



City of Cocoa Beach 2025 Comprehensive Plan

**Adopted August 6, 2015
By Ordinance No. 1591**



LIST OF ELEMENTS

Context	Section I	Future Land Use
Natural Environment	Section II	Coastal Management
	Section III	Conservation
	Section IV	Recreation and Open Space
Built Environment	Section V	Housing
	Section VI	Public School Facilities
	Section VII	Infrastructure (formerly known as Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, Natural Groundwater, and Aquifer Recharge)
	Section VIII	Mobility
Implementation	Section IX	Capital Improvements
	Section X	Intergovernmental Coordination



CITY OF COCOA BEACH 2025 COMPREHENSIVE PLAN

Section I Future Land Use Element Goals, Objectives, and Policies

Adopted August 6, 2015 by Ordinance No. 1591



I – FUTURE LAND USE ELEMENT Table of Contents

	Page Number
INTRODUCTION	1
GOALS, OBJECTIVES, AND POLICIES	
Goal I Balance of Land Uses	4
Objective I-1	4
Objective I-2	5
Objective I-3	6
Objective I-4	6
Objective I-5	7
Objective I-6	9
Objective I-7	9
Objective I-8	10
Objective I-9	10
Objective I-10	11
Goal II Preserve Established Residential Neighborhoods	13
Objective II-1	13
Objective II-2	13
Objective II-3	17
Goal III Support Downtown Redevelopment	18
Objective III-1	18
Objective III-2	19
Objective III-3	20
Goal IV Encourage Redevelopment in Beach Gateway and North Cocoa Beach Areas	22
Objective IV-1	22
Goal V Ensure Adequate Infrastructure for Future Development	23
Objective V-1	23



I – FUTURE LAND USE ELEMENT Table of Contents (continued)

MAPS		Page Number
FLUE Map 1	Existing Land Use (2015)	26
FLUE Map 2	Future Land Use (2025)	27
FLUE Map 3	Downtown Area (2025)	28
FLUE Map 4	Downtown Area Neighborhood Districts (2025)	29
FLUE Map 5	Downtown Area Street Hierarchy (2025)	30
FLUE Map 6	Downtown Area Mixed Use Area (2025)	31
FLUE Map 7	Wetlands Map (2015)	32
FLUE Map 8	Beach Access, Shores Map and Estuarine System (2015)	33
 TABLES		
Table 1	Description of Land Uses and Intensities	34



INTRODUCTION

The Future Land Use Element (FLUE) designates “proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land,” Section 163.3177(6)(a), Florida Statutes. In addition, acreage and general ranges of density and intensity need to be provided along with establishing a long term vision of future land uses. This element must define the land uses (based on supporting data and analysis), specify criteria for making land use decisions, include provisions that will discourage urban sprawl, and include a map series that supports the FLUE.

The Preamble of the City of Cocoa Beach Charter states that the City and its government shall use its powers for the “...establishment of a low-density residential and family-oriented resort community with paramount consideration given to the health, safety, welfare, comfort and quality of life for all its citizens.” Given this direction, the City of Cocoa Beach is characterized as a residential community with a mixture of single-family residences, retail commercial, mid-rise multi-family dwellings, resort uses, and abundant recreational and natural resources. Located within Brevard County, Florida, the City is a coastal community located on the outermost barrier island known as the Cape Canaveral Peninsula.

The City is generally bounded by: the sandy beaches of the Atlantic Ocean (to the east), the low-lying mangrove islands of the Banana River Lagoon (to the west), unincorporated Brevard County and the City of Cape Canaveral (to the north), and unincorporated Brevard County and Patrick Air Force Base (to the south). The Kennedy Space Center and the Cape Canaveral Air Force Station are located immediately north and northwest of Cape Canaveral. Low-density residential uses are segregated from intense uses, and are located adjacent to the Banana River Lagoon or at the southern end of the City. Moderate density multi-family uses serve, in many areas, as a buffer from the intensity and impacts generated by SR A1A. High-density residential uses, hotels and tourist commercial uses are concentrated along the ocean. General commercial and retail uses are immediately contiguous to SR A1A and SR 520. The City’s existing land uses are depicted in FLUE Map 1 and the anticipated future land uses are shown in FLUE Map 2. A series of maps included in the Supporting Data and Analysis for the Future Land Use Element identifies the City’s natural assets and other community features.

Changing Conditions

The City had experienced growth in its permanent population over the years with the growth rate slowing in recent decades. By the 2010 census the Cocoa Beach’s permanent population decreased from 12,482 in 2000 to 11,231 in 2010. Similarly, average household size in the City fell to 1.88 persons in 2010 from 1.91 persons in 2000. Offsetting this decline is a steady influx of seasonal winter visitors as well as tourists visiting this coastal resort community throughout the year. This annual fluctuation of population (about 4,000 seasonal residents and about



3,200 average daily tourists) is the most critical demographic condition affecting demands on public facilities, services, and land uses, and requires that systems be designed to handle recurring seasonal demands in addition to the demands of the City's permanent population.

There are approximately 74 acres (2.8%) of vacant land in the City, which can accommodate limited new residential and commercial development. Based on the declines in the population for the past several decades, with further projected population declines predicted, paired with maximum allowable densities for single-family and multi-family residential uses, and the amount of vacant land in each of these land use categories, the City has sufficient vacant land to meet the need for single-family and multi-family housing units for the City's permanent and seasonal population through the year 2025. At this time, the City appears to have sufficient commercial, recreational and institutional uses to meet the City's needs through the year 2025.

Supporting Infrastructure

Most of the structures in the City were constructed in the 1960's and 1970's. There are no significant concentrations of slum or blighted residential areas. There are a small number of individual structures and small areas that are in need of rehabilitation or maintenance. The City's Development Services Department, through adopted code enforcement procedures, continues to identify those residential structures needing improvement and works toward taking corrective actions. The City adopted a Stormwater Management Plan in 2001 and is currently in the process of implementing it and using it to define future capital improvements.

