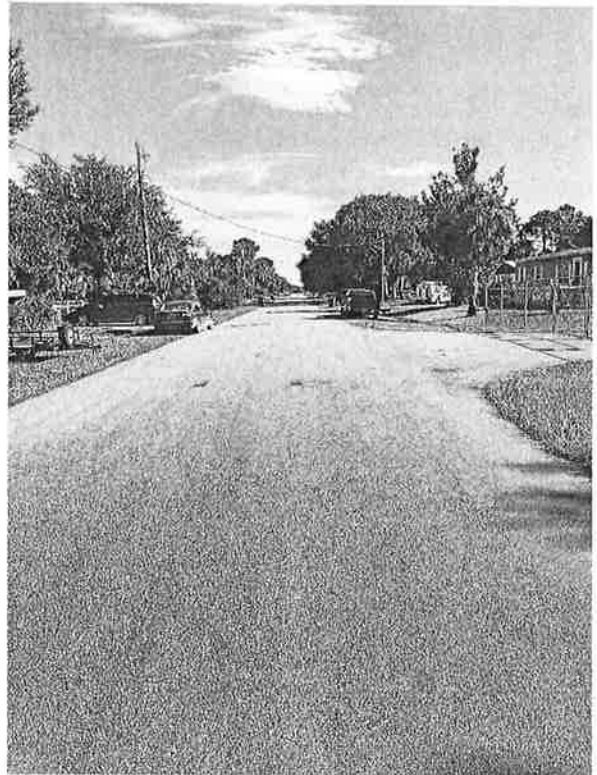
John Tobia
County Commissioner, District 3



BOARD OF COUNTY COMMISSIONERS



Fountain Palm Road into Tract D



Fountain Palm Road – looking North



Ann Way into Property



Hess Avenue Intersection with Ann Way

H.6

Brevard County Board of County Commissioners

August 6, 2020

- PRESENTED ON BEHALF OF -

Canaveral Landing, LLC

Item # H.6. Canaveral Landing, LLC, requests a change of zoning classification from TR-1 to TRC-1 with a CUP for the Cluster Development of Mobile Homes and a BDP limiting residential development to 100 units. (20Z00006) (Tax Account 2314846) (District 1)

KIMBERLY BONDER REZANKA, ESQ.
Cantwell & Goldman, P.A.
96 Willard Street, Suite 302
Cocoa, FL 32922

-
- UNIT PARKING / SIZE
- 25' MAXIMUM
- 2 PARKING SPACES PER UNIT
- 8' x 20'
- ROAD
- UNIT
- 50' TYPICAL
60' MAXIMUM
- 25' MAXIMUM



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Manufactured Housing In The United States

General Profile

22 million

people live in
manufactured homes

10%

of new single-family
home starts

\$78,500

average new home
sales price

77%

of new manufactured
homes titled as personal
property (chattel)

Resident Satisfaction

90%

of people are satisfied with
their homes

71%

of residents cite affordability
as a key driver for choosing
manufactured housing

62%

of all residents anticipate
living in their homes for
more than 10 years

38%

don't anticipate
ever selling
their home

Made In America



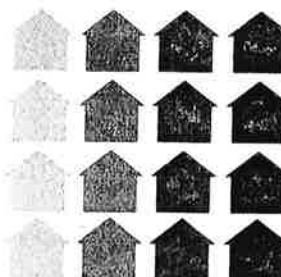
★ **94,615** homes produced
in 2019

Affordable Homeownership



Manufactured
Home
\$55
average price
per square foot

Manufactured Home Communities



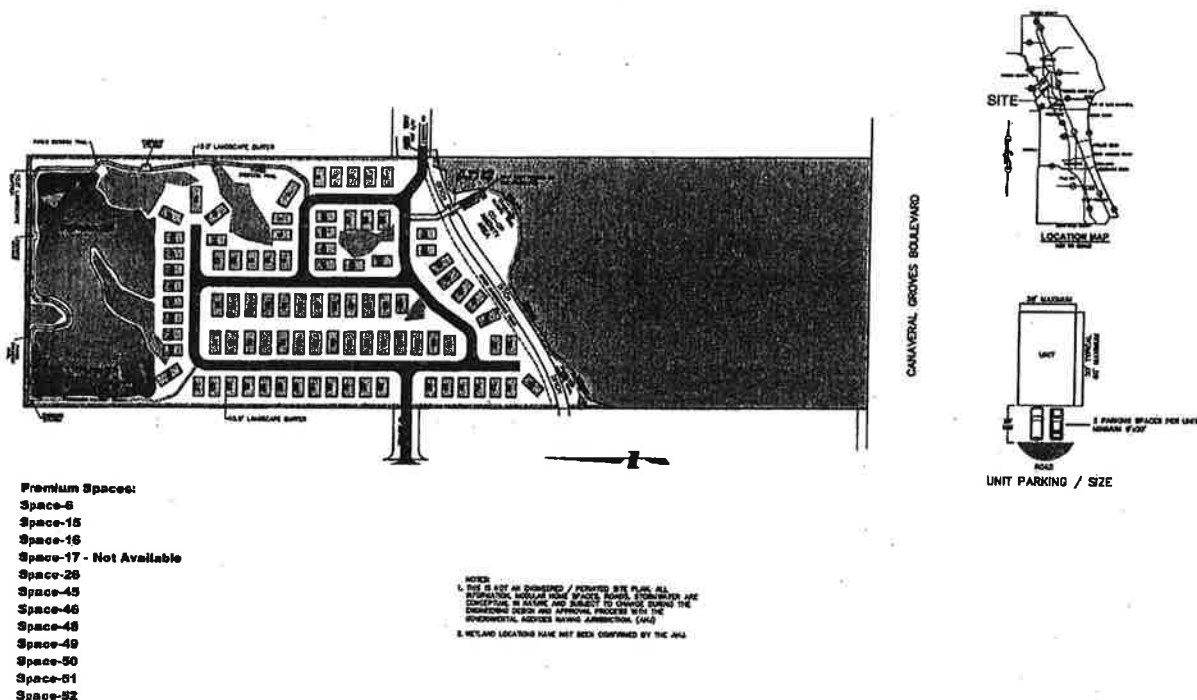
Almost 40,000 land-lease communities

4.2 million estimated home sites

37% of new homes are placed in communities

Average annual **site rent** increase of **3%**

WELCOME TO CANAVERAL LANDING IN COCOA, FLORIDA



About Canaveral Landing, a Trailer-Park Reimagined

OVERVIEW

Canaveral Landing LLC is a boutique real estate development and advisory company specializing in creating and preserving high-quality affordable housing opportunities for fixed-income individuals and families of modest means. Canaveral Landing is developed

with an unwavering commitment to structuring innovative funding and financing solutions with a focus on becoming a leader in the future of the unconventional financing landscape for factory-built home communities.

A First-Come, First Served list has been created and is available to you, without any financial obligation, by completing the Letter of Interest in the "Document Download section at the bottom of this page.

RESIDENT-OWNED

Canaveral Landing will be a resident-owned, pet friendly community located in the heart of Cocoa, Florida.

We understand how important lifestyle is and we are going out of our way to ensure that Canaveral Landing delivers the lifestyle that you desire.

Canaveral Landing Chatter

July 8, 2020

BREVARD COUNTY PLANNING & ZONING BOARD VOTES 6 / 1 FOR CANAVERAL

We are excited to report that on July 6, 2020, the the Brevard County Planning & Zoning Board voted 6 / 1 for the project. The process now requires us to appear before the Planning Commission on August 6, 2020 fo...

Continue Reading

New Development – The county is still in a building boom with several housing projects in the process of development. Nearby new residential construction includes the Watermark project at Camp Road and US 1, the Panther Ridge project (142 lots) by DR Horton at US 1 south of Camp Road, and the Hickory Ridge project (107 Lots) located on US 1 just south of Canaveral Groves Boulevard.

The neighboring City of Titusville to the north reports there are 4,454 single-family units and 226 apartment units in 16 projects that are currently under construction or in the planning stage. These include two master-planned communities – Antigua Bay with over 2,400 units and Willow Creek with 1,277 units.

MARKET ANALYSIS – Brevard Economic Indicators

Employment – The Brevard County Unemployment Rate for December 2019 was 2.7% representing a 79% decline from the high of 12.8% set in January 2010 amid the housing crisis, national recession, and the shutdown of the Space Shuttle program.

New employment in the subject area includes the 555,000 square foot Wal-Mart distribution center on SR 520 in Cocoa that is estimated to eventually employ 450 with most wages over \$16 per hour.

Other areas of increasing employment activity include the Space Center with the launch activity by Nasa, Space X and Blue Origin.

Construction & Development – New home construction increased to 3,864 units in 2019, a 30% increase from 2018. There has been a significant increase in multi-family apartment development in the past four years amid escalating home prices that have far out-paced wage increases making home ownership out of reach for many.

This level of housing construction is still far below the peak of 8,787 units in 2005, as well

as pre-boom levels in 2000 of 4,300 units. This is more reflective of the rapidly decreasing vacant land suitable for substantial development than a lack of demand.

Housing Market- The Brevard County housing market showed significant improvement in demand and prices beginning in 2013. The 2019 median resale price of an existing home was \$238,875 representing an 134% increase from lows reached in 2011. This gain surpasses that of the Florida median resale price gain by 34%. The 2018 resale price was the first time surpassing the high of \$226,200 set in 2005. These annual price increases have come down from a high of 17% in 2015 and have generally declined by half each year since that time indicating we may be nearing peak pricing.

ABOUT FLORIDA RESIDENT OWNED COMMUNITIES



Resident owned mobile home parks and communities in Florida or manufactured home co-op share is ownership interest in the entire mobile home community. You do not own the land that your manufactured home is sitting on (known as fee simple, in traditional real estate). Instead your ownership is comparable to being a Member in a limited liability company or a stockholder in a corporation, owning interest in the entire community.

The monthly fees have not been set as yet, but are generally half of the lot rent fees paid on a land lease basis for those homes without a share.

Cooperative properties are listed on the Multiple Listing Service or MLS along side conventional real estate. When purchasing or selling a mobile home that is part of a co-op you are able to gain massive exposure in both selling your manufactured home or searching to buy your next mobile home.

You pay real estate taxes just as you do on real property. Because the purchase price is relatively low, your taxes are not that high. If you are, or will be a Florida resident, you can homestead the property resulting in significantly lower real estate taxes. Other qualifying reductions in real estate taxes include disability and more.

Sec. 62-3202. - General.

- (a) A site development plan shall be required for the construction or expansion of a building, structure, infrastructure, or complex of buildings or structures, unless exempted by this section. A building permit shall not be issued, unless the construction plans are accompanied by an approved site development plan

- (c) A site development plan submitted for any development defined in this Article shall comply with the requirements of article VII, division 4, engineering design standards for subdivision and site plan review.
- (d) Site development plans, drainage plans, drainage calculations, and all other engineering studies shall be signed and sealed by a professional engineer licensed in the state. The county manager or their designee may waive the engineering requirement for minor site plans or minor alteration plans.

- (h) The site development plan shall include all of the necessary information and engineering for construction, including but not limited to, the following and other specific requirements and standards of this article:
- (1) A site development plan shall provide that the proposed lot sizes, lot coverage, density, setback provisions, and other factors are in conformity with the requirements of this article and other applicable ordinances, articles and statutes.
 - (2) The site shall be designed and constructed to ensure use of the property is in harmony with adjacent and surrounding land use; has adequate light and air; and is safe and convenient for those persons utilizing such property.
 - (3) The ingress and egress to the property and proposed structures, both pedestrian and vehicular, shall be controlled so as to provide safe traffic control and flow within the property and between adjoining property and existing public roads and rights-of-way.
 - (4) The site shall have direct access to a paved road, whether public or private.
 - (5) Access drives that function as a minor street, minor arterial, collector street or higher functional classification shall be constructed in accordance with applicable sections of the article VII.
 - (6) **The drainage of the property shall not alter the established drainage so as to adversely affect the adjoining property. The plan shall depict the stormwater treatment method as required by federal, state, and local governing agencies.**
 - (7) The plan shall demonstrate water and sewer service are available. In areas where public sewer service is not available, the site development plan shall depict department of health approved alternative means of treatment.
 - (8) Site development plans shall take reasonable measures to preserve all natural, scenic vistas/roadways, archaeological, and historic features.
 - (9) Any boundary and/or easement overlaps and gaps must be resolved prior to final approval.
 - (10) Site plans within BU-1, BU-2, or industrial zoning classifications shall construct a minimum of a six-foot high masonry or solid wall, including, but not limited to, concrete block walls, pre-cast (solid) walls, or foam core/steel support with stucco finish, when the subject property abuts a residential zoning classification.

Sec. 62-3694. - Permitted uses.

- (a) The following uses shall be permitted provided they do not adversely affect the functions of wetlands within the county:
- (1) Non-bona fide agricultural and forestry operations utilizing best management practices, which do not result in permanent degradation or destruction of wetlands;
 - (2) Recreation;
 - (3) Fish and wildlife management; and
 - (4) Open space.

Pursuant to the Florida Agricultural Lands and Practices Act (F.S. ch. 163.3162(4)), any activity of a bona fide agricultural use on land classified as agricultural land pursuant to F.S. § 193.461 is exempt.

- (b) As an alternative to filling, functional isolated wetlands may be utilized within the surface water management system of a project as approved by the county.
- (c) The following land use and density restrictions are established as a maximum density or most intense land use within wetlands that may be considered only if other criteria established in Conservation Element Policy 5.2 of the county comprehensive plan are met:

.....

- (2) Residential land uses within wetlands and created by metes and bounds, which are not part of a formal subdivision, on properties containing wetlands shall be limited to the following:
- a. Residential land uses within wetlands shall be limited to not more than one dwelling unit per five acres unless strict application of this policy would render a legally established parcel as of September 9, 1988, which is less than five acres, as unbuildable. The preceding limitation of one dwelling unit per five acres within wetlands may be applied as a maximum percentage limiting wetland impacts as described in section 65-3694(c)(1)a. Application of the one-unit-per-five-acres limitation shall limit impacts to wetlands for single family residential development on a cumulative basis, to not more than one and eight-tenths percent of the total property as defined in section 65-3694(c)(6).
 - b. Except as allowable in section 65-3694(c)(2)a., properties shall contain sufficient uplands for the intended use and for any buffering necessary to maintain the function of the wetland(s), and shall be compatible with adjacent uses.
 - c. In addition to impacts allowable in section 65-3694(c)(2)a., on properties where sufficient uplands for the intended use and for any buffering necessary to maintain the function of the wetland(s) exist except for access, wetland impacts may be permitted for single access to

.....

- (6) Impacts to wetlands from residential and mixed-use land development activities, on a cumulative basis, shall not exceed one and eight-tenths percent of the non-commercial and non-industrial acreage of a DRI, PUD, parcel acreage or, if the project is within a new town overlay (as defined in chapter 11, policy 9.2), one and eight-tenths percent of the non-commercial and non-industrial acreage within the applicable new town overlay.

Criteria:

- A. The facilities are water-dependent, such as mosquito control facilities; or,
- B. The facilities are water-related, such as boat ramps, docks or surface water management facilities; or,
- C. The facilities are not adversely affected by periodic flooding or standing water, such as highway bridges and some recreational facilities; or,
- D. The building structures are flood-proofed and located above the 100-year flood elevation, or removed from the floodplain by appropriately constructed dikes or levees; or,
- E. The facilities are found to be in the public interest and there is no feasible alternative.

Wetlands

Objective 5

Preserve, protect, restore, and replace wetlands to achieve no net loss of functional wetlands in Brevard County after September, 1990. The County shall ensure the protection of wetlands and wetland functional values by prioritizing protective activities with avoidance of impacts as the first priority, minimization of impacts as the second priority, and mitigation for impacts as the third priority.

Policy 5.1

Brevard County shall utilize the same methodology, soil types, hydrological requirements and vegetation types as the FDEP and the SJRWMD in delineating wetlands.

Policy 5.2

Brevard County shall adopt regulations which promote no net loss of functional wetlands. At a minimum, the following criteria shall be included in the land development regulations:

Criteria:

- A. The basis for no net loss shall be established as of the effective date of the required ordinance.
- B. Wetlands shall be considered functional unless the applicant demonstrates that the water regime has been permanently altered, either artificially or naturally, in a manner to preclude the area from maintaining surface water or hydroperiodicity necessary to sustain wetland functions.

- C. If an activity is undertaken which degrades or destroys a functional wetland, the person performing such an activity shall be responsible for repairing and maintaining the wetland. If it is not feasible or desirable for the responsible person to perform the repair and maintenance of the wetland, then the responsible person shall mitigate for the wetland loss. Mitigation can include, but not be limited to: wetland restoration, wetland replacement, wetland enhancement, monetary compensation or wetland preservation.
- D. Wetland activity conducted by a public agency may not be utilized for wetland mitigation credit by private persons unless approved by Brevard County.
- E. The following land use and density restrictions within wetlands are established as a maximum density or most intense land use that may be considered only if the other criteria established in Conservation Element Policy 5.2 are met:
 - 1. Residential land uses within wetlands, that are a part of a formal subdivision or site plan, on properties containing wetlands shall be limited to the following:
 - a. Residential land uses within wetlands shall be limited to not more than one (1) dwelling unit per five (5) acres unless strict application of this policy renders a legally established parcel as of September 9, 1988, which is less than five (5) acres, as unbuildable. The preceding limitation of one dwelling unit per five (5) acres within wetlands may be applied as a maximum percentage limiting wetland impacts to not more than 1.8% of the total non-commercial and non-industrial acreage on a cumulative basis as set forth in Policy 5.2.E (7), for subdivisions and multi-family parcels greater than five acres in area, New Town Overlays, PUDs, and if applicable, mixed-use land development activities as specified in Policy 5.2.E (6).
 - b. For development activities on property greater than five (5) acres, density may be transferred to an upland portion of the site if consistent with all county land development regulations and compatible with adjacent uses.
 - c. Except as allowable in Policy 5.2.E(1)a, subdivided lots and multi-family parcels shall contain sufficient uplands for the

intended use and for any buffering necessary to maintain the function of the wetland(s), and shall be compatible with adjacent uses.

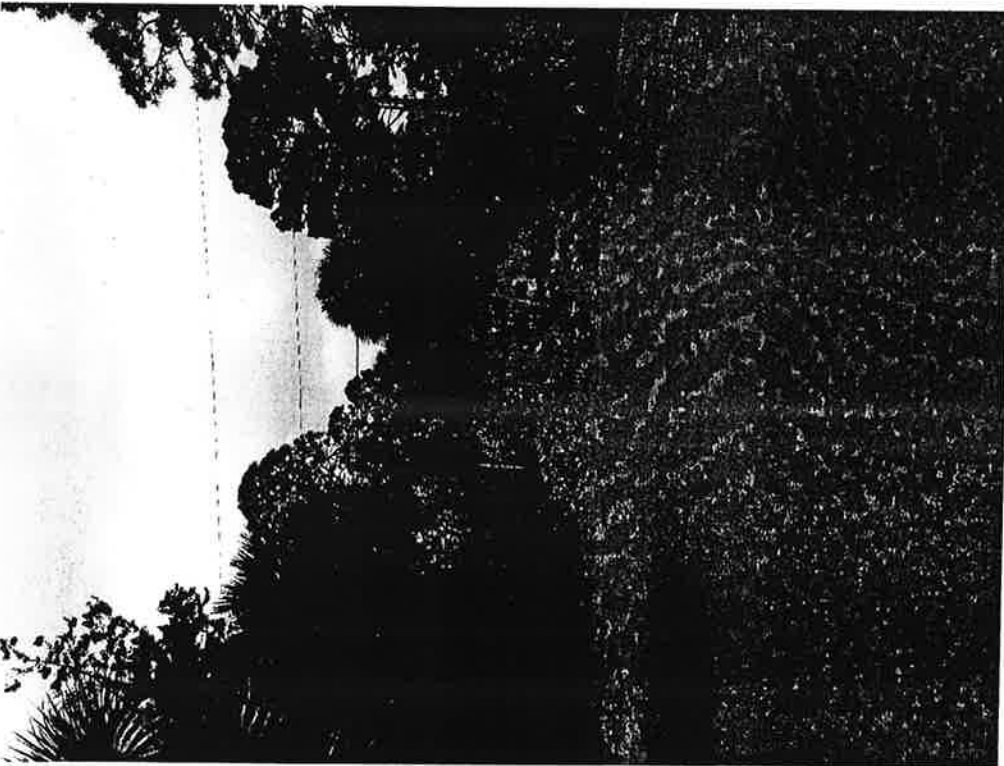
2. Residential land uses within wetlands and created by metes and bounds, which are not part of a formal subdivision, on properties containing wetlands shall be limited to the following:
 - a. Residential land uses within wetlands shall be limited to not more than one (1) dwelling unit per five (5) acres unless strict application of this policy would render a legally established parcel as of September 9, 1988, which is less than five (5) acres, as unbuildable. The preceding limitation of one dwelling unit per five (5) acres within wetlands may be applied as a maximum percentage limiting wetland impacts as described in Policy 5.2.E (1)a above. Application of the one-unit-per-five-acres limitation shall limit impacts to wetlands for single family residential development on a cumulative basis, to not more than 1.8% of the total property as defined in Policy 5.2.E (7).
 - b. Except as allowable in Policy 5.2.E (2)a, properties shall contain sufficient uplands for the intended use and for any buffering necessary to maintain the function of the wetland(s), and shall be compatible with adjacent uses.
 - c. In addition to impacts allowable in Policy 5.2.E (2)a, on properties where sufficient uplands for the intended use and for any buffering necessary to maintain the function of the wetland(s) exist except for access, wetland impacts may be permitted for single access to the uplands.
3. Commercial and industrial land development activities shall be prohibited in wetlands contained in properties designated on the Future Land Use Map as commercial or industrial, and in surrounding upland buffers for such wetlands, except as provided below for I-95 interchanges, mitigation qualified roadways, abutting properties, and access to uplands. In no instance shall a proposed land development activity result in increased flooding on adjacent properties. Where the State does not require a buffer, wetland buffers specifications shall be established in land development regulations and be based on peer-reviewed

associated improvements such as sidewalks, parking areas and driveways) do not exceed the limitation set forth in Policy 5.2 E(7); and

- c. To the extent direct impacts to wetlands are caused by a particular building or buildings within a mixed-use development, not less than 30% of the gross square footage of such building or buildings must be for residential use; or such building or buildings shall be physically attached to a building having not less than 30% of its gross square footage permitted for residential use.
7. Impacts to wetlands from residential and mixed-use land development activities, on a cumulative basis, shall not exceed 1.8% of the non-commercial and non-industrial acreage of a DRI, PUD, parcel acreage or, if the project is within a New Town Overlay (as defined in Chapter 11, Policy 9.2), 1.8% of the non-commercial and non-industrial acreage within the applicable New Town Overlay.
8. Allowable wetland impacts shall be kept to a minimum and related to structural building area requirements, on-site disposal system requirements, the 100 year flood elevation requirement for first floor elevations, required stormwater management and parking, and required access to the on site structures. Minimization shall include application for available land development regulation waivers that would result in reduced wetland impacts.
9. Dumping of solid or liquid wastes shall be prohibited.
10. Applying or storing pesticides and herbicides should be prohibited unless such application is required for protection of the public health or removal of invasive, exotic, or nuisance plant species for management and mitigation or conservation purposes approved by Brevard County or removal of invasive, exotic, or nuisance plant species for management and mitigation or conservation purposes approved by Brevard County.
11. The County shall develop incentives to minimize impacts to highly functional wetlands.

F. Agricultural Activities

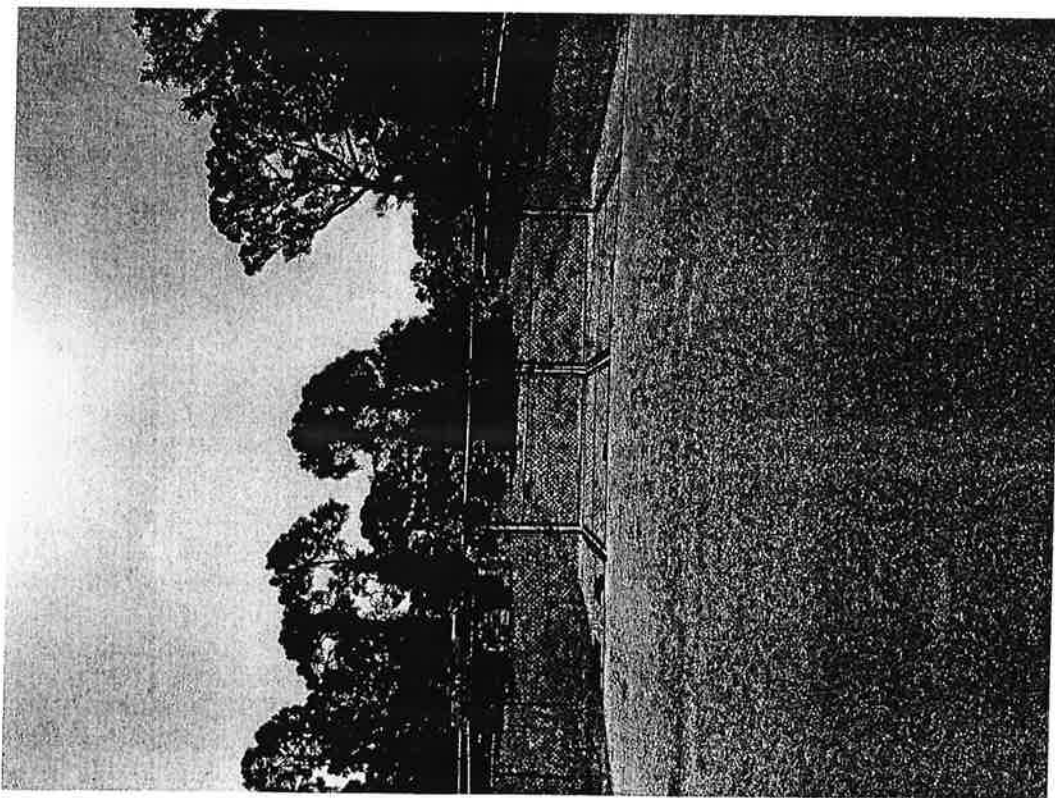
1. An exemption for agricultural pursuits, utilizing best management



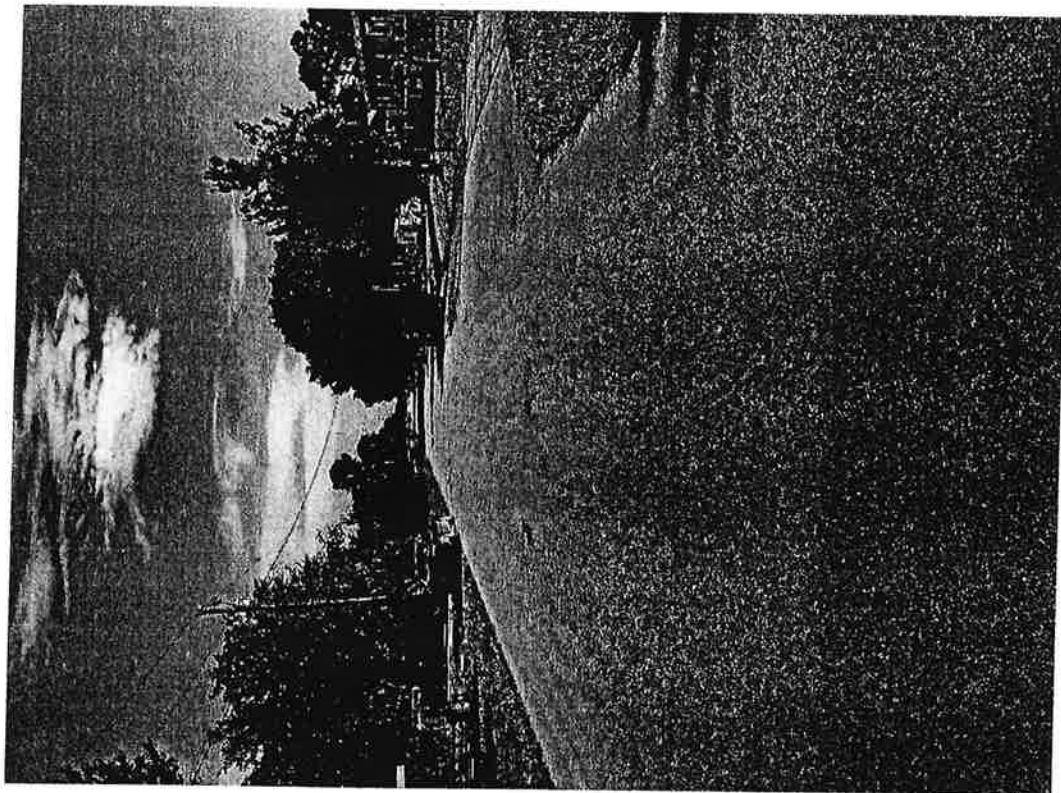
Ann Way into Property



Hess Avenue Intersection with Ann Way



Fountain Palm Road into Tract D



Fountain Palm Road – looking North

PLAT BOOK 31
AND PAGE 51

ALLEN ENGINEERING,
INC., COCOA BEACH, FLA.
SURVEYORS ENGINEERS

APRIL 1934

East line W 1/4, W 1/2,
NW 1/4, Sec. 36, T3, R35

SURVEYORS NOTE: THE
E OF PHILLIS DRIVE IS
THE E OF 50' 000 LINE SMI
SEE O.R. 0 281, P. 1039, 1033

NOT SUBDIVIDED

North line SW 1/4.
Sec. 36-23-55

East line W 1/4. W 1/2
SW 1/4. Sec. 36. T3. N4.