The City's infrastructure and service facilities are operating at acceptable levels of service; however, there are concerns with the roadway network, which consists primarily of two principle arterial roadways (SR A1A and SR 520). These two roads are operating near the adopted capacity. The City has developed an analysis of the roadway system that indicates methods of improving the level of service through system improvements, and the use of alternative modes of travel and strategies are described in the Mobility Element GOPs.

Redevelopment Focus

Given this setting, Cocoa Beach has reached a built out condition and recognizes that future growth will occur through redeveloping existing properties rather than developing vacant parcels. Generally, the condition of commercial and residential property in the City remains relatively healthy. Most properties are well maintained; however, several commercial properties (particularly in the Downtown Area) appear dated and in need of aesthetic enhancement.

Three corridors have been identified to accommodate future redevelopment: Downtown Cocoa Beach, the Gateways District (centered on the SR 520/SR A1A intersection), and the north Cocoa Beach area (north of California Avenue); listed in order of priority. In recent years, the City has focused on Downtown. In 2006, the City adopted the Downtown Cocoa Beach Area Sector Plan, which identified key issues and outlined action steps. This work provided the *City of Cocoa Beach Comprehensive Plan – 2025* GOPs – Future Land Use Element (August 6, 2015)



foundation for creating the Downtown Cocoa Beach Community Redevelopment Agency (DCBCRA) in 2009. The Downtown Redevelopment Plan was completed and adopted in 2012, which guides the CRA in making future Downtown decisions. To provide more specifics about the physical look of Downtown, the Downtown Design Standards have been adopted. The Downtown Area is positioned to attract future redevelopment activities while respecting the surrounding residential neighborhoods.

With the Downtown area plan completed, the City focused on the Gateways District. In 2014, the Dover Kohl & Partners completed the “Gateways Master Plan” for the S.R. 520/S.R. A1A corridor area, which is the location of the highest concentration of commercial uses in the City, as well as the primary location for visitors and tourists to visit when they come to Cocoa Beach. This Plan has provided some development recommendations for new development and redevelopment of these state highways as well as the commercial properties which abut them. This plan was adopted by the City Commission in 2014, with instructions from the City Commission to City Staff to implement these recommendations into this current update of the Comp Plan, and the not-too-distant rewrite of the Land Development Code (LDC) in 2015. It is the desire of the City to create overlay districts, which can specifically target this commercial area and possibly other concentrations of commercial and high-density residential/resort areas, through the future rewrite of the LDC, to bring these recommendations from the plan to fruition, through future development and/or redevelopment of these areas, while leaving the lower density residential areas as they are. A similar planning activity has yet to be completed for the north Cocoa Beach area.

Future Comprehensive Plan Amendments

Before adoption of future comprehensive plan amendments, consult City Charter Section 6.07 (charter voting requirements on comprehensive plan amendments).

Format

The following Future Land Use goals, objectives, and policies are consistent with the *Supporting Data and Analysis* that has been compiled for the FLUE, reflecting the City’s desire to: achieve a balance of compatible land use, preserve natural assets, protect established low-density neighborhoods, encourage a vibrant Downtown and the supporting mixed use areas (Gateways District and North Cocoa Beach), and ensure that supporting land use regulations are in place. All five goals are important to the City of Cocoa Beach; therefore, no one goal has priority over the others. Data, maps, and other background information supporting the FLUE’s goals, objectives, and policies are located in the FLUE’s *Supporting Data and Analysis*.



GOAL I **To achieve and maintain a balance of land uses with paramount consideration given to the health, comfort, well-being, and quality of life for all citizens.**

Objective I.1 ***Effective upon the adoption of this Comprehensive Plan, the City of Cocoa Beach will review, and amend as needed, the Land Development Code (LDC) so that future land uses are consistent with existing land uses, appropriate topography, and soil conditions.***

Policy I.1.1 The 2025 Future Land Use Map series documents the City’s existing and future conditions, covering land use, natural features, schools, and Downtown Cocoa Beach. FLUE Map 1 (Existing Land Use) and FLUE Map 2 (Future Land Use), FLUE Map 7 (Wetlands), and FLUE Map 8 (Beach Access, Shores Map and Estuarine System) are included in this element. The Downtown maps are provided in the Supporting Data and Analysis for the Future Land Use Element.

- (a) FLUE 1 – Existing Land Use (2015)
- (b) FLUE 2 – Future Land Use (2025)
- (c) FLUE 3 – Downtown Area (2025)
- (d) FLUE 4 – Downtown Area Neighborhood Districts (2025)
- (e) FLUE 5 – Downtown Area Street Hierarchy (2025)
- (f) FLUE 6 – Downtown Area Mixed Use Area (2025)
- (g) FLUE 7 – Wetlands Map (2015)
- (h) FLUE 8 – Beach Access, Shores Map and Estuarine System (2015)

Policy I.1.2 Table 1 establishes the future land use categories and describes the consistency between the City’s Future Land Use Map (FLUE Map 2) and the Official Zoning Map (Article II of Chapter II, Cocoa Beach Land Development Code). Uses of land and implementing regulations shall be consistent with the intensities and densities of the uses identified on 2025 FLUE Map 2. Additional zoning classifications or other modifications to the permitted uses identified in the City’s LDC shall be consistent with those identified in this table.

Policy I.1.3 The type, intensity and structural design of any development shall be appropriate to the existing natural topography. Site alterations shall be limited to the absolute minimum necessary to develop a site safely.



Policy I.1.4 Higher density and intensity development shall be directed into those locations which have proper access to the existing transportation system, minimal environmental constraints, sufficient stormwater treatment capacity, compatible land uses, and readily available sewer and water infrastructure.