[illegible]

NOT SUBDIVIDED

East line W1/4, W1/2, SW1/4, Sec. 36, T33S

SURVEYORS NOTE:

CANAVERAL GROVES

[illegible]

NOT SUBDIVIDED

16

EDUCATION

KNOW ALL MEN BY THESE PRESENTS, that the Corporation of the City of New York, acting by its Board of Aldermen, do hereby certify that the following is a true and correct copy of the resolution of the Board of Aldermen, passed on the 10th day of May, 1900, and of the order of the Board of Aldermen, passed on the 10th day of May, 1900, in relation to the same, and that the same are hereby published for the information of the public.

IN WITNESS WHEREOF, I have caused these presents to be signed and attested to by the Clerk named below and its Corporate Seal to be affixed hereon, July 31st, 1966.

BY: Kathleen P. Blum President
Attest: Dana L. Noel Secretary

RANIC, INC.
 1300 Palm Avenue
 Merritt 141, *b. 3295
 Seal

STATE OF FLAIDA... COUNTY OF BREYARD
THIS IS TO CERTIFY, That on 4/14/31st, 1934, before me, an officer duly authorized to take acknowledgments in the

William R. Hays, and Anna S. Hays, respective President and Secretary of the above named corporation incorporated under the laws of the State of Florida. Some well known

the individuals and officers described in and who executed the foregoing declaration and severally acknowledged the execution thereof to be their free act and deed as such officers, the undersigned, do hereby certify.

my hand and seal on the above data.

My Commission Expires May 24th, 1993

CERTIFICATE OF SURVEYOR

of the lands in the foregoing plan; that said plan is a true and correct representation of the lands therein described and plotted; that persons and agents of the Government have been placed

CERTIFICATE OF APPROVAL

BY MUNICIPALITY

YEST. MAYOR. SEAL. appeared on hanging plot

CITY CLERK.

CERTIFICATE OF ACCEPTANCE OF DEDICATION
BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY That the Board of County Commissioners

merely except all ready, great, glory, throughout, parts, much, training, economy, valley, common, lakes, highways, open spaces and other rights of way, economy and were designed for public use on this plot.

ATTEST: *Pat M. Stule*
Chairman of the Board

CERTIFICATE OF APPROVAL BY
BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on, 906437 2, 1984
Sampling plot was approved by the Board of County Commissioners of
Hernando County, Florida.

Attest:
R.C. Winstead Jr. By: Anthony W. May
Chairman of the Board
Date of 4/2/2008

Approved: *Rudrickell*
County Engineer

CERTIFICATE OF APPROVAL BY

PLANNING AND ZONING COMMISSION

CERTIFICATE OF CLERK

2:37 PM, File No. 009334
 D.C. Weinland p. 19; Anthony W. Muz
 Clerk of the Circuit Court

and for Bedford County, Pa.

Sec. 62-1402. - Single-family mobile home, TR-1 and TR-1-A.

The TR-1 and TR-1-A single-family mobile home zoning classifications encompass land devoted to single-family mobile homes.

(1) *Permitted uses.*

a. Permitted uses are as follows:

Single-family mobile home units.

Single-family detached dwelling units with minimum floor area of 600 square feet.

Foster homes.

Parks and public recreational facilities.

b. Permitted uses with conditions are as follows (see division 5, subdivision II, of this article):

Group homes, level I, subject to the requirements set forth in section 62-1835.9.

Power substations, telephone exchanges and transmission facilities.

Preexisting use.

Temporary living quarters during construction of a residence.

(2) *Accessory buildings or uses.* Accessory buildings and uses customary to residential uses are permitted. (Refer to definition cited in section 62-1102 and standards cited in section 62-2100.5).

(3) *Conditional uses.* Conditional uses are as follows:

Change of nonconforming agricultural use.

Land alteration (over five acres and up to ten acres).

Residential/recreational marina.

Sewer lift stations.

Single-family residential second kitchen facility.

Substantial expansion of a preexisting use.

Wireless telecommunication facilities and broadcast towers.

(4) *Minimum lot size.* Minimum lot size is as follows:

Classification	Lot size (square feet)	Lot width (feet)	Lot depth (feet)
TR-1	7,500	65	100
TR-1-A	5,000	50	100

52 So.3d 19
District Court of Appeal of Florida,
First District.

KATHERINE'S BAY, LLC, Intervenor, Appellant,
v.
Ronald J. FAGAN and Citrus County, Appellees.

No. 1D10-939.

Dec. 14, 2010.

*** Start Section

... and the LDC that would limit the intensity of development on this land even under the RVP designation. The ALJ concluded, however, that "[n]otwithstanding the other provisions within the Plan and LDRs that place limitations on RV park development *26 in an effort to satisfy environmental constraints, ... the subject property is clearly not 'the most appropriate area, as depicted on the GFLUM' for new development, nor is it an area with 'minimal environmental limitations.' "

The ALJ also concluded that the Amendment was inconsistent with FLUE Policy 17.2.8's requirement that development be accomplished in a "functional and compatible land use framework which reduces incompatible land uses." Because "compatible" is not defined in the Plan, the ALJ relied on the definition of "compatibility" in Florida Administrative Code Rule 9J-5.003(23). That definition is as follows:



"Compatibility" means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

In support of the conclusion that the new designation approved a land use incompatible with the surrounding uses, the ALJ noted Appellee's testimony concerning the characteristics of the area. He also noted Appellee's concerns about noise, lighting, litter, traffic, and property value. The ALJ further noted that there were only six nonconforming

land uses and that each was permitted to exist due to vested rights. The ALJ then stated, "It is fair to infer that the insertion of an RV park in the middle of a large...

*** Start Section

.... The mere fact that Appellee's property has a different future land use designation than Appellant's re-classified property is insufficient. See *Hillsborough County v. Westshore Realty, Inc.*, 444 So.2d 25, 27 (Fla. 2d DCA 1983) (holding that the mere fact that property is in close proximity to another property with a less restrictive classification does not require reclassification). Additionally, while it may have been noteworthy that Appellant presently fails to maintain its vested one-acre RV park in an attractive manner, the concern that the yet-to-be-developed RV park would be maintained in the same way is speculative and does not establish long-term negative impacts stemming from the reclassification of the subject property.

In sum, based on the applicable definition of "compatibility," Appellant's argument that there was insufficient evidence to support a finding that the RV park was incompatible is well-taken. It appears that, in finding the proposed use incompatible with the surrounding uses, the ALJ gave undue emphasis to Appellee's preference not to have an RV park as a neighbor. However, this preference in itself is insufficient to override Appellant's desire to build an RV park on its land. See *Conetta v. City of Sarasota*, 400 So.2d 1051, 1053 (Fla. 2d DCA 1981) (suggesting that a land-use decision should not be "based primarily on the sentiments of other residents"). As a result, we hold that the ALJ erred in concluding that the Amendment was inconsistent with FLUE Policy 17.2.8.

III. Conclusion

For the reasons explained...

§ 163.3164(9), Fla. Stat.

On motion of Commissioner Scarborough, seconded by Commissioner Senne, the following resolution was adopted by a unanimous vote:

WHEREAS, CLIFTON CONSTRUCTION, INC., a Florida Corporation, T. A. TERRY, BARRY TIDWELL, CHARLES SMITH, JACKIE FORSYTH, JOHN HOSKIN & KELLY BARNES

has/have applied for a change of classification from TR-1 to TRC-1 and a Conditional Use Permit for Cluster Development of Modular Coaches with a Binding Site Plan on property described as SEE ATTACHED LEGAL DESCRIPTION

Section 36, Township 23 S, Range 35 E, and,

WHEREAS, a public hearing of the Brevard County Planning and Zoning Board was advertised and held, as required by law, and after hearing all interested parties and considering the adjacent areas, the Planning and Zoning Board recommended that the application be approved and,

WHEREAS, the Board, after considering said application and the Planning and Zoning Board's recommendation and hearing all interested parties and after due and proper consideration having been given to the matter, find that the application should be approved, now therefore,

BE IT RESOLVED by the Board of County Commissioners of Brevard County, Florida, that the requested change of classification from TR-1 to TRC-1 and a Conditional Use Permit for Cluster Development of Modular Coaches with a Binding Site Plan be approved, and that the zoning classification relating to the above described property be changed to TRC-1 w/Conditional Use Permit for Cluster Development of Modular Coaches with a Binding Site Plan and the Planning and Zoning Director is hereby directed to make this change on the official zoning maps of Brevard County, Florida.

BE IT FURTHER RESOLVED that this resolution shall become effective as of April 24, 1989.

BOARD OF COUNTY COMMISSIONERS
Brevard County, Florida

ATTEST:

by ROGER W. DOBSON
Chairman

R. C. WINSTEAD, JR., Clerk
by D.C.
(SEAL)
(Hearing - March 6, 1989)

II. CONSISTENCY WITH THE COMPREHENSIVE PLAN

A. FUTURE LAND USE AND SERVICE SECTOR EVALUATION

1. Future Land Use Designation: residential
2. Service Sector Designation: urban fringe
3. Is the zoning proposal consistent with the Future Land Use and Service Sector Maps? Yes X No

If no, describe alternatives that may be considered: _____

B. LAND USE COMPATIBILITY:

Identify the degree of compatibility between the development proposal's land use and the existing contiguous land uses and zoning using the compatibility ratings (probable compatibility, possible incompatibility, strongly incompatible) of Figure I of the Future Land Use element:

EXISTING LAND USES AND ZONING ADJACENT TO THE PROPOSAL

	<u>Land Use</u>	<u>Zoning*</u>	<u>Compatibility</u>
East	<u>MH Res.</u>	<u>RAAC-1</u>	<u>Probably Compatible</u>
West	<u>vacant</u>	<u>TR-1</u>	↓
North	<u>MH Res.</u>	<u>TR-1</u>	
South	<u>MH/vacant</u>	<u>GU/RAAC-1</u>	

Neighborhood Character: _____

Existing Zoning History: _____

*If within a municipality, define the zoning classification: _____

Comments for Special Evaluation: _____

I-19
2-8387

#16

March 1, 1989

Dear Boardmember:

We are greatly concerned about the proposed zoning change in in Canaveral Groves (section 36) from TR-1 to TRC-1. This change would have a negative impact on our community.

Canaveral Groves Boulevard is already seriously congested with traffic and the addition of many more people would cause even greater problems.

If this zoning change is approved, the developer should make provisions for adding another access to accommodate the added traffic.

We hope that you will take this under consideration when voting on the proposed zoning change.

Sincerely,



Bill Cannon
President,
Canaveral Groves Homeowners Association

137 units map

I-51

Z-8387

21

RESOLUTION NO. Z-10520

On motion by Commissioner Scarborough, seconded by Commissioner O'Brien, the following resolution was adopted by a unanimous vote:

WHEREAS, T.A. TERRY, ROBERT B. CLIFTON, TRUSTEE, JACKIE FORSYTH, AND JOHN HOSKINS

has/have applied for a change of classification from TRC-1 (Single Family Mobile Home Cooperative) to TR-1 (Single Family Mobile Home), removing the existing CUP for Cluster Development of Modular coaches and removing the existing Binding Site Plan on property described as Tax Parcel 501, as recorded in ORB 4088, Page 0348, Public Records, Brevard County, Florida. Section 36, Township 23, Range 35 on 34.17 acres. Located on the north side of Canaveral Groves Blvd., approx. 250 ft. east of Grissom Pkwy.

Section 36,

Township 23 S,

Range 35 E, and,

WHEREAS, a public hearing of the Brevard County Planning and Zoning Board was advertised and held, as required by law, and after hearing all interested parties and considering the adjacent areas, the Planning and Zoning Board recommended that the application be approved and,

WHEREAS, the Board, after considering said application and the Planning and Zoning Board's recommendation and hearing all interested parties and after due and proper consideration having been given to the matter, find that the application should be Approved, now therefore,

BE IT RESOLVED by the Board of County Commissioners of Brevard County, Florida, that the requested change of classification from TRC-1 to TR-1, removing the existing CUP for Cluster Development of Modular Coaches and removing the existing BSP be APPROVED, and that the zoning classification relating to the above described property be changed to TR-1 and the Planning and Zoning Director or designee is hereby directed to make this change on the official zoning maps of Brevard County, Florida.

BE IT FURTHER RESOLVED that this resolution shall become effective as of March 1, 2001.

BOARD OF COUNTY COMMISSIONERS

Brevard County, Florida

As Approved by the Board on March 1, 2001.

ATTEST:

SCOTT ELLIS, CLERK

(SEAL)

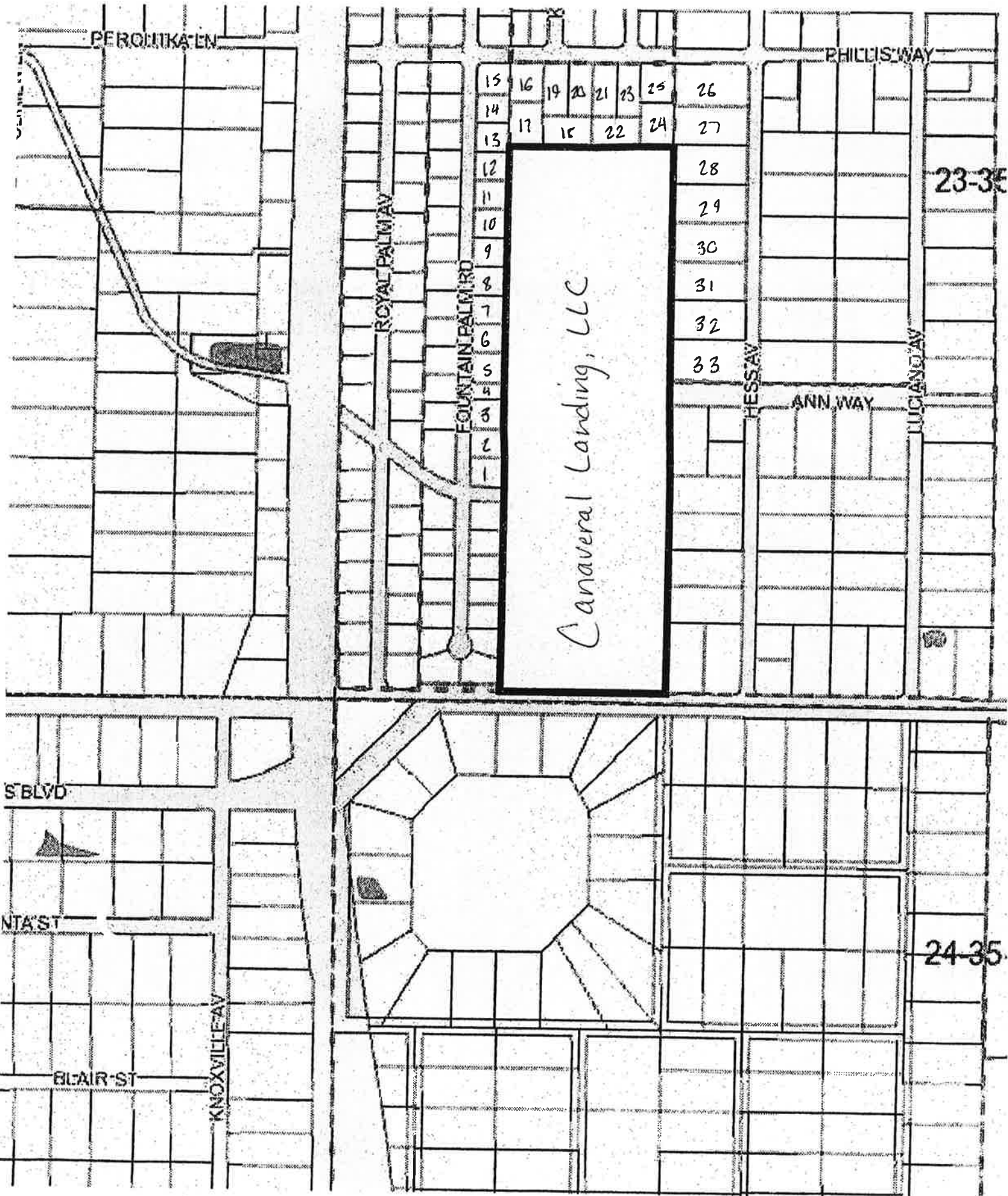
(Hearing - February 5, 2001)

Susan Carlson
by *Scott Ellis*
SUSAN CARLSON
Chairman

Z-10520

Please note: If your request included a Conditional Use Permit, it will expire on the three year anniversary of its approval if the use is not established prior to that date.

THE GRANTING OF THIS ZONING DOES NOT GUARANTEE PHYSICAL DEVELOPMENT OF THE PROPERTY. AT THE TIME OF DEVELOPMENT, SAID DEVELOPMENT MUST BE IN ACCORDANCE WITH THE CRITERIA OF THE BREVARD COUNTY COMPREHENSIVE PLAN AND OTHER APPLICABLE LAWS AND ORDINANCES.



Property #	Owners	Value
1	Parish, Joseph W	\$96,570.00
2	Yates, Troy; Wright, Kathy	\$50,870.00
3	Codori, Brett	\$59,710.00
4	Space Coast Properties 2 Inc	\$0.00
5	Arnott, Gloria	\$96,570.00
6	Isley, Sherry Lynn	\$62,050.00
7	Lechner, Brittany; Cooke, Linda J	\$53,160.00
8	Mullen, Patrick D	\$19,100.00
9	Burr, Elizabeth H/W; Burr, Lawrence A	\$52,610.00
10	Tucker, Agnes	\$57,090.00
11	Cuestas, Candace; Hill, James	\$108,920.00
12	Holscher, Elizabeth A	\$77,160.00
13	Drew, Patricia A	\$54,640.00
14	Lay, Deborah Lynn	\$60,900.00
15	Dean, Jamel Martavius	\$47,850.00
16	Hendricks, Crystal L; Rock, Wallace F; Rock, Charity L	\$85,460.00
17	Rendla, Cassandra M; Rendla, Wayne	\$85,460.00
18	Renier, Hans; Renier, Toni	\$17,700.00
19	Brozman, Robert P; Johnson, Dianne E	\$42,240.00
20	Mc Abee, Constance M	\$30,910.00
21	Shultes, Robert B; Tripp, Marsha Jane	\$18,540.00
22	Shultes, Robert B; Tripp, Marsha Jane	\$28,290.00
23	Gagnon, Lou Ann	\$53,890.00
24	Hart, Lincoln; Hart, Suzette L	\$61,920.00
25	Hart, Lincoln V; Hart, Suzette L	\$31,900.00
26	Dicandio, Michelo H; Dicandio, Shirley F	\$30,920.00
27	Wheeler, Claude	\$29,300.00
28	Wheeler, Claude	\$32,890.00
29	Jakubisyn, Ronald Henry; Jakubisyn, Betty Jean	\$75,280.00
30	Clark, Joann	\$48,050.00
31	Hunter, John D	\$70,810.00
32	Beverly, Jewell I	\$48,770.00
33	Conrad, James E Jr; Conrad, Mary Ann	\$36,470.00

LL Tip: Affordable Housing vs. Low Income Housing by Eric (MN) on December 30, 2010 @23:20

Affordable Housing vs. Low Income Housing. While these two terms may seem to have the same meaning, they are different. Affordable housing would be for tenants that have three to four times the rent amount in income. The rent they are paying is affordable to them.

Low-income housing would be people that barely have two times the rent in income. Your apartment is not even considered 'Affordable' to them, but that is all they can afford.

The Federal government recommends that a family spend no more than 30% of their income in rent. If they are paying more than 30%, you will likely have trouble collecting the rent, or it will be a chore every month.

Know what your market is, and then target your market. Be sure you are on your way to becoming an affordable housing market, and away from a low-income market.

The low income housing market people will cause more wear and tear, and will 'eat' your building bit by bit.

<https://www.thelpa.com/lpa/forum-thread/214341/LL-Tip%3A-Affordable-Housing-vs.-Low-Income-Housing.html>

GOALS, OBJECTIVES AND POLICIES

GOAL

PROVIDE ADEQUATE AND AFFORDABLE HOUSING, IN SUITABLE RESIDENTIAL ENVIRONMENTS THAT MEET THE PUBLIC'S PHYSICAL AND SOCIAL NEEDS, WHILE STRIVING TO ENSURE EQUAL HOUSING OPPORTUNITIES FOR ALL RESIDENTS OF BREVARD COUNTY.

Objective 1-Affordable Housing

Brevard County should act within its authority to substantially increase the supply of affordable housing through housing implementation or other programs, especially to meet the needs of very low income households and households with special housing needs including rural and farm worker households, to provide housing for the existing and anticipated residents in the County. Very low income households are defined as those households with gross incomes of less than fifty (50) percent of the median income in Brevard County. The median income shall be that determined by HUD based upon family size.

Policy 1.1

Brevard County has established the following as the definitions of affordable and workforce housing:

A. Brevard County defines Affordable Housing as a single family owner occupied, or multi-family owner occupied, or rental unit, that has a mortgage or rental payment, including utilities, not exceeding 30% of the gross income of households at or below 120% of the Area Median Income (AMI), as adjusted for family size;

B. Brevard County defines Workforce Housing as a single family owner occupied, or multi-family owner occupied, or rental unit, that has a mortgage or rental payment, including utilities, not exceeding 30% of the annual gross income of households at or below 140% of the Area Median Income (AMI), as adjusted for family size.

The dwelling unit shall comply with the requirements of the Standard Housing Code, 1991 as published by the Southern Building Code Congress International, and amended from time to time. Housing costs include: contract rent and utilities for rental units; and payment of principal, interest, taxes and insurance for owner occupied units. The County should increase the supply of affordable housing within the County by utilizing the following strategies:

Criteria:

- A. Utilize federal, state, and local sources of funding, when available, to enable low income families to purchase their first homes through down-

residential building permits by type and general location, housing vacancy rates, and land use acreage.

- B. This information should be updated on an annual basis where possible, or when more current information becomes available.

Policy 2.4

The County, when funding is available, shall provide and maintain a comprehensive and effective education program, using existing programs and resources, to prepare low-income families for homeownership and long term affordability. This program should include the following components: homebuyer education, homebuyer counseling, and mortgage default prevention counseling.

Policy 2.5

The County shall continue to meet quarterly and coordinate County housing assistance programs with other municipal, regional, State, and Federal programs that are designed to provide housing opportunities for very low, low and moderate income groups.

Objective 3- Equal Housing Opportunities

Brevard County shall seek to achieve a housing market with mechanisms to ensure that the market is fair and balanced, and provides equal housing opportunity for all residents of the County.

Policy 3.1

All housing, community development and redevelopment activities of Brevard County shall be administered in accordance with Title VIII of the Civil Rights Act of 1968, the Florida Fair Housing Act, Chapter 760.020, F.S., and a local fair housing ordinance if adopted.

Objective 4- Adequate Residential Choices

Brevard County shall continue to provide for adequate lands for residential land uses in a wide variety of housing types, housing price levels and broad geographic choices to meet the needs of all existing and anticipated residents in the County.

Policy 4.1

The zoning ordinance of the Land Development Regulations shall continue to designate adequate lands for residential development which allows for a variety of housing types, while providing residents with choices in residential location. The following criteria shall apply:

Criteria:

- A. The zoning ordinance shall continue to designate lands for single-family, multi-family and mobile home residential development in a range of

ARTICLE XVII. - AFFORDABLE AND WORKFORCE HOUSING INCENTIVES

Sec. 62-6300. - Purpose and intent.

The purpose of this article is to provide for and maintain a variety of housing opportunities for present and future residents of the county. Special emphasis shall be given to households with special needs. Application and use of this section and the incentives are voluntary, with the exception of section 62-6308; this section is regulatory and applies to lands and properties within the unincorporated areas of the county. This article and section shall supersede when conflicted with other sections of the land development regulations.

The section is intended to comply with F.S. ch. 163 generally and specifically F.S. § 163.3177(6)(f), F.S. ch. 420 generally and specifically F.S. § 420.907, and F.S. ch. 125 and specifically F.S. § 125.379.

(Ord. No. 07-18, § 2, 5-3-07)

Sec. 62-6301. - Definitions.

Affordable means that monthly rents or monthly mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in the definitions of low, moderate and very-low income persons or households as listed below. However, it is not the intent to limit an individual household's ability to devote more than 30 percent of its income for housing, and housing for which a household devotes more than 30 percent of its income shall be deemed affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30 percent benchmark.

Moderate-income person or moderate-income household means one or more natural persons or a family that has a total annual gross household income that does not exceed 120 percent of the median annual income adjusted for family size for households within the metropolitan statistical area, the county, or the non-metropolitan median for the state, whichever is greatest.

Low-income person or low-income household means one or more natural persons or a family that has a total annual gross household income that does not exceed 80 percent of the median annual income adjusted for family size for households within the metropolitan statistical area, the county, or the non-metropolitan median for the state, whichever amount is greatest.

Very-low-income person or very-low-income household means one or more natural persons or a family that has a total annual gross household income that does not exceed 50 percent of the median annual income adjusted for family size for households.

Affordable housing means a single-family owner occupied, or multi-family owner occupied, or rental unit, that has a mortgage or rental payment, including utilities, not exceeding 30 percent of the gross income of households at or below 120 percent of the area median income (AMI), as adjusted for family size.

2020 Income and Rent Limits

Percentage Category	Income Limit by Number of Persons in Household									
	1	2	3	4	5	6	7	8	9	10
Brevard County (Palm Bay-Melbourne-Titusville MSA)	14,550	17,240	21,720	26,200	30,680	35,160	39,640	44,120	48,440	51,208
Median: \$69,200	24,250	27,700	31,150	34,600	37,400	40,150	42,950	45,700	77,504	81,933
	38,750	44,300	49,850	55,350	59,800	64,250	68,650	73,100	116,256	122,899
	58,200	66,480	74,760	83,040	89,760	96,360	103,080	109,680	135,632	143,382
	67,900	77,560	87,220	96,880	104,720	112,420	120,260	127,960		

Note: This chart combines HUD and SHIP Income Limits. HUD only allows for assistance to individuals under 80%.

HUD Rent Limits

Percentage Category	2020 HOME Program Rent Limits					
	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR
Palm Bay-Melbourne-Titusville MSA	606	649	778	900	1,003	1,108
	702	824	991	1,136	1,248	1,358
						1,469

SHIP Rent Limits

Percentage Category	2020 SHIP Program Rent Limits					
	0	1	2	3	4	5
Brevard County (Palm Bay-Melbourne-Titusville MSA)	363	397	543	711	879	1,047
Median: \$69,200	606	649	778	900	1,003	1,108
	968	1,038	1,246	1,439	1,606	1,771
	1,455	1,558	1,869	2,160	2,409	2,659
	1,697	1,818	2,180	2,520	2,810	3,102

Note: Rent limits are determined by the funding source for the project. Projects that combine HUD and SHIP funding use the most stringent limits (typically HUD).

Amortization Schedule

Principal: \$100,000.00
Interest Rate: 6.00%
Payment Interval: Monthly
of Payments: 240
Payment: \$716.43

Schedule of Payments

Please allow for slight rounding differences.

Pmt #	Payment	Principal	Interest	Balance
1	716.43	216.43	500.00	99,783.57
2	716.43	217.51	498.92	99,566.06
3	716.43	218.60	497.83	99,347.46
4	716.43	219.69	496.74	99,127.77
5	716.43	220.79	495.64	98,906.98
6	716.43	221.90	494.53	98,685.08
7	716.43	223.00	493.43	98,462.08
8	716.43	224.12	492.31	98,237.96
9	716.43	225.24	491.19	98,012.72
10	716.43	226.37	490.06	97,786.35
11	716.43	227.50	488.93	97,558.85
12	716.43	228.64	487.79	97,330.21
Year 1		2,669.79	5,927.37	
13	716.43	229.78	486.65	97,100.43
14	716.43	230.93	485.50	96,869.50
15	716.43	232.08	484.35	96,637.42
16	716.43	233.24	483.19	96,404.18
17	716.43	234.41	482.02	96,169.77
18	716.43	235.58	480.85	95,934.19
19	716.43	236.76	479.67	95,697.43
20	716.43	237.94	478.49	95,459.49
21	716.43	239.13	477.30	95,220.36
22	716.43	240.33	476.10	94,980.03
23	716.43	241.53	474.90	94,738.50
24	716.43	242.74	473.69	94,495.76
Year 2		2,834.45	5,762.71	
25	716.43	243.95	472.48	94,251.81
26	716.43	245.17	471.26	94,006.64
27	716.43	246.40	470.03	93,760.24
28	716.43	247.63	468.80	93,512.61
29	716.43	248.87	467.56	93,263.74
30	716.43	250.11	466.32	93,013.63
31	716.43	251.36	465.07	92,762.27
32	716.43	252.62	463.81	92,509.65
33	716.43	253.88	462.55	92,255.77
34	716.43	255.15	461.28	92,000.62
35	716.43	256.43	460.00	91,744.19
36	716.43	257.71	458.72	91,486.48
Year 3		3,009.28	5,587.88	
37	716.43	259.00	457.43	91,227.48