Policy I.1.5 Consistent with the Capital Improvements Element, issuance of a development order will be based on whether there is sufficient facility capacity to accommodate the impacts of the development and maintain all applicable LOS standards, as adopted by the City.

Policy I.1.6 No development order or permit shall be issued until the City determines that public facilities and services necessary to accommodate the impacts of the development will be available concurrent with the impacts of the development pursuant to Florida Statutes and the Florida Administrative Code.

Objective I.2 The City of Cocoa Beach shall, upon adoption of this Comprehensive Plan, establish policies and implementation strategies that support the existing compact built environment.

Policy I.2.1 The City shall support the efforts of the State Legislature to foster innovative planning in order to maximize existing facilities and services through redevelopment and the revitalization of targeted areas.

Policy I.2.2 The City recognizes that, because the City is built-out and bounded by water to the east and west, and by developed urban areas to the north and south, urban sprawl is unlikely to occur.

Policy I.2.3 All new development within the City of Cocoa Beach shall be required to connect to and be served by central water, sewer, solid waste and stormwater management facilities, which supports a compact development pattern and discourages urban sprawl.

Policy I.2.4 No new permits for septic tanks or package treatment plants within the City limits shall be approved. In areas served by central sanitary sewer facilities where property owners choose to remain on existing septic tanks, no permits shall be issued for repairs to septic tanks.

Policy I.2.5 New development or redevelopment shall be charged the full cost of extending water, sewer, solid waste and stormwater management



facilities and services to their project in areas where existing facilities do not exist.

Objective I.3 *To encourage the use of innovative land development regulations that may include provisions for planned unit developments and other mixed use development techniques.*

Policy I.3.1 The City Commission, based on recommendations from the Development Services Department and the Local Planning Agency, shall review and amend as needed its LDC to include detailed provisions for Planned Unit Developments (PUD's) or a Mixed Use designation. These regulations are to encourage creative and innovative planning by providing flexibility to the strict zoning and development regulations in a manner that is consistent with this and other elements of the Comprehensive Plan.

The City will adopt these regulations if it can be shown that the following benefits will result:

- (a) Incentives to provide affordable housing;
- (b) Transfer of density from environmentally sensitive areas;
- (c) Improved aesthetic appearance of the man-made environment and protection/preservation of the natural environment
- (d) Additional open space, buffers and preservation zones; and
- (e) Additional recreational facilities in excess of adopted standards

Objective I.4 *To maintain or improve the current quality of natural and historic resources.*

Policy I.4.1 Through the Conservation Element policies, the City shall protect air quality; water resources and water quality; native vegetative communities, wildlife, and wildlife habitat; the natural functions of soils, floodplains, and wetlands.

Policy I.4.2 Through the Coastal Management Element policies, the City shall protect coastal resources and estuarine resources.

Policy I.4.3 Development within areas subject to 100-year flooding due to soil conditions or hydrology shall not increase expected flood levels for adjacent properties or reduce receiving surface water body quality below established levels.



Policy I.4.4 The City may require clustering of residential units on the non-environmentally significant portions of parcels where environmental concerns exist elsewhere on the site.

Policy I.4.5 There are no currently identified archaeological or historic properties within the City that either qualify for, or are listed on, the *National Register of Historic Places*. Should such properties be identified, the City shall maintain an inventory and an evaluation of all archaeological and historic properties that appear to qualify for the *National Register of Historic Places*. Should a future property be considered for eligibility in the National Register of Historic Places, the City shall consult with, and require the applicant to coordinate with the State’s Division of Historical Resources prior to any land clearing, ground disturbing or rehabilitation activities taking place.

Objective I.5 *To encourage the elimination or reduction of uses inconsistent with the community’s character and future land uses.*

Policy 1.5.1 The City shall coordinate with adjacent local governments and Brevard County to ensure consistency and compatibility in coordinating land uses.

Policy I.5.2 Existing land uses that are inconsistent with the Comprehensive Plan may be reviewed by the City at the request of the property owner to determine the degree of inconsistencies, as described in the City’s LDC. Such review may result in:

- (a) A determination that the impact of the inconsistencies on surrounding consistent uses is minimal and not detrimental to the public health, safety and welfare. As a result, status of development as to its consistency with the comp plan may be waived;
- (b) A determination that the impact of the inconsistencies may be substantially mitigated, in which the development may attain consistent status by implementing the required mitigation measures; and
- (c) A determination that the inconsistencies have substantial impacts, which may not be mitigated. As such, the development shall remain an inconsistent use and such use shall terminate according to law.

Policy I.5.3 The City shall protect existing residential areas from encroachment by



incompatible commercial and high-density residential uses by imposing limitations that are specified in the City's LDC.

- Policy I.5.4 The City shall prohibit residential development where physical constraints or hazards exist, or shall require the density to be adjusted accordingly. Such constraints or hazards shall include, but not be limited to, floods, storm or slope hazards, and unstable soil or geologic conditions.
- Policy I.5.5 Existing inconsistent land uses damaged in excess of 50% of their replacement value by natural or man-made causes shall not be allowed to rebuild in a manner that is inconsistent to the plan or LDC.
- Policy I.5.6 Existing inconsistent uses shall not be re-established if the use or activity has ceased for a period of six months consecutively or eighteen months over a twenty-four month period.
- Policy I.5.7 Additions or expansions to inconsistent uses shall not be permitted.
- Policy I.5.8 The City will continue to disallow industrial uses and commercial automobile sales within the City limits.
- Policy I.5.9 The development of new transient lodging facilities is prohibited on the west side of SR A1A South of SR 520 (Atlantic Avenue north of the one-way pairs; Atlantic Avenue south of the split into one-way pairs) and on the west side of Ocean Beach Boulevard/Ridgewood Avenue North of SR 520 as specified in the City's LDC. Existing transient lodging located on the west side of SR A1A shall be allowed to continue and operate at the density and intensity of use at the time February 2000. Regulations will include provisions for reconstruction of destroyed, damaged, or deteriorated transient lodging establishments located west of SR A1A, as well as provisions for elimination of transient lodging establishments if such use is abandoned. The prohibitions for new transient lodging facilities shall not apply to the Downtown Area as described in Future Land Use Element Objective III.1, providing the transient lodging will be located on lands with a General Commercial or High Density Residential & Tourist Future Land Use designation, is located within the Downtown Area Mixed Use Area (FLUE Map 6), and the lodging use has been authorized by a Special Development Overlay District zoning map approval.



Objective I.6 ***To ensure that coastal planning area population densities are consistent with the appropriate regional hurricane evacuation plan for the purposes of achieving an evacuation time of 18.5 hours.***

Policy I.6.1 Development orders or permits for new development or redevelopment shall not be issued if the proposed development or redevelopment will increase the amount of time required to evacuate the City in the event of an approaching hurricane to more than 18.5 hours.

Policy I.6.2 To protect existing residential areas and ensure safe hurricane evacuation times, the City shall limit maximum allowable residential density consistent with and in furtherance of the provisions of this Element.

Policy I.6.3 The Planning Board with assistance from the Development Services staff shall on an on-going basis review and update the accessory uses allowed within the individual zoning districts. Accessory uses are uses subordinate or incidental to the primary use, and cannot operate without the primary use. Accessory uses must be compatible with the primary use and the adjacent primary uses. A use deemed to be a “prohibited use” by the City’s zoning ordinance also shall never be permitted as an accessory use.

Objective I.7 ***Encourage the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the local government determines to be appropriate.***

Policy I.7.1 Development orders or permits for new development or redevelopment within the 100-year floodplain or coastal high hazard area (CHHA) shall be issued only after a finding that the proposed development or redevelopment complies with the building elevation requirements established on the Flood Insurance Rate Maps (FIRM's).

Policy I.7.2 Development orders or permits for new development or redevelopment seaward of the coastal construction control line (CCCL) shall be issued only after a finding that the proposed development or redevelopment has been approved by the Florida Department of Environmental Protection (FDEP), and that the proposed project complies with any reasonable condition imposed by FDEP.



Policy I.7.3 Structures receiving damage from coastal storms or flooding that is less than 50% of their replacement cost at the time of the damage may be rebuilt to its pre-disaster condition, subject only to current building and life-safety codes.

Policy I.7.4 Structures receiving damage from coastal storms or flooding in excess of 50% of their replacement cost at the time of the damage may be rebuilt to their original square footage and density, provided they comply with:

- (a) Federal requirements for elevation above the base flood elevation;
- (b) Building code requirements for flood-proofing;
- (c) Current building and life-safety codes; and
- (d) FDEP's CCCL requirements.

Objective I.8 To ensure the availability of suitable land for utility facilities necessary to support proposed development.

Policy I.8.1 The City shall acquire or require sufficient right-of-way in all roadway construction or improvement projects to provide for the location of utility lines.

Policy I.8.2 Public and private utility facilities that support land development shall be authorized at the time of a development order or permit, and construction shall be timed so the required facilities and services will be available concurrent with the impacts of development.

Objective I.9 The City of Cocoa Beach shall maintain and/or secure the appropriate Department of Environmental Protection Permits to ensure the availability of dredge spoil disposal sites for the purpose of maintaining City-owned and adjacent intercoastal waterways through the clearing of detrimental muck sediments to benefit navigation, water quality and habitat.

Policy I.9.1 The City shall coordinate with Brevard County, other beachside communities, and the Florida Inland Navigation District (FIND) to identify appropriate spoil disposal sites.

Policy I.9.2 The City shall identify existing and future dredge spoil site areas.

Policy I.9.3 New dredge spoil disposal sites shall be selected in a manner that is consistent with and ensures compliance with the conservation and



natural resource protection provisions contained in the Comprehensive Plan.

Policy I.9.4 The City may use the appropriate State specified forum to discuss and resolve multi-jurisdictional problems and issues regarding the designation of appropriate spoil disposal sites.

Objective I.10 *To promote the orderly and responsible siting of future educational facilities and services near urban residential areas and the collocation of public and educational facilities.*

Policy I.10.1 The Brevard County School Board determines the need for new public schools. It is expected that there will be no new public schools needed or constructed within the City of Cocoa Beach through 2025. Should there be a need for new facilities, all schools shall be located consistent with all elements of this Comprehensive Plan and in accordance with Florida Statutes. All future schools shall be an allowable use in all land use categories, except Conservation.

Policy I.10.2 The process of determining the location of new school sites shall include an orderly and timely review of, and compliance with, criteria and standards established by the Florida Department of Education, Brevard County School Board policies and procedures, and City of Cocoa Beach development plans, site plan review procedures, ordinances, land development regulations and the City's Comprehensive Plan.

Policy I.10.3 When current or proposed student populations cannot be adequately served by existing schools, the Brevard County School Board and City of Cocoa Beach shall coordinate their data and analysis and apply the criteria contained in the City's LDC to determine the location of new school sites.

Policy I.10.4 The final responsibility for site acquisition for public schools lies with the Brevard County School Board, in compliance with all applicable rules, standards, criteria, plans, laws and ordinances, and following public input and the involvement of affected persons and governmental agencies.

Policy I.10.5 The City shall seek to co-locate public facilities such as parks, libraries, and community centers with schools, to the extent possible.

Policy I.10.6 Recognizing that public schools are an essential component in building a



sense of community, the Brevard County School Board and the City of Cocoa Beach shall continue to use cooperative agreements to facilitate the shared use of community facilities such as parks, playgrounds, libraries, and neighborhood meeting centers.

Policy I.10.7

Consideration shall be made for the City and Brevard County School Board to jointly purchase and/or develop, maintain, or operate specific properties and/or facilities for recreation/stadiums, libraries, community centers, playgrounds, and the like in those cases where it is beneficial to the community, or where taxpayer savings may occur.