Brevard County Property Appraiser

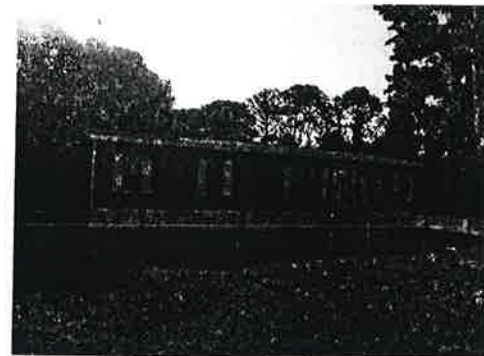
Titusville • Merritt Island • Viera • Melbourne • Palm Bay

PROPERTY DETAILS

Phone: (321) 264-6700

<https://www.bcpao.us>

Account 2315124
 Owners Parish, Joseph W
 Mailing Address 4071 Fountain Palm Rd Cocoa FL 32926
 Site Address 4071 Fountain Palm Rd Cocoa FL 32926
 Parcel ID 23-35-36-52-*50
 Property Use 0213 - Manufactured Housing - Double Wide
 Exemptions None
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.38
 Subdivision Royal Palms II
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0034/0019
 Land Description Royal Palms II Lot 50



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$96,570	\$84,090	\$74,930
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$90,660	\$82,420	\$74,930
Assessed Value School	\$96,570	\$84,090	\$74,930
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$90,660	\$82,420	\$74,930
Taxable Value School	\$96,570	\$84,090	\$74,930

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
02/08/2016	\$15,000	WD	Vacant	7556/2234

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials	Details	
Exterior Wall:	Vinyl/Aluminum	Year Built 2015
Frame:	Wood Frame	Story Height 8
Roof:	Asph/Asb Shngl	Floors 1
Roof Structure:	Hip/Gable	Residential Use 1
		Commercial 0

For
Clerk

Sub-Areas

Sub-Areas	Area	Extra Features
Base Area (1st)	1,560	Skirting - Metal/Vinyl
Total Base Area	1,560	
Total Sub Area	1,560	

164



Brevard County Property Appraiser

Titusville • Merritt Island • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

PROPERTY DETAILS

Account	2315123
Owners	Yates, Troy; Wright, Kathy
Mailing Address	4020 Royal Palm Cocoa FL 32926
Site Address	4081 Fountain Palm Rd Cocoa FL 32926
Parcel ID	23-35-36-52-*49
Property Use	0213 - Manufactured Housing - Double Wide
Exemptions	None
Taxing District	1900 - Unincorp District 1
Total Acres	0.37
Subdivision	Royal Palms II
Site Code	0001 - No Other Code Appl.
Plat Book/Page	0034/0019
Land Description	Royal Palms II Lot 49

VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$50,870	\$45,890	\$41,740
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$50,470	\$45,890	\$41,440
Assessed Value School	\$50,870	\$45,890	\$41,440
Homestead Exemption	\$0	\$0	\$25,000
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$50,470	\$45,890	\$16,440
Taxable Value School	\$50,870	\$45,890	\$16,440

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
03/13/2014	\$1,000	QC	Improved	7086/2073
10/17/2005	--	TD	Improved	5558/8416
08/25/2004	\$47,000	WD	Improved	5355/8418
09/30/1994	\$45,000	WD	Improved	3425/1277
02/28/1991	\$18,500	WD	Vacant	3108/1221
02/20/1990	\$5,000	CT	--	3044/4042
07/22/1988	\$16,000	WD	--	2930/2653

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials	Details
Exterior Wall:	Plywd/T111 Year Built 1990
Frame:	Wood Frame Story Height 8
Roof:	Asph/Asb Shngl Floors 1
Roof Structure:	Hip/Gable Residential Units 1
	Commercial Units 0

Sub-Areas	Extra Features
Base Area (1st)	1,012 Enclosed Room 130
Total Base Area	1,012 Screen Enclosure 70
Total Sub Area	1,012 Screen Enclosure 240

Covered Patio	250
Skirting - Simulated Stone/Brick	134



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PROPERTY DETAILS

Phone: (321) 264-6700

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Account 2315122
 Owners Codori, Brett
 Mailing Address 4091 Fountain Palm Rd Cocoa FL 32926
 Site Address 4091 Fountain Palm Rd Cocoa FL 32926
 Parcel ID 23-35-36-52-*-48
 Property Use 0213 - Manufactured Housing - Double Wide
 Exemptions None
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.38
 Subdivision Royal Palms II
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0034/0019
 Land Description Royal Palms II Lot 48



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$59,710	\$53,540	\$48,200
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$59,710	\$53,020	\$48,200
Assessed Value School	\$59,710	\$53,540	\$48,200
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$59,710	\$53,020	\$48,200
Taxable Value School	\$59,710	\$53,540	\$48,200

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
05/22/2020	\$129,500	WD	Improved	8749/0019
08/22/2019	\$72,900	WD	Improved	8567/2869
09/26/2018	--	CT	Improved	8271/0588
07/30/1994	\$21,500	WD	Improved	3409/4190
02/20/1990	\$5,000	CT	--	3044/4041
07/22/1988	\$18,000	WD	--	2930/2657

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials	Details	
Exterior Wall:	Brd/Lap Siding	Year Built 1990
Frame:	Wood Frame	Story Height 8
Roof:	Asph/Asb Shngl	Floors 1
Roof Structure:	Hip/Gable	Residential Units 1
		Commercial Units 0
Sub-Areas	Extra Features	
Base Area (1st)	1,393	Fireplace 1
Total Base Area	1,393	Screen Enclosure 160
Total Sub Area	1,393	Covered Patio 139
		Skirting - Metal/Vinyl 158



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PROPERTY DETAILS

Account	2315133
Owners	Space Coast Properties 2 Inc
Mailing Address	PO Box 567 Sharpes FL 32959
Site Address	Not Assigned
Parcel ID	23-35-36-52-D
Property Use	0903 - Vacant Residential Common Area
Exemptions	None
Taxing District	1900 - Unincorp District 1
Total Acres	0.20
Subdivision	Royal Palms II
Site Code	0001 - No Other Code Appl.
Plat Book/Page	0034/0019
Land Description	Royal Palms II Tract D

VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$0	\$0	\$0
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$0	\$0	\$0
Assessed Value School	\$0	\$0	\$0
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$0	\$0	\$0
Taxable Value School	\$0	\$0	\$0

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
No Data Found				

No Data Found



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PROPERTY DETAILS

Account 2315121
 Owners Arnott, Gloria
 Mailing Address 7400 Bridal Path Ln Cocoa FL 32927
 Site Address 4111 Fountain Palm Rd Cocoa FL 32926
 Parcel ID 23-35-36-52*-47
 Property Use 0213 - Manufactured Housing - Double Wide
 Exemptions None
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.39
 Subdivision Royal Palms II
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0034/0019
 Land Description Royal Palms II Lot 47



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$96,570	\$84,090	\$74,930
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$90,660	\$82,420	\$74,930
Assessed Value School	\$96,570	\$84,090	\$74,930
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$90,660	\$82,420	\$74,930
Taxable Value School	\$96,570	\$84,090	\$74,930

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
09/28/2015	\$28,000	WD	Improved	7469/0219
08/15/2014	--	CT	Improved	7188/2545
05/02/2014	--	CT	Improved	7118/0082
08/15/2011	--	QC	Improved	6448/2276
07/25/2003	\$20,500	QC	Improved	4998/1088
09/30/1994	\$55,000	WD	Improved	3421/4071
02/28/1991	\$19,000	WD	Vacant	3107/4188
10/01/1990	\$10,000	QC	--	3095/1838
07/22/1988	\$18,000	WD	--	2930/2661

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials

Exterior Wall:

Vinyl/Aluminum

Frame:

Wood Frame

Roof:

Asph/Asb Shngl

Roof Structure:

Hip/Gable

Details

Year Built

Story Height

Floors

Residential Units

Commercial Units

2015

8

1

1

Sub-Areas

Base Area (1st)

1,560

Extra Features

Skirting - Metal/Vinyl

164

Total Base Area	1,560
Total Sub Area	1,560



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PROPERTY DETAILS

Account 2315120
 Owners Isley, Sherry Lynn
 Mailing Address 4121 Fountain Palm Rd Cocoa FL 32926
 Site Address 4121 Fountain Palm Rd Cocoa FL 32926
 Parcel ID 23-35-36-52-*46
 Property Use 0213 - Manufactured Housing - Double Wide
 Exemptions HEX1 - Homestead First
 HEX2 - Homestead Additional
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.37
 Subdivision Royal Palms II
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0034/0019
 Land Description Royal Palms II Lot 46



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$62,050	\$56,340	\$52,250
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$49,170	\$48,260	\$47,270
Assessed Value School	\$49,170	\$48,260	\$47,270
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$24,170	\$23,260	\$22,270
Taxable Value School	\$24,170	\$23,260	\$22,270

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
08/14/2019	--	FJ	Improved	8515/1898
07/26/2002	\$47,000	WD	Improved	4657/3732
02/15/2001	\$51,000	WD	Improved	4289/1907
12/30/1991	\$17,500	WD	Vacant	3169/3296

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials

Exterior Wall:

Vinyl/Aluminum

Frame:

Wood Frame

Roof:

Asph/Asb Shngl

Roof Structure:

Hip/Gable

Details

Year Built

1991

Story Height

8

Floors

1

Residential Units

1

Commercial Units

0

Sub-Areas

Base Area (1st)

1,196

Total Base Area

1,196

Total Sub Area

1,196

Extra Features

Fireplace

1

Wood Deck

317

Screen Enclosure

192

Screen Enclosure

128

Garage Detached

440



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PROPERTY DETAILS

Account 2315119
 Owners Lechner, Brittany; Cooke, Linda J
 Mailing Address 4131 Fountain Palm Rd Cocoa FL 32926
 Site Address 4131 Fountain Palm Rd Cocoa FL 32926
 Parcel ID 23-35-36-52-*45
 Property Use 0213 - Manufactured Housing - Double Wide
 Exemptions None
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.37
 Subdivision Royal Palms II
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0034/0019
 Land Description Royal Palms II Lot 45



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$53,160	\$47,310	\$42,720
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$52,040	\$47,310	\$30,280
Assessed Value School	\$53,160	\$47,310	\$42,720
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$52,040	\$47,310	\$30,280
Taxable Value School	\$53,160	\$47,310	\$42,720

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
02/27/2017	\$57,500	WD	Improved	7832/1316
05/12/2015	\$20,500	WD	Improved	7370/1271
12/20/2013	\$7,300	XD	Improved	7038/0633
12/30/1990	\$18,500	WD	--	3100/3288

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials

Materials	Details	
Exterior Wall:	Plywd/T111	Year Built 1988
Frame:	Wood Frame	Story Height 8
Roof:	Asph/Asb Shngl	Floors 1
Roof Structure:	Hip/Gable	Residential Units 1
		Commercial Units 0

Sub-Areas

Sub-Areas	Extra Features	
Base Area (1st)	920 Wood Deck	162
Total Base Area	920 Enclosed Room	336
Total Sub Area	920 Covered Patio	192
	Skirting - Simulated Stone/Brick	126



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PROPERTY DETAILS

Account 2315118
 Owners Mullen, Patrick D
 Mailing Address PO Box 567 Sharpes FL 32959
 Site Address 4141 Fountain Palm Rd Cocoa FL 32926
 Parcel ID 23-35-36-52-*44
 Property Use 0264 - Manufactured Home Not Suitable For Occupancy
 Exemptions None
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.37
 Subdivision Royal Palms II
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0034/0019
 Land Description Royal Palms II Lot 44



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$19,100	\$26,710	\$41,570
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$19,100	\$26,710	\$41,570
Assessed Value School	\$19,100	\$26,710	\$41,570
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$19,100	\$26,710	\$41,570
Taxable Value School	\$19,100	\$26,710	\$41,570

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
05/30/1994	\$46,000	WD	Improved	3402/3440
12/01/1993	--	CT	Improved	3350/2837
12/30/1988	--	WD	--	2972/2846
10/07/1988	\$26,000	WD	--	2950/0789
03/10/1988	\$17,000	WD	--	2887/2399

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0264 - Manufactured Home Not Suitable For Occupancy

Materials	Details	
Exterior Wall:	Plywd/T111	Year Built 1987
Frame:	Wood Frame	Story Height 8
Roof:	Asph/Asb Shngl	Floors 1
Roof Structure:	Hip/Gable	Residential Units 1
		Commercial Units 0

Sub-Areas	Extra Features	
Base Area (1st)	920 Patio - Concrete	180
Total Base Area	920 Fireplace	1
Total Sub Area	920 Screen Enclosure	200
	Skirting - Simulated Stone/Brick	126
	Garage Detached	506



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PROPERTY DETAILS

Account 2315117
 Owners Burr, Elizabeth H/W; Burr, Lawrence A
 Mailing Address 4151 Fountain Palm Rd Cocoa FL 32926
 Site Address 4151 Fountain Palm Rd Cocoa FL 32926
 Parcel ID 23-35-36-52-*43
 Property Use 0213 - Manufactured Housing - Double Wide
 Exemptions HEX1 - Homestead First
 HEX2 - Homestead Additional
 WDW - Widow's Exemption For Wife
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.37
 Subdivision Royal Palms II
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0034/0019
 Land Description Royal Palms II Lot 43



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$52,610	\$47,960	\$44,370
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$41,270	\$40,510	\$39,680
Assessed Value School	\$41,270	\$40,510	\$39,680
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$500	\$500	\$500
Taxable Value Non-School	\$15,770	\$15,010	\$14,180
Taxable Value School	\$15,770	\$15,010	\$14,180

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
09/07/1989	\$19,000	WD	--	3018/1001

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials	Details	
Exterior Wall:	Vinyl/Aluminum	Year Built 1988
Frame:	Wood Frame	Story Height 8
Roof:	Asph/Asb Shngl	Floors 1
Roof Structure:	Hip/Gable	Residential Units 1
		Commercial Units 0
Sub-Areas	Extra Features	
Base Area (1st)	1,512 Wood Deck	140
Total Base Area	1,512 Carport	675
Total Sub Area	1,512 Covered Patio	252
	Covered Patio	96
	Skirting - Simulated Stone/Brick	166



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PROPERTY DETAILS

Account 2315116
 Owners Tucker, Agnes
 Mailing Address PO Box 1012 Sharpes FL 32959
 Site Address 4161 Fountain Palm Rd Cocoa FL 32926
 Parcel ID 23-35-36-52-*42
 Property Use 0213 - Manufactured Housing - Double Wide
 Exemptions HEX1 - Homestead First
 HEX2 - Homestead Additional
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.37
 Subdivision Royal Palms II
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0034/0019
 Land Description Royal Palms II Lot 42



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$57,090	\$51,290	\$46,630
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$42,560	\$41,770	\$40,920
Assessed Value School	\$42,560	\$41,770	\$40,920
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$17,560	\$16,770	\$15,920
Taxable Value School	\$17,560	\$16,770	\$15,920

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
05/19/1988	\$18,000	WD	--	2909/1781

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials		Details	
Exterior Wall:	Vinyl/Aluminum	Year Built	1992
Frame:	Wood Frame	Story Height	8
Roof:	Asph/Asb Shngl	Floors	1
Roof Structure:	Hip/Gable	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,248	Fireplace	1
Total Base Area	1,248	Covered Patio	50
Total Sub Area	1,248	Carport	780
		Covered Patio	153
		Skirting - Simulated Stone/Brick	148



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PROPERTY DETAILS

Account 2315115
 Owners Cuestas, Candace; Hill, James
 Mailing Address 4171 Fountain Palm Rd Cocoa FL 32926
 Site Address 4171 Fountain Palm Rd Cocoa FL 32926
 Parcel ID 23-35-36-52-*41
 Property Use 0213 - Manufactured Housing - Double Wide
 Exemptions HEX1 - Homestead First
 HEX2 - Homestead Additional
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.37
 Subdivision Royal Palms II
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0034/0019
 Land Description Royal Palms II Lot 41



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$108,920	\$95,700	\$82,380
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$108,920	\$94,650	\$82,380
Assessed Value School	\$108,920	\$95,700	\$82,380
Homestead Exemption	\$25,000	\$0	\$0
Additional Homestead	\$25,000	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$58,920	\$94,650	\$82,380
Taxable Value School	\$83,920	\$95,700	\$82,380

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
05/24/2016	\$16,500	WD	Improved	7629/2206

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials	Details	
Exterior Wall:	Vinyl/Aluminum	Year Built 2016
Frame:	Wood Frame	Story Height 8
Roof:	Asph/Asb Shngl	Floors 1
Roof Structure:	Hip/Gable	Residential Units 1
		Commercial Units 0
Sub-Areas	Extra Features	
Base Area (1st)	1,560 Wood Deck	224
Total Base Area	1,560 Wood Deck	224
Total Sub Area	1,560 Dock Roof - Shingle	224
	Dock Roof - Shingle	224
	Skirting - Metal/Vinyl	164



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PROPERTY DETAILS

Account 2315114
 Owners Holscher, Elizabeth A
 Mailing Address 4181 Fountain Palm Rd Cocoa FL 32926
 Site Address 4181 Fountain Palm Rd Cocoa FL 32926
 Parcel ID 23-35-36-52-*40
 Property Use 0213 - Manufactured Housing - Double Wide
 Exemptions DICV - Disability - Civilian
 HEX1 - Homestead First
 HEX2 - Homestead Additional
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.37
 Subdivision Royal Palms II
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0034/0019
 Land Description Royal Palms II Lot 40



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$77,160	\$67,280	\$59,410
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$52,270	\$51,300	\$50,250
Assessed Value School	\$52,270	\$51,300	\$50,250
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$2,270	\$1,300	\$250
Other Exemptions	\$500	\$500	\$500
Taxable Value Non-School	\$24,500	\$24,500	\$24,500
Taxable Value School	\$26,770	\$25,800	\$24,750

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
10/27/1988	\$18,000	WD	--	2959/0389

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials

Materials	Details	
Exterior Wall:	Vinyl/Aluminum	Year Built 2007
Frame:	Wood Frame	Story Height 8
Roof:	Asph/Asb Shngl	Floors 1
Roof Structure:	Hip/Gable	Residential Units 1
		Commercial Units 0

Sub-Areas

Sub-Areas	Extra Features	
Base Area (1st)	Skirting - Metal/Vinyl	158
Total Base Area		1,288
Total Sub Area		1,288



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PROPERTY DETAILS

Account 2315113
 Owners Drew, Patricia A
 Mailing Address 4191 Fountain Palm Rd Cocoa FL 32926
 Site Address 4191 Fountain Palm Rd Cocoa FL 32926
 Parcel ID 23-35-36-52-*39
 Property Use 0213 - Manufactured Housing - Double Wide
 Exemptions HEX1 - Homestead First
 HEX2 - Homestead Additional
 SNCO - Senior - County
 WDW - Widow's Exemption For Wife
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.37
 Subdivision Royal Palms II
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0034/0019
 Land Description Royal Palms II Lot 39



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$54,640	\$49,140	\$44,610
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$41,180	\$40,420	\$39,590
Assessed Value School	\$41,180	\$40,420	\$39,590
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$16,180	\$15,420	\$14,590
Taxable Value Non-School	\$15,680	\$14,920	\$14,090
Taxable Value School	\$15,680	\$14,920	\$14,090

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
05/05/2005	\$56,000	WD	Improved	5466/6046
01/20/2000	\$45,000	WD	Improved	4120/3326
12/28/1999	\$24,000	WD	Improved	4120/3324
11/09/1999	--	CT	Improved	4091/2228
07/30/1997	\$49,500	WD	Improved	3693/2697
04/01/1997	\$24,000	06	Improved	3667/4320
05/30/1995	\$44,000	WD	Improved	3476/1715
05/30/1995	\$15,000	WD	Improved	3476/1714

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials

Exterior Wall:	Plywd/T111	Details	Year Built	1990
Frame:	Wood Frame	Story Height		8
Roof:	Asph/Asb Shngl	Floors		1
Roof Structure:	Hip/Gable	Residential Units		1
		Commercial Units		0

Sub-Areas

Extra Features

Base Area (1st)	1,104	Fireplace	1
Total Base Area	1,104	Screen Enclosure	280
Total Sub Area	1,104	Covered Patio	220
		Skirting - Metal/Vinyl	91
		Wood Deck	332



Brevard County Property Appraiser

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PROPERTY DETAILS

Phone: (321) 264-6700

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Account 2315112
 Owners Lay, Deborah Lynn
 Mailing Address 4165 Citrus Blvd Cocoa FL 32926
 Site Address 4201 Fountain Palm Rd Cocoa FL 32926
 Parcel ID 23-35-36-52-*38
 Property Use 0213 - Manufactured Housing - Double Wide
 Exemptions None
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.37
 Subdivision Royal Palms II
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0034/0019
 Land Description Royal Palms II Lot 38



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$60,900	\$54,770	\$49,510
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$60,240	\$54,770	\$43,400
Assessed Value School	\$60,900	\$54,770	\$43,400
Homestead Exemption	\$0	\$0	\$25,000
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$60,240	\$54,770	\$18,400
Taxable Value School	\$60,900	\$54,770	\$18,400

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
07/26/2017	\$45,100	WD	Improved	7960/0691
06/29/2017	--	CT	Improved	7926/2171
03/16/2007	\$89,000	WD	Improved	5765/4437
09/30/1991	\$41,000	WD	Improved	3157/0187
06/01/1990	--	QC	--	3070/2231
05/02/1990	\$16,000	WD	--	3058/1604
04/17/1990	\$1,000	CT	--	3055/0402
12/02/1988	\$18,000	WD	--	2964/1984

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials	Details	
Exterior Wall:	Vinyl/Aluminum	Year Built 1989
Frame:	Wood Frame	Story Height 8
Roof:	Asph/Asb Shngl	Floors 1
Roof Structure:	Hip/Gable	Residential Units 1
		Commercial Units 0

Sub-Areas

Sub-Areas	Area	Extra Features	Count
Base Area (1st)	1,404	Fireplace	1
Total Base Area	1,404	Covered Patio	240

Total Sub Area	1,404	Skirting - Metal/Vinyl	158
		Pole Barn	432



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PROPERTY DETAILS

Account 2315111
 Owners Dean, Jamel Martavius
 Mailing Address 4523 Legacy Park Dr Tampa FL 33611
 Site Address 4211 Fountain Palm Rd Cocoa FL 32926
 Parcel ID 23-35-36-52-*37
 Property Use 0213 - Manufactured Housing - Double Wide
 Exemptions None
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.40
 Subdivision Royal Palms II
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0034/0019
 Land Description Royal Palms II Lot 37



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$47,850	\$43,520	\$40,200
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$47,850	\$43,520	\$40,200
Assessed Value School	\$47,850	\$43,520	\$40,200
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$47,850	\$43,520	\$40,200
Taxable Value School	\$47,850	\$43,520	\$40,200

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
11/18/2019	\$75,000	WD	Improved	8613/2084
04/11/2014	\$28,000	WD	Improved	7106/2040
07/18/2013	--	WD	Improved	7053/2360
10/22/2012	--	CT	Improved	6720/0673
12/29/2006	\$100,000	WD	Improved	5737/0839
06/30/2005	\$85,000	WD	Improved	5494/5771
03/30/1993	\$23,000	WD	Vacant	3273/3184

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials

Materials	Details	
Exterior Wall:	Plywd/T111	Year Built 1987
Frame:	Wood Frame	Story Height 8
Roof:	Asph/Asb Shngl	Floors 1
Roof Structure:	Hip/Gable	Residential Units 1
		Commercial Units 0

Sub-Areas

Sub-Areas	Extra Features	
Base Area (1st)	Screen Enclosure	300
Total Base Area	Covered Patio	84
Total Sub Area	Skirting - Metal/Vinyl	150



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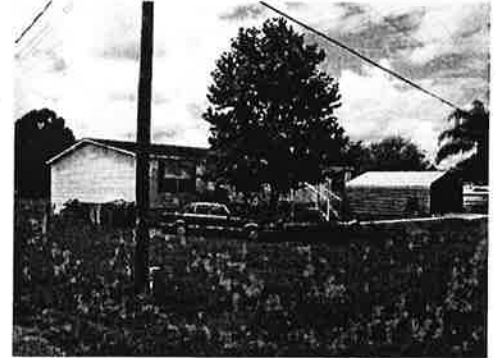
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PROPERTY DETAILS

Account 2319387
 Owners Hendricks, Crystal L; Rock, Wallace F; Rock, Charity L
 Mailing Address 825 Phillis Way Cocoa FL 32926
 Site Address 825 Phillis Way Cocoa FL 32926
 Parcel ID 23-35-36-00-509
 Property Use 0213 - Manufactured Housing - Double Wide
 Exemptions HEX1 - Homestead First
 HEX2 - Homestead Additional
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.48
 Subdivision --
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0000/0000
 Land Description Part Of E 1/2 Of NW 1/4 Of SW 1/4 As Desc IN Orb
 3232 Pg 4566



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$85,460	\$78,150	\$71,630
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$85,460	\$78,150	\$71,630
Assessed Value School	\$85,460	\$78,150	\$71,630
Homestead Exemption	\$25,000	\$0	\$0
Additional Homestead	\$25,000	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$35,460	\$78,150	\$71,630
Taxable Value School	\$60,460	\$78,150	\$71,630

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
02/08/2018	--	QC	Improved	8087/2103
12/30/2005	\$89,200	WD	Improved	5592/3311
11/21/2005	\$61,000	CT	Improved	5567/6723
07/30/1999	\$23,000	WD	Vacant	4043/0169
04/01/1999	--	CT	Improved	3997/3548
09/30/1992	\$25,000	WD	Vacant	3232/4566

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials

Exterior Wall:	Vinyl/Aluminum	Details	
Frame:	Wood Frame	Year Built	1999
Roof:	Asph/Asb Shngl	Story Height	8
Roof Structure:	Hip/Gable	Floors	1
		Residential Units	1
		Commercial Units	0

Sub-Areas

Base Area (1st)	1,800	Extra Features	
Total Base Area	1,800	Fireplace	1
		Outbuilding	130

Total Sub Area	1,800	Wood Deck	60
		Covered Patio	200
		Pole Barn	360



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PROPERTY DETAILS

Account 2314849
 Owners Rendla, Cassandra M; Rendla, Wayne
 Mailing Address 1422 Gleneagles Way Rockledge FL 32955
 Site Address 823 Phillis Way Cocoa FL 32926
 Parcel ID 23-35-36-00-505
 Property Use 0213 - Manufactured Housing - Double Wide
 Exemptions None
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.56
 Subdivision --
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0000/0000
 Land Description W 135.73 Ft Of S 178 Ft Of N 380.79 Ft Of E 1/2 Of W
 1/2 Of SW 1/4 As Des IN Orb 2431 Pg 2981



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$85,460	\$77,910	\$71,310
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$85,460	\$77,910	\$71,310
Assessed Value School	\$85,460	\$77,910	\$71,310
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$85,460	\$77,910	\$71,310
Taxable Value School	\$85,460	\$77,910	\$71,310

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
04/04/2006	\$139,900	WD	Improved	5628/5412
06/10/2005	\$115,000	WD	Improved	5484/5028
02/13/2004	\$63,000	WD	Improved	5202/1404
11/20/2003	--	CT	Improved	5128/0361
12/30/1994	\$23,000	WD	Improved	3444/0064
11/01/1994	--	QC	Improved	3444/0060
09/30/1992	\$25,000	WD	Improved	3232/4568
02/10/1984	--	QC	--	2496/0758
05/18/1983	--	QC	--	2431/2981

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials	Details	
Exterior Wall:	Vinyl/Aluminum	Year Built 1996
Frame:	Wood Frame	Story Height 8
Roof:	Asph/Asb Shngl	Floors 1
Roof Structure:	Hip/Gable	Residential Units 1
		Commercial Units 0

Sub-Areas

Extra Features

Base Area (1st)	1,836	Fireplace	1
Total Base Area	1,836	Wood Deck	417
Total Sub Area	1,836		



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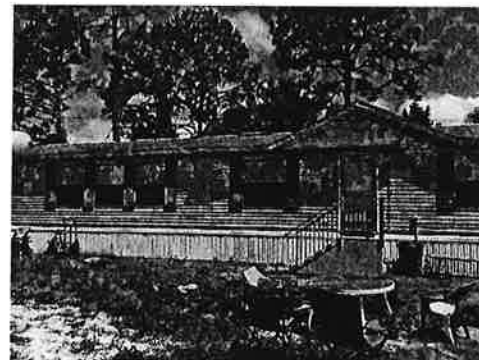
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PROPERTY DETAILS

Account 2314852
 Owners Renier, Hans; Renier, Toni
 Mailing Address 821 Phillis Way Cocoa FL 32926
 Site Address 821 Phillis Way Cocoa FL 32926
 Parcel ID 23-35-36-00-508
 Property Use 0212 - Manufactured Housing - Single Wide
 Exemptions HEX1 - Homestead First
 HEX2 - Homestead Additional
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.56
 Subdivision --
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0000/0000
 Land Description E 200 Ft Of W 335.73 Ft Of S 122 Ft Of N 380.79 Ft Of
 E 1/2 Of W 1/2 Of SW 1/4 As Des IN Orb 2431 Pg 2984



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$17,700	\$17,480	\$15,210
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$15,740	\$15,450	\$15,140
Assessed Value School	\$15,740	\$15,450	\$15,140
Homestead Exemption	\$15,740	\$15,450	\$15,140
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$0	\$0	\$0
Taxable Value School	\$0	\$0	\$0

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
11/30/1996	\$23,000	WD	Improved	3621/2590
09/01/1996	\$21,300	QC	Improved	3616/4153
09/30/1994	\$25,900	WD	Improved	3425/1317
05/18/1983	--	QC	--	2431/2984