GOAL II **To preserve the character of the established low-density residential neighborhoods within the City of Cocoa Beach.**

Objective II.1 ***The City shall review, and amend as needed, the Land Development Code (LDC) to ensure that land development regulations are compatible with the established low-density neighborhoods.***

Policy II.1.1 Before proposed changes to homes within the established low-density neighborhoods are approved, they shall be determined to be consistent with the neighborhood setting. By September, 2015, the Development Services Department shall review, and amend as needed, the LDC and permit requirements to ensure that neighborhood consistency criteria are specified.

Policy II.1.2 Land development regulations should provide flexibility so that homes may be updated and parcels redeveloped while remaining consistent with the existing neighborhood character. The Development Services Department shall investigate the potential for developing a set of residential design standards and incentives by examining best practices in other communities. The findings of this review shall be completed by December 31, 2018.

Objective II.2 ***To maintain the current family-oriented nature of the community and its associated public amenities.***

Policy II.2.1 To protect existing residential areas from encroachment by land uses which are incompatible due to building height, the City shall regulate maximum allowable building height in accordance with City Charter Section 6.04 (45 foot height) and allow exemptions for existing buildings. The following criteria shall be incorporated into the Land Development Code.

- (a) The maximum allowable building height for all new construction is limited to 45 feet above crown of the abutting road, unless exempted as set forth below:
 - 1. Existing buildings (having been constructed as of the effective date of Ordinance 1328 which is 6-6-02) having a height greater than 45 feet above grade may be repaired or rebuilt to the same height and floor/ area ratio, but without increasing any other nonconformity, as outlined and in accordance with City Charter Section 6.08 (Building height limitation accommodation) and City Charter Section



6.09 (Non casualty loss rebuild).

2. Special consideration may be given to allow new structures at a height greater than 45 feet , but in no event greater than 70 feet, when:
 - An applicant/property owner petitions for public hearings before the Planning Board, the Board of Adjustment and City Commission. The applicant must demonstrate land use compatibility and consistency with zoning standards, objectives and public infrastructure;
 - Petitions may be considered only when the application includes density restrictions, restricted location of the primary land uses, increased setbacks, and substantially increased buffers;
 - Approval by the Board of Adjustment, Planning Board and a favorable supermajority vote of four Commission members is required to allow structures at a height greater than 45 feet ; and,
 - The applicant must petition for comprehensive plan text amendment to specifically identify the location [property] in the City where these structures will be constructed. Such amendment must specify the height authorized by the special approval.

(b) Residential areas shall be buffered by tiered heights from higher structures. Intervening rights of way or canals cannot be considered buffers.

(c) Special consideration for building heights are granted for the location(s) identified below:

1. Cocoa Beach Junior/Senior High School, Performing Arts Facility located at 1500 Minutemen Causeway, on property having the legal description:
BEGINNING at the NE corner of Section 16, Township 25 South, Range 37 East and run South 1980 feet; thence West 1980 feet; thence North 1980 feet; thence East 1980 feet to the POINT OF BEGINNING, Brevard County, Florida. Containing 90 acres, more or less. Parcel ID: 25-37-16-00-00001.0-0000.00; and, based on plans, specifications, and location as identified in City application number 06-



2000327-02, with a height not to exceed seventy (70) feet.

2. 6th Floor Unit 16 foot x 16 foot sun room addition, Inn at Cocoa Beach located at 4300 Ocean Beach Boulevard , on property having the legal description:

Lots 8-14, Block 5, COCOA OCEAN BEACH SUBDIVISION, according the plat thereof as recorded in Plat Book 10, Page 16; and together with the South one-half of the alley formerly existing which extended from Ocean Beach Boulevard on the West to the 40-foot promenade on the East, between Lots 7 and 8, Block 5, COCOA OCEAN BEACH SUBDIVISION, which alley has been closed to public use; Public Records of Brevard County, Florida.

Containing 1.22 acres, Parcel ID: 24-37-35-CI-00005.0-0008.00 and, based on plans, specifications, and location as identified in City variance application number 12-2000920-01, and building permit application 12-0503, with height not to exceed 59.00 feet.

3. Stair and Training Tower for the new City of Cocoa Beach Fire Station No. 51 construction, located at 50 South Orlando Avenue, on property having the legal description:

Lots 1-17, inclusive, and Lots 22-27, inclusive, together with that portion of the 15 foot wide vacated (O.R. Book 833, Page 137) alley lying North of said Lot 13, all in Block 33, COCOA BEACH Subdivision, according to the plat thereof as recorded in Plat Book 3, Page 54; Public Records of Brevard County, Florida. Containing 2.77 acres, Parcel ID's: 25-37-15-DD-00033.0-0001.00, 25-37-15-DD-00033.0-0006.00, 25-37-15-DD-00033.0-0008.00, and 25-37-15-DD-00033.0-0022.00; and, based on plans, specifications, and location as identified in City variance application number 13-2000506-01 and site development plan application 13-1000506-01, with a height not to exceed 60.0 feet.

Policy II.2.2

To protect existing residential areas from encroachment by land uses which are incompatible due to development density, and ensure safe hurricane evacuation times, the City shall regulate maximum allowable



residential and transient lodging density in accordance with City Charter Section 6.01 (Density) and allow exemptions for existing residential and transient lodging developments. The following criteria shall be incorporated into the Land Development Code.