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0212 - Manufactured Housing - Single Wide

Materials

Exterior Wall: Vinyl/Aluminum
 Frame: Wood Frame
 Roof: Asph/Asb Shngl
 Roof Structure: Hip/Gable

Details

Year Built 1973
 Story Height 8
 Floors 1
 Residential Units 1
 Commercial Units 0

Sub-Areas

Base Area (1st) 624
 Total Base Area 624
 Total Sub Area 624

Extra Features

No Data Found



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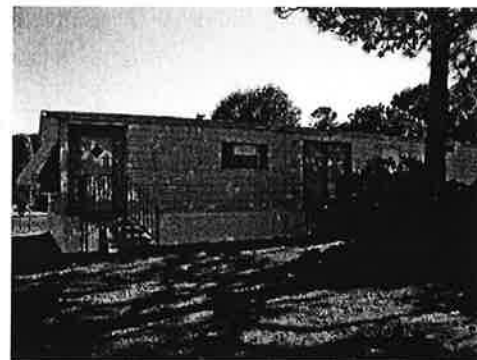
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PROPERTY DETAILS

Account 2319602
 Owners Brozman, Robert P; Johnson, Dianne E
 Mailing Address 490945 N US Highway 1 Cocoa FL 32927
 Site Address 819 Phillis Way Cocoa FL 32926
 Parcel ID 23-35-36-00-512
 Property Use 0213 - Manufactured Housing - Double Wide
 Exemptions None
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.50
 Subdivision --
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0000/0000
 Land Description Pt Of E 1/2 Of NW 1/4 Of SW 1/4 As Desc IN Orb 3322
 Pg 4849



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$42,240	\$39,840	\$36,620
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$42,240	\$39,840	\$36,620
Assessed Value School	\$42,240	\$39,840	\$36,620
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$42,240	\$39,840	\$36,620
Taxable Value School	\$42,240	\$39,840	\$36,620

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
10/07/2013	\$21,500	WD	Improved	6998/2865
03/28/2008	\$92,000	WD	Improved	5864/1068
06/13/2006	\$55,000	WD	Improved	5661/2361
01/21/2004	\$47,500	WD	Improved	5183/3669
06/11/2003	\$30,000	WD	Improved	4947/2667
08/16/2001	\$34,000	WD	Improved	4405/2494
04/09/2001	--	CT	Improved	4321/0267
11/05/1999	\$32,000	WD	Improved	4091/1856
01/29/1997	\$31,200	WD	Improved	4091/1853
05/30/1995	\$36,000	WD	Improved	3478/2048
09/30/1993	\$33,000	WD	Vacant	3322/4849

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials	Details	
Exterior Wall:	Vinyl/Aluminum	Year Built 1985
Frame:	Wood Frame	Story Height 8
Roof:	Asph/Asb Shngl	Floors 1
Roof Structure:	Hip/Gable	Residential Units 1
		Commercial Units 0

Sub-Areas		Extra Features	
Base Area (1st)	1,347	Patio - Concrete	192
Open Porch	10	Skirting - Metal/Vinyl	174
Total Base Area	1,347		
Total Sub Area	1,357		



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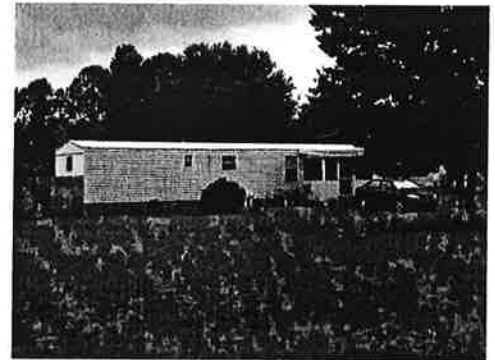
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PROPERTY DETAILS

Account 2314848
 Owners Mc Abee, Constance M
 Mailing Address 815 Phillis Way Cocoa FL 32926
 Site Address 815 Phillis Way Cocoa FL 32926
 Parcel ID 23-35-36-00-504
 Property Use 0212 - Manufactured Housing - Single Wide
 Exemptions DICV - Disability - Civilian
 HEX1 - Homestead First
 HEX2 - Homestead Additional
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.50
 Subdivision --
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0000/0000
 Land Description Pt Of E 1/2 Of NW 1/4 Of SW 1/4 Desc As Follows: That
 Pt Of Orb 2296 Pg 264, 2375 Pg 206 Exc Pb 28 Pg 65
 Orb 2431 Pgs 2981, 2982, 2983 & 2984, 3232 Pg 4566,
 Lying W Of Orb 3257 Pg 1884 & E Of Orb 3322 Pg
 4849



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$30,910	\$31,050	\$27,260
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$27,520	\$27,010	\$26,460
Assessed Value School	\$27,520	\$27,010	\$26,460
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$500	\$500	\$500
Taxable Value Non-School	\$2,020	\$1,510	\$960
Taxable Value School	\$2,020	\$1,510	\$960

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
01/23/2004	\$25,000	WD	Improved	5182/0132
04/01/1995	--	PT	Improved	3468/4166
06/16/1982	\$10,100	WD	--	2375/0206

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0212 - Manufactured Housing - Single Wide

Materials	Details	
Exterior Wall:	Vinyl/Aluminum	Year Built 1994
Frame:	Wood Frame	Story Height 8
Roof:	Roll Composition	Floors 1
Roof Structure:	Hip/Gable	Residential Units 1
		Commercial Units 0

Sub-Areas	Extra Features	
Base Area (1st)	784 Screen Enclosure	60
Total Base Area	784 Patio - Concrete	100

Total Sub Area

784 Skirting - Metal/Vinyl

140



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PROPERTY DETAILS

Account 2319454
 Owners Shultes, Robert B; Tripp, Marsha Jane
 Mailing Address 813 Phillis Way Cocoa FL 32926
 Site Address 813 Phillis Way Cocoa FL 32926
 Parcel ID 23-35-36-00-510
 Property Use 0212 - Manufactured Housing - Single Wide
 Exemptions HEX1 - Homestead First
 HEX2 - Homestead Additional
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.50
 Subdivision --
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0000/0000
 Land Description Pt Of E 1/2 Of NW 1/4 Of SW 1/4 As Desc IN Orb 3257
 Pg 1884



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$18,540	\$18,380	\$16,360
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$17,010	\$16,700	\$16,360
Assessed Value School	\$17,010	\$16,700	\$16,360
Homestead Exemption	\$17,010	\$16,700	\$16,360
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$0	\$0	\$0
Taxable Value School	\$0	\$0	\$0

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
12/30/1992	\$25,900	WD	Vacant	3257/1884

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0212 - Manufactured Housing - Single Wide

Materials	Details	
Exterior Wall:	Vinyl/Aluminum	Year Built 1972
Frame:	Wood Frame	Story Height 8
Roof:	Sheet Metal	Floors 1
Roof Structure:	Flat/Shed	Residential Units 1
		Commercial Units 0
Sub-Areas	Extra Features	
Base Area (1st)	605 Wood Deck	30
Total Base Area	605 Screen Enclosure	160
Total Sub Area	605	



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PROPERTY DETAILS

Account 2314851
 Owners Shultes, Robert B; Tripp, Marsha Jane
 Mailing Address 813 Phillis Way Cocoa FL 32926
 Site Address 809 Phillis Way Cocoa FL 32926
 Parcel ID 23-35-36-00-507
 Property Use 0212 - Manufactured Housing - Single Wide
 Exemptions None
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.56
 Subdivision --
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0000/0000
 Land Description W 200 Ft Of E 335.73 Ft Of S 122 Ft Of N 380.79 Ft Of
 E 1/2 Of W 1/2 Of SW 1/4 As Des IN Orb 2431 Pg 2983



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$28,290	\$28,660	\$25,440
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$28,290	\$27,980	\$25,440
Assessed Value School	\$28,290	\$28,660	\$25,440
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$28,290	\$27,980	\$25,440
Taxable Value School	\$28,290	\$28,660	\$25,440

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
12/05/2003	\$25,000	WD	Improved	5144/2872
04/01/1995	--	PT	Improved	3468/4166
02/10/1984	--	QC	--	2496/0758
05/18/1983	--	QC	--	2431/2983

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0212 - Manufactured Housing - Single Wide

Materials	Details	
Exterior Wall:	Vinyl/Aluminum	Year Built 1985
Frame:	Wood Frame	Story Height 8
Roof:	Sheet Metal	Floors 1
Roof Structure:	Hip/Gable	Residential Units 1
		Commercial Units 0

Sub-Areas	Extra Features	
Base Area (1st)	920	Skirting - Metal/Vinyl 83
Total Base Area	920	
Total Sub Area	920	



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PROPERTY DETAILS

Account 2323408
 Owners Gagnon, Lou Ann
 Mailing Address 811 Phillis Way Cocoa FL 32926
 Site Address 811 Phillis Way Cocoa FL 32926
 Parcel ID 23-35-36-00-513
 Property Use 0213 - Manufactured Housing - Double Wide
 Exemptions HEX1 - Homestead First
 HEX2 - Homestead Additional
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.50
 Subdivision --
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0000/0000
 Land Description W 100 Ft Of E 235.73 Ft Of S 218 Ft Of N 258.79 Ft Of
 E 1/2 Of W 1/2 Of SW 1/4 As Desc IN Orb 5172 Pg
 2960



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$53,890	\$49,770	\$45,210
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$41,870	\$41,090	\$40,250
Assessed Value School	\$41,870	\$41,090	\$40,250
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$16,870	\$16,090	\$15,250
Taxable Value School	\$16,870	\$16,090	\$15,250

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
01/09/2004	\$24,000	WD	Vacant	5172/2960

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials	Details
Exterior Wall: Vinyl/Aluminum	Year Built 1990
Frame: Wood Frame	Story Height 8
Roof: Asph/Asb Shngl	Floors 1
Roof Structure: Hip/Gable	Residential Units 1
	Commercial Units 0
Sub-Areas	Extra Features
Base Area (1st) 1,344	Carport 200
Total Base Area 1,344	Patio - Concrete 250
Total Sub Area 1,344	Wood Deck 100
	Covered Patio 200
	Outbuilding 66



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PROPERTY DETAILS

Account 2314850
 Owners Hart, Lincoln; Hart, Suzette L
 Mailing Address 807 Phillis Way Cocoa FL 32926
 Site Address 807 Phillis Way Cocoa FL 32926
 Parcel ID 23-35-36-00-506
 Property Use 0213 - Manufactured Housing - Double Wide
 Exemptions None
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.56
 Subdivision --
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0000/0000
 Land Description E 135.73 Ft Of S 178 Ft Of N 380.79 Ft Of E 1/2 Of W
 1/2 Of SW 1/4 As Des IN Orb 2431 Pg 2982



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$61,920	\$56,690	\$51,320
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$61,920	\$56,450	\$51,320
Assessed Value School	\$61,920	\$56,690	\$51,320
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$61,920	\$56,450	\$51,320
Taxable Value School	\$61,920	\$56,690	\$51,320

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
10/14/2015	\$35,000	WD	Improved	7481/0041
11/17/2014	--	WD	Improved	7252/1292
05/14/2014	--	CT	Improved	7126/0895
12/27/2007	\$75,000	WD	Improved	5835/4354
02/10/2005	\$60,100	WD	Improved	5423/5794
05/18/2004	--	WD	Improved	5377/5150
05/06/2004	--	CT	Improved	5364/3123
04/18/2004	--	CT	Improved	5297/2780
05/15/2002	\$75,000	WD	Improved	4605/1215
01/14/2000	\$22,000	WD	Vacant	4113/0013
04/01/1995	--	PT	Improved	3468/4166
05/18/1983	--	QC	--	2431/2982

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials

Exterior Wall:

Vinyl/Aluminum

Details

Year Built

1999

Frame:

Wood Frame

Story Height

8

Roof:

Asph/Asb Shngl

Floors

1

Roof Structure:

Hip/Gable

Residential Units

1

		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,288	Wood Deck	40
Total Base Area	1,288	Skirting - Metal/Vinyl	158
Total Sub Area	1,288		



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PROPERTY DETAILS

Account 2319455
 Owners Hart, Lincoln V; Hart, Suzette L
 Mailing Address 805 Phillis Way Cocoa FL 32926
 Site Address 805 Phillis Way Cocoa FL 32926
 Parcel ID 23-35-36-00-511
 Property Use 0213 - Manufactured Housing - Double Wide
 Exemptions HEX1 - Homestead First
 HEX2 - Homestead Additional
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.49
 Subdivision --
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0000/0000
 Land Description That Part Of E 1/2 Of NW 1/4 Of SW 1/4 Lying S Of
 Phyllis Way, N Of Orb 2431 Pg 2982 & E Of Orb 5172
 Pg 2960



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$31,900	\$30,690	\$29,020
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$29,540	\$28,990	\$28,400
Assessed Value School	\$29,540	\$28,990	\$28,400
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$4,540	\$3,990	\$3,400
Taxable Value School	\$4,540	\$3,990	\$3,400

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
02/20/2004	\$31,000	WD	Vacant	5218/2326
04/01/1995	--	PT	Improved	3468/4166

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials

Materials	Details	
Exterior Wall:	Vinyl/Aluminum	Year Built 1981
Frame:	Wood Frame	Story Height 8
Roof:	Asph/Asb Shngl	Floors 1
Roof Structure:	Hip/Gable	Residential Units 1
		Commercial Units 0

Sub-Areas

Sub-Areas	Extra Features	
Base Area (1st)	1,035 Screen Enclosure	253
Total Base Area	1,035 Outbuilding	264
Total Sub Area	1,035 Patio - Concrete	121



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PROPERTY DETAILS

Account 2314953
 Owners Dicandio, Michelo H; Dicandio, Shirley F
 Mailing Address 4175 Hess Ave Cocoa FL 32926
 Site Address 4175 Hess Ave Cocoa FL 32926
 Parcel ID 23-35-36-25-6-8
 Property Use 0213 - Manufactured Housing - Double Wide
 Exemptions HEX1 - Homestead First
 HEX2 - Homestead Additional
 Taxing District 1900 - Unincorp District 1
 Total Acres 1.21
 Subdivision Sharpes Pine Acres Estates No 2
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0024/0097
 Land Description Sharpes Pine Acres Estates No 2 Lot 8 Blk 6



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$30,920	\$29,860	\$27,580
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$27,210	\$26,710	\$26,170
Assessed Value School	\$27,210	\$26,710	\$26,170
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$2,210	\$1,710	\$1,170
Taxable Value School	\$2,210	\$1,710	\$1,170

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
11/01/1976	\$6,000	--	--	1676/0096

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials	Details	
Exterior Wall:	Vinyl/Aluminum	Year Built 1979
Frame:	Wood Frame	Story Height 8
Roof:	Sheet Metal	Floors 1
Roof Structure:	Hip/Gable	Residential Units 1
		Commercial Units 0