- (a) The maximum allowable density for all new construction is limited to ten (10) residential dwelling units per gross acre or twenty-eight (28) transient lodging rooms per gross acre, unless exempted as set forth below:
1. Existing properties (having been constructed as of the effective date of Ordinance No. 1328) having a density greater than ten (10) residential dwelling units per gross acre or twenty-eight (28) transient lodging rooms per gross acre may be repaired or rebuilt to the same density, but without increasing any other nonconformity.
 2. Special consideration may be given to allow new development at density greater than ten (10), but in no event greater than twelve (12), residential dwelling units per gross acre or twenty-eight (28), but in no event greater than thirty (30), transient lodging rooms per gross acre when:
 - An applicant/property owner petitions for public hearings before the Planning Board, the Board of Adjustment and City Commission. The applicant must demonstrate land use compatibility and consistency with zoning standards, objectives and public infrastructure;
 - Petitions may be considered only when the application includes height restrictions, restricted location of the primary land uses, increased setbacks, and substantially increased buffers;
 - Approval by the Board of Adjustment, Planning Board and a favorable supermajority vote of four Commission members is required to allow development at a density greater than ten (10) residential dwelling units per gross acre or twenty-eight (28) transient lodging rooms per gross acre; and,
 - The applicant must petition for comprehensive plan text amendment to specifically identify the



location [property] in the City where these structures will be constructed. Such amendment must specify the height authorized by the special approval.

Objective II.3 ***The City will encourage redevelopment and economic revitalization of the Downtown Area (including the established low-density neighborhoods) through the implementation of appropriate planning strategies and through the renewal of substandard structures.***

Policy II.3.1 The City shall, on a continuing basis, use a combination of citizen advisory groups and/or professional staff to evaluate and identify areas that are currently in need of redevelopment and renewal, or have the potential to need future redevelopment or renewal. The City will follow a redevelopment and renewal process that identifies specific areas and includes planning methods and evaluation criteria that ensure financially feasible redevelopment of sites that are compatible with adjacent properties.

Policy II.3.2 By December 2016, the Development Services Department will review potential amendments to the City’s LDC including, but not limited to:

- (a) Coordinate with FDOT on the SR A1A Corridor Study and future improvements; and
- (b) Develop and implement standards for a “Walkable Community”.

Policy II.3.3 Consistent with the Housing Element, the City shall conduct an annual windshield survey of the structural conditions of housing units in areas subject to deterioration. Any housing units that are found to be “substandard/deteriorated” or “substandard/dilapidated” shall be cited and the owner shall be required to rehabilitate or demolish the structure within one year.

Policy II.3.4 Consistent with the Housing Element, if greater than 25% of the residential structures in a neighborhood (but not less than five) are determined to be “substandard/deteriorated” or “substandard/dilapidated”, that neighborhood shall be considered to be in danger of deterioration, and the City will develop a plan for the stabilization of the neighborhood within two years of such determination.



GOAL III **To support redevelopment of the City’s Downtown area, promote a mix of uses and creative design solutions to ensure the Downtown’s long term economic viability and livability, support new investment, and enhance and preserve the area’s vibrancy and unique “Cocoa Beach” character.**

Objective III.1 ***Adopt and enable Downtown Design Standards to provide for new buildings and building modifications within the boundaries of the Downtown Area of which are identified on FLUE Map 3.***

Policy III.1.1 Establish distinct activity centers and points of interest to reinforce the Downtown Area Neighborhood Districts, as identified on Map FLUE 4. Reinforce these districts by encouraging new development and building renovations to be designed according to each district’s intent and standards and differentiate commercial districts, which will act as anchors, from residential districts.

Policy III.1.2 Enhance pedestrian connectivity within the Downtown Area by creating a more appealing walking environment through building design, streetscape, and pedestrian oriented building uses as described in the Downtown Design Standards by incorporating features such as: building design, streetscape improvements, sidewalks, and retail frontage enhancements.

Policy III.1.3 Increase access and views to the Atlantic Ocean and the Banana River from the street as described in the Downtown Design Standards.

Policy III.1.4 Enhance sidewalks for walking to support new active uses by reducing instances of curb cuts in exchange for shared driveways, provided such reduction does not reduce accessibility or property value.

Policy III.1.5 By December 31, 2016, the City must develop and maintain incentive and regulatory programs, which will improve the existing street alleys for shared use with pedestrians in the Downtown Area, which will include creating protected spaces that support leisure activities for pedestrians while, at the same time, preserving vehicular access for service, loading, and parking.



Policy III.1.6 Design in the Downtown Area shall be based on a system of streets, identified on Map FLUE 5, which serve different users at varying intensities.

Policy III.1.7. The City will coordinate with land owners to improve Downtown Area vacant lots by encouraging temporary or permanent community gardens, artistic landscaping, and/or public art. These vacant tracts may be managed by the residents, business owners, or managed by the City at the discretion of the land owners.

Policy III.1.8 In the Downtown Area, the City must encourage low impact design, as identified in the Downtown Cocoa Beach Community Redevelopment Agency (DCBCRA) Community Redevelopment Plan to improve stormwater management.

Objective III.2 *Enable the Vision Plan component of the DCBCRA Community Redevelopment Plan to guide short-term and long-term redevelopment within the boundaries of the Downtown Area Overlay District and the Downtown Community Redevelopment Area.*

Policy III.2.1 Support the DCBCRA Community Redevelopment Plan and its redevelopment initiatives by mainly:

- a) Revitalizing and improving Minutemen Causeway;
- b) Redeveloping the City Hall site;
- c) Redeveloping the Downtown Core;
- d) Creating a gateway at the northern end of Downtown;
- e) Repositioning retail and broadening uses; and
- f) Developing operational and management guidelines.

Policy III.2.2 On or before August, 2016 the City must construct those sidewalk links as identified in the "Transportation Enhancement Project, Sidewalk/Bike Path Master Plan" in the DCBCRA Community Redevelopment Plan.

Policy III.2.3 To encourage alternate means of transportation in the Downtown Area, the City will coordinate with Brevard County and Space Coast Area Transit to maintain mass transit service to the Downtown area, and coordinate mass transit and/or bus service within streetscape plans.

Policy III.2.4 To assure that this objective is met, by November, 2015 the City will develop and implement a public parking plan, including improvements to temporary lots, and requiring improvements to those temporary lots



which are not code compliant.

Objective III.3

The City of Cocoa Beach seeks to increase Downtown’s overall population, further economic stability, and improve Downtown with a mix of active commercial uses which support and encourage walking and foot traffic in combination with residential, boutique lodging, and office uses. Therefore, the City must pursue, develop and maintain incentive and regulatory programs, through the land development regulations, and Comprehensive Plan objectives and policies, which will foster social interaction, generate foot traffic, and help create a more memorable image of the Downtown Area.

Policy III.3.1

The City of Cocoa Beach hereby affirms that mixed residential and commercial uses on the same lot and/or building footprint are allowable in the Downtown Area. Such mixed uses may be established and authorized within those areas identified on FLUE Map 6. Inside the mixed use areas identified on FLUE Map 6, there may be areas which are identified as being a Category 1 Storm Surge Area. Mixed use development within a Category 1 Storm Surge Area will require authorization by a Special Development Overlay District (SDOD) zoning map approval.

Policy III.3.2

The City’s land development regulations for the Downtown Area to allow for mixed residential and commercial land uses on the same tract, within the parameters of the Future Land Use Element Goal III, Objectives and Policies and maximum Floor Area Ratios (FAR) for each Downtown Area Neighborhood District.

Downtown Area Neighborhood Districts (Shown on FLUE Map 4)	Maximum FAR
Downtown Core	3.00
Artisan District	2.00
Campus Gateway	3.20
Oceanside District	2.00
Cottage Row	2.00
Cottage Row Residential	1.50

The FAR’s in this Policy supersede other FAR’s which may be found in this Comprehensive Plan. Mixed use development may occur at a maximum density of 10 dwelling units per acre or 28 rooms per acre for transient lodging uses on the same tract or building footprint.



- Policy III.3.3 The City may permit boutique hotels west of Atlantic Avenue within the Downtown Area Mixed Use Area (FLUE Map 6) by amending the LDC on or before September, 2016.
- Policy III.3.4 The City will rely upon the site plan review process for all new development and redevelopment. An application for site plan improvements in the Downtown Area must include an illustration and an explanation as to how the proposed project is substantially consistent with the Downtown Design Based Code. In addition, consideration should be given to the special features of each Downtown Area Neighborhood District in which the project is located.
- Policy III.3.5 Develop a set of noise standards within the LDC that will allow commercial uses to maintain a certain level of noise when adjacent to residential uses in the Downtown Core.



GOAL IV **To enhance the City’s overall economic vitality by encouraging and supporting redevelopment activities within the Gateways District (SR 520/SR A1A area) and the north Cocoa Beach (north of California Avenue) areas.**

Objective IV.1 ***By December 31, 2014, the City Commission will work towards adoption of one or both Special Area Plans, regarding the need and support for area revitalization efforts the two identified areas of Beach Gateways District and North Cocoa Beach.***

Policy IV.1.1 Following a similar process used in completing the Downtown Cocoa Beach Area Sector Plan, the City will seek to adopt a Special Area Plan for each of the areas below, in the order of priority as listed (i.e., (a) first and (b) second):

- (a) The Gateways District Area, around the SR 520 and SR A1A intersection node; and
- (b) the North Cocoa Beach Area, generally north of California Avenue.

Policy IV.1.2 When developing Special Area Plans, the City must seek public participation and input, using techniques including, but not limited to, neighborhood meetings, charettes and advertised public hearings. Significant categories for focus of these public discussions will include:

- (a) Land use;
- (b) Protecting existing residential development
- (c) Transportation/traffic;
- (d) Historic preservation and development patterns; and
- (e) Accommodating tourists.

Policy IV.1.3 For each Special Area Plan, the emphasis will be placed on using innovative planning techniques, such as special zoning districts, overlay zoning or mixed-use zoning to encourage pedestrian traffic, traffic control, and reinvestment in older structures in order to achieve the desired guidelines for future redevelopment activities.



GOAL V **To ensure that adequate facilities and infrastructure are in place as future development and redevelopment occur.**

Objective V.1 ***To rely on the “Concurrency Management System” (CMS) that has established the procedures and processes to be used by the City to ensure that no development orders or permits are issued that would result in a reduction or degradation of operating conditions of public facilities and services below adopted LOS standards, when the impacts of development occur.***

Policy V.1.1 The concurrency requirement for sanitary sewer, solid waste, stormwater management, and potable water facilities may be met if either of the following conditions are met:

- (a) The development order or permit is conditioned upon the necessary facilities and services being in place and available to serve the development, at the LOS standard established in the Capital Improvements Element, at the time the City issues a certificate of occupancy; or
- (b) The necessary facilities and services are guaranteed in an enforceable development agreement to be in place and available to serve the development, at the LOS standard established in the Capital Improvements Element, at the time the City issues a certificate of occupancy. An enforceable development agreement may include, but not be limited to, development agreements pursuant to Florida Statutes.

Policy V.1.2 The City’s CMS requirements apply to state and other public facilities and development to the same extent that it applies to all other facilities and development, as provided by law.

Policy V.1.3 Public and private utility facilities that support land development shall be authorized at the time of issuance of a development order or permit, and construction shall be timed so the required facilities and services will be available concurrent with the impacts of development.