Sub-Areas

Sub-Areas	Area	Extra Features	Value
Base Area (1st)	1,196	Screen Enclosure	340
Total Base Area	1,196	Covered Patio	252
Total Sub Area	1,196	Carport	520
		Pole Barn	220
		Utility Room	200



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PROPERTY DETAILS

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Account 2314952
 Owners Wheeler, Claude
 Mailing Address 4165 Hess Ave Cocoa FL 32926
 Site Address 4165 Hess Ave Cocoa FL 32926
 Parcel ID 23-35-36-25-6-7
 Property Use 0213 - Manufactured Housing - Double Wide
 Exemptions HEX1 - Homestead First
 HEX2 - Homestead Additional
 Taxing District 1900 - Unincorp District 1
 Total Acres 1.12
 Subdivision Sharpes Pine Acres Estates No 2
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0024/0097
 Land Description Sharpes Pine Acres Estates No 2 Lot 7 Blk 6



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$29,300	\$27,760	\$24,610
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$23,120	\$22,690	\$22,230
Assessed Value School	\$23,120	\$22,690	\$22,230
Homestead Exemption	\$23,120	\$22,690	\$22,230
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$0	\$0	\$0
Taxable Value School	\$0	\$0	\$0

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
10/08/2004	\$48,000	WD	Improved	5371/7259
08/05/2004	\$28,000	QC	Improved	5345/0832
01/09/2003	\$40,000	WD	Improved	4790/1252
03/01/1995	--	PT	Vacant	3468/4169
09/24/1979	--	WD	--	2097/2554
07/01/1979	--	--	--	2080/0097
02/01/1977	--	QC	--	1711/0989

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials	Details	
Exterior Wall:	Vinyl/Aluminum	Year Built 1974
Frame:	Wood Frame	Story Height 8
Roof:	Asph/Asb Shngl	Floors 1
Roof Structure:	Hip/Gable	Residential Units 1
		Commercial Units 0

Sub-Areas	Extra Features	
Base Area (1st)	1,320	Patio - Concrete 152
Open Porch	24	

Total Base Area	1,320
Total Sub Area	1,344



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PROPERTY DETAILS

Account 2314951
 Owners Wheeler, Claude
 Mailing Address 4155 Hess Ave Cocoa FL 32926
 Site Address 4155 Hess Ave Cocoa FL 32926
 Parcel ID 23-35-36-25-6-6
 Property Use 0213 - Manufactured Housing - Double Wide
 Exemptions None
 Taxing District 1900 - Unincorp District 1
 Total Acres 1.11
 Subdivision Sharpes Pine Acres Estates No 2
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0024/0097
 Land Description Sharpes Pine Acres Estates No 2 Lot 6 Blk 6



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$32,890	\$31,770	\$29,470
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$32,890	\$31,770	\$29,470
Assessed Value School	\$32,890	\$31,770	\$29,470
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$32,890	\$31,770	\$29,470
Taxable Value School	\$32,890	\$31,770	\$29,470

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
10/08/2004	\$43,500	WD	Improved	5371/6837
03/01/1995	--	PT	Vacant	3468/4169
01/17/1979	--	WD	--	2234/1275

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials

Exterior Wall:

Vinyl/Aluminum

Details

Year Built

1974

Frame:

Wood Frame

Story Height

8

Roof:

Sheet Metal

Floors

1

Roof Structure:

Hip/Gable

Residential Units

1

Commercial Units

0

Sub-Areas

Base Area (1st)

1,152

Extra Features

Patio - Concrete

370

Total Base Area

1,152

Pole Barn

840

Total Sub Area

1,152

Wood Deck

50

Patio - Concrete

528



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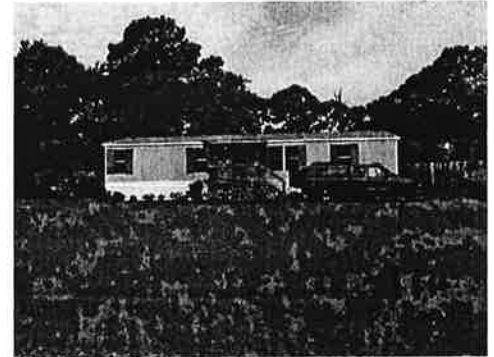
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PROPERTY DETAILS

Account 2314950
 Owners Jakubisyn, Ronald Henry; Jakubisyn, Betty Jean
 Mailing Address 4145 Hess Ave Cocoa FL 32926
 Site Address 4145 Hess Ave Cocoa FL 32926
 Parcel ID 23-35-36-25-6-5
 Property Use 0213 - Manufactured Housing - Double Wide
 Exemptions DIML - Disability - Military
 HEX1 - Homestead First
 HEX2 - Homestead Additional
 Taxing District 1900 - Unincorp District 1
 Total Acres 1.11
 Subdivision Sharpes Pine Acres Estates No 2
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0024/0097
 Land Description Sharpes Pine Acres Estates No 2 Lot 5 Blk 6



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$75,280	\$67,850	\$37,780
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$69,130	\$67,850	\$37,780
Assessed Value School	\$69,130	\$67,850	\$37,780
Homestead Exemption	\$25,000	\$25,000	\$0
Additional Homestead	\$19,130	\$17,850	\$0
Other Exemptions	\$5,000	\$5,000	\$0
Taxable Value Non-School	\$20,000	\$20,000	\$37,780
Taxable Value School	\$39,130	\$37,850	\$37,780

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
04/10/2017	\$98,000	WD	Improved	7863/1450
06/24/2005	--	TD	Improved	5490/6250
09/21/2004	\$89,000	WD	Improved	5366/6007
08/30/1998	\$18,000	WD	Vacant	3884/2568
08/01/1998	\$21,000	WD	Vacant	3884/2569
10/11/1985	\$28,000	WD	--	2640/1644
07/01/1978	\$8,500	--	--	1910/0387
01/13/1977	\$255,000	PT	--	1701/0702

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials	Details	
Exterior Wall:	Plywd/T111	Year Built 1985
Frame:	Wood Frame	Story Height 8
Roof:	Asph/Asb Shngl	Floors 1
Roof Structure:	Hip/Gable	Residential Units 1
		Commercial Units 0

Sub-Areas	Extra Features	
Base Area (1st)	1,326	Patio - Concrete 143

Total Base Area	1,326	Screen Enclosure	144
Total Sub Area	1,326	Covered Patio	64
		Skirting - Metal/Vinyl	154



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PROPERTY DETAILS

Phone: (321) 264-6700

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Account	2314949
Owners	Clark, Joann
Mailing Address	4135 Hess Ave Cocoa FL 32926
Site Address	4135 Hess Ave Cocoa FL 32926
Parcel ID	23-35-36-25-6-4
Property Use	0213 - Manufactured Housing - Double Wide
Exemptions	None
Taxing District	1900 - Unincorp District 1
Total Acres	1.11
Subdivision	Sharpes Pine Acres Estates No 2
Site Code	0001 - No Other Code Appl.
Plat Book/Page	0024/0097
Land Description	Sharpes Pine Acres Estates No 2 Lot 4 Blk 6

VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$48,050	\$45,820	\$44,270
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$48,050	\$45,820	\$42,640
Assessed Value School	\$48,050	\$45,820	\$42,640
Homestead Exemption	\$0	\$0	\$25,000
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$48,050	\$45,820	\$17,640
Taxable Value School	\$48,050	\$45,820	\$17,640

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
07/11/2018	\$65,000	WD	Improved	8213/0912
08/30/1992	\$57,000	WD	Improved	3222/1547
06/01/1979	\$11,000	--	--	2066/0050
04/01/1979	\$1,000	--	--	2035/0917
01/13/1977	\$255,000	PT	--	1701/0702

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials	Details	
Exterior Wall:	Vinyl/Aluminum	Year Built 1979
Frame:	Wood Frame	Story Height 8
Roof:	Enamel Metal	Floors 1
Roof Structure:	Hip/Gable	Residential Units 1
		Commercial Units 0

Sub-Areas	Extra Features	
Base Area (1st)	1,394	Screen Enclosure 400
Total Base Area	1,394	Outbuilding 368
Total Sub Area	1,394	Outbuilding 368
		Pool Deck 579
		Carport 437

Wood Deck	429
Pool - Residential	1
Skirting - Metal/Vinyl	166
Pole Barn	220



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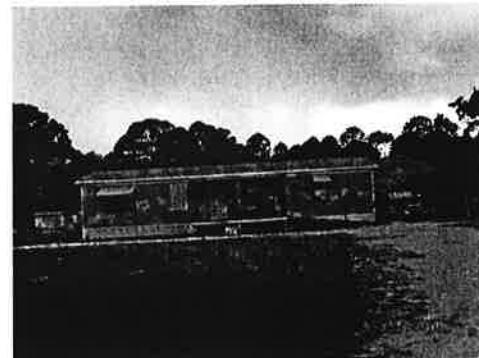
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PROPERTY DETAILS

Account	2314948
Owners	Hunter, John D
Mailing Address	4125 Hess Ave Cocoa FL 32926
Site Address	4125 Hess Ave Cocoa FL 32926
Parcel ID	23-35-36-25-6-3
Property Use	0213 - Manufactured Housing - Double Wide
Exemptions	HEX1 - Homestead First HEX2 - Homestead Additional
Taxing District	1900 - Unincorp District 1
Total Acres	1.11
Subdivision	Sharpes Pine Acres Estates No 2
Site Code	0001 - No Other Code Appl.
Plat Book/Page	0024/0097
Land Description	Sharpes Pine Acres Estates No 2 Lot 3 Blk 6



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$70,810	\$66,110	\$61,560
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$57,350	\$56,290	\$55,140
Assessed Value School	\$57,350	\$56,290	\$55,140
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$7,350	\$6,290	\$5,140
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$25,000	\$25,000	\$25,000
Taxable Value School	\$32,350	\$31,290	\$30,140

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
05/31/2005	\$86,000	WD	Improved	5480/3050
12/01/1978	\$18,000	--	--	1986/0437
12/10/1976	\$25,200	WD	--	1692/0523

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials	Details	
Exterior Wall:	Plywd/T111	Year Built 1994
Frame:	Wood Frame	Story Height 8
Roof:	Asph/Asb Shngl	Floors 1
Roof Structure:	Hip/Gable	Residential Units 1
		Commercial Units 0

Sub-Areas	Extra Features	
Base Area (1st)	Covered Patio	128
Total Base Area	Skirting - Metal/Vinyl	150
Total Sub Area	Garage Detached	980



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PROPERTY DETAILS

Account 2314947
 Owners Beverly, Jewell I
 Mailing Address 4115 Hess Ave Cocoa FL 32926
 Site Address 4115 Hess Ave Cocoa FL 32926
 Parcel ID 23-35-36-25-6-2
 Property Use 0213 - Manufactured Housing - Double Wide
 Exemptions HEX1 - Homestead First
 HEX2 - Homestead Additional
 Taxing District 1900 - Unincorp District 1
 Total Acres 1.11
 Subdivision Sharpes Pine Acres Estates No 2
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0024/0097
 Land Description Sharpes Pine Acres Estates No 2 Lot 2 Blk 6



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$48,770	\$46,650	\$44,690
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$44,060	\$43,240	\$42,360
Assessed Value School	\$44,060	\$43,240	\$42,360
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$19,060	\$18,240	\$17,360
Taxable Value School	\$19,060	\$18,240	\$17,360

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
03/13/1986	--	QC	--	2680/1917
09/07/1983	--	QC	--	2454/1625
09/01/1978	\$14,500	--	--	1936/1012

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0213 - Manufactured Housing - Double Wide

Materials		Details	
Exterior Wall:	Vinyl/Aluminum	Year Built	1983
Frame:	Wood Frame	Story Height	8
Roof:	Asph/Asb Shngl	Floors	1
Roof Structure:	Hip/Gable	Residential Units	1
		Commercial Units	0

Sub-Areas		Extra Features	
Base Area (1st)	1,620	Covered Patio	170
Total Base Area	1,620	Covered Patio	600
Total Sub Area	1,620	Skirting - Metal/Vinyl	174
		Pole Barn	143
		Garage Detached	576



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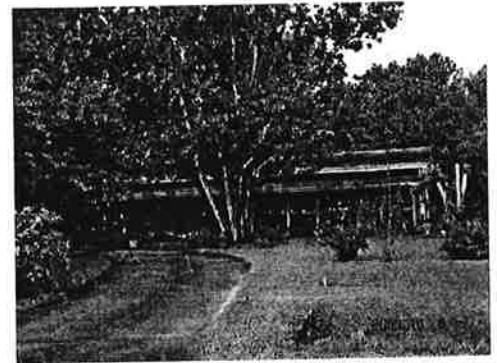
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PROPERTY DETAILS

Account 2314946
 Owners Conrad, James E Jr; Conrad, Mary Ann
 Mailing Address 4105 Hess Ave Cocoa FL 32926
 Site Address 4105 Hess Ave Cocoa FL 32926
 Parcel ID 23-35-36-25-6-1
 Property Use 0212 - Manufactured Housing - Single Wide
 Exemptions DICB - Disability - Combat Related %
 DIML - Disability - Military
 HEX1 - Homestead First
 HEX2 - Homestead Additional
 Taxing District 1900 - Unincorp District 1
 Total Acres 1.23
 Subdivision Sharpes Pine Acres Estates No 2
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0024/0097
 Land Description Sharpes Pine Acres Estates No 2 Lot 1 Blk 6



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$36,470	\$35,860	\$34,450
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$35,330	\$34,680	\$33,970
Assessed Value School	\$35,330	\$34,680	\$33,970
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$7,132	\$6,872	\$6,588
Taxable Value Non-School	\$3,198	\$2,808	\$2,382
Taxable Value School	\$3,198	\$2,808	\$2,382

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
08/01/1976	\$8,000	--	--	1653/1000

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0212 - Manufactured Housing - Single Wide

Materials	Details	
Exterior Wall:	Vinyl/Aluminum	Year Built 1973
Frame:	Wood Frame	Story Height 8
Roof:	Asph/Asb Shngl	Floors 1
Roof Structure:	Hip/Gable	Residential Units 1
		Commercial Units 0

Sub-Areas	Extra Features	
Base Area (1st)	732 Wood Deck	36
Total Base Area	732 Wood Deck	36
Total Sub Area	732 Outbuilding	121
	Enclosed Room	360
	Enclosed Room	465
	Covered Patio	549
	Outbuilding	121

Garage Detached	836
Pole Barn	66
Fireplace	1



Ann Way into Property



Hess Avenue Intersection with Ann Way



Fountain Palm Road into Tract D



Fountain Palm Road -- looking North



Ann Way into Property



Hess Avenue Intersection with Ann Way

H.6



Fountain Palm Road into Tract D



Fountain Palm Road – looking North