Policy V.1.4 A proposed development may be deemed to have a *de minimis* impact, and not subject to the City’s Concurrency Management System requirements, if all of the following conditions have been met:



- (a) The density or intensity of the proposed development is less than or equal to one hundred ten percent (110%) of the density or intensity of the existing development or, for the development of a vacant parcel, construction of a residential single family or duplex unit on a single lot in a subdivision previously approved and/or accepted by the City or, for non-residential uses, at a floor area ratio (FAR) of less than of 0.1. Isolated vacant lots in predominantly residential areas, where the construction of a single-family home would be the most suitable use, may be developed for single-family residential use without being subjected to the City's CMS;

Policy V.1.5

All requests for amendments to the adopted Future Land Use Map shall be accompanied by an analysis of the availability and adequacy of public facilities and services, including available water supplies, and the levels of service, needed, to support the proposed changes in land use. The City shall not approve any proposed amendment unless the applicant can demonstrate the availability of water supplies and that public facilities and services will be able to provide levels of service established in Capital Improvements Element.

Policy V.1.6

All requests for preliminary development approval shall be reviewed and evaluated by the appropriate City departments to assess the availability of public facilities/services capacity to serve the development. The latest point in this process at which the concurrency determination may be made is prior to an application for a development order or permit that includes a specific plan of development (including densities and intensities of use).

Policy V.1.7

Should the review process described in Policy V.1.6 result indicate that a proposed development will not meet the City's concurrency requirements, the applicant may:

- (a) Withdraw the application;
- (b) Reserve capacity by correcting any identified problems prior to receipt of a final development order or permit; or
- (c) Hold the project in abeyance (with no capacity reservation) for a period of no more than one year in order to attempt to correct any identified problems.

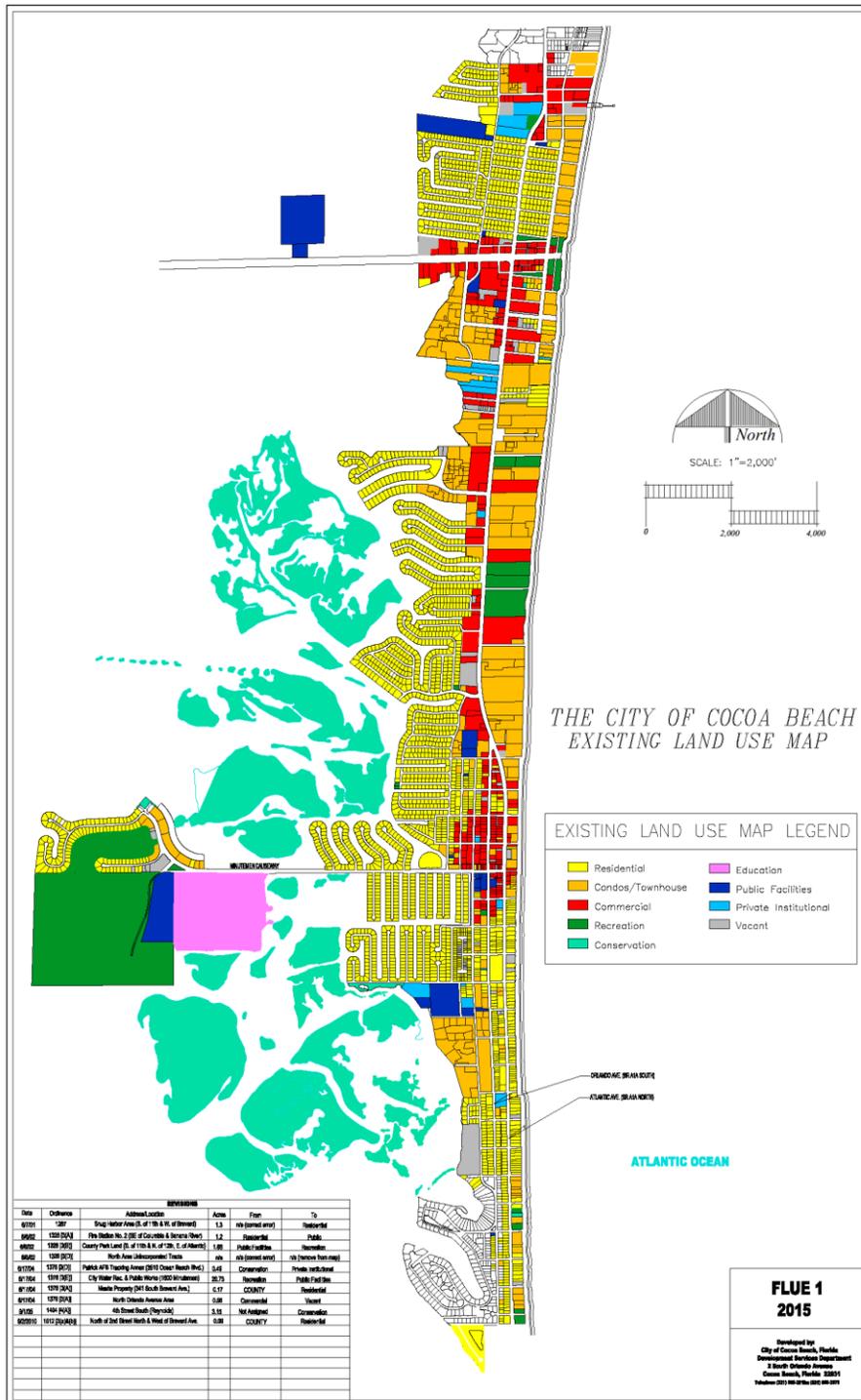


Policy V.1.8 No existing public land shall be abandoned, vacated or otherwise conveyed from public ownership unless the vacation of said public land has been publicly advertised and reviewed at a public hearing, as required by Chapters 177 and 498, Florida Statutes. As part of the public review process the City, at the expense of the party(ies) requesting a vacation and conveyance, will conduct an analysis as specified in either the LDC or the application.

Policy V.1.9 The vacation and conveyance of land from the City of Cocoa Beach does not constitute an undeniable right to obtain a development order, site plan approval, building permit and/or occupational license. Pursuant to this and other elements of the City of Cocoa Beach Comprehensive Plan, the City cannot issue a development order that would result in a reduction or degradation of operating conditions of public facilities and services below the adopted level of service standards.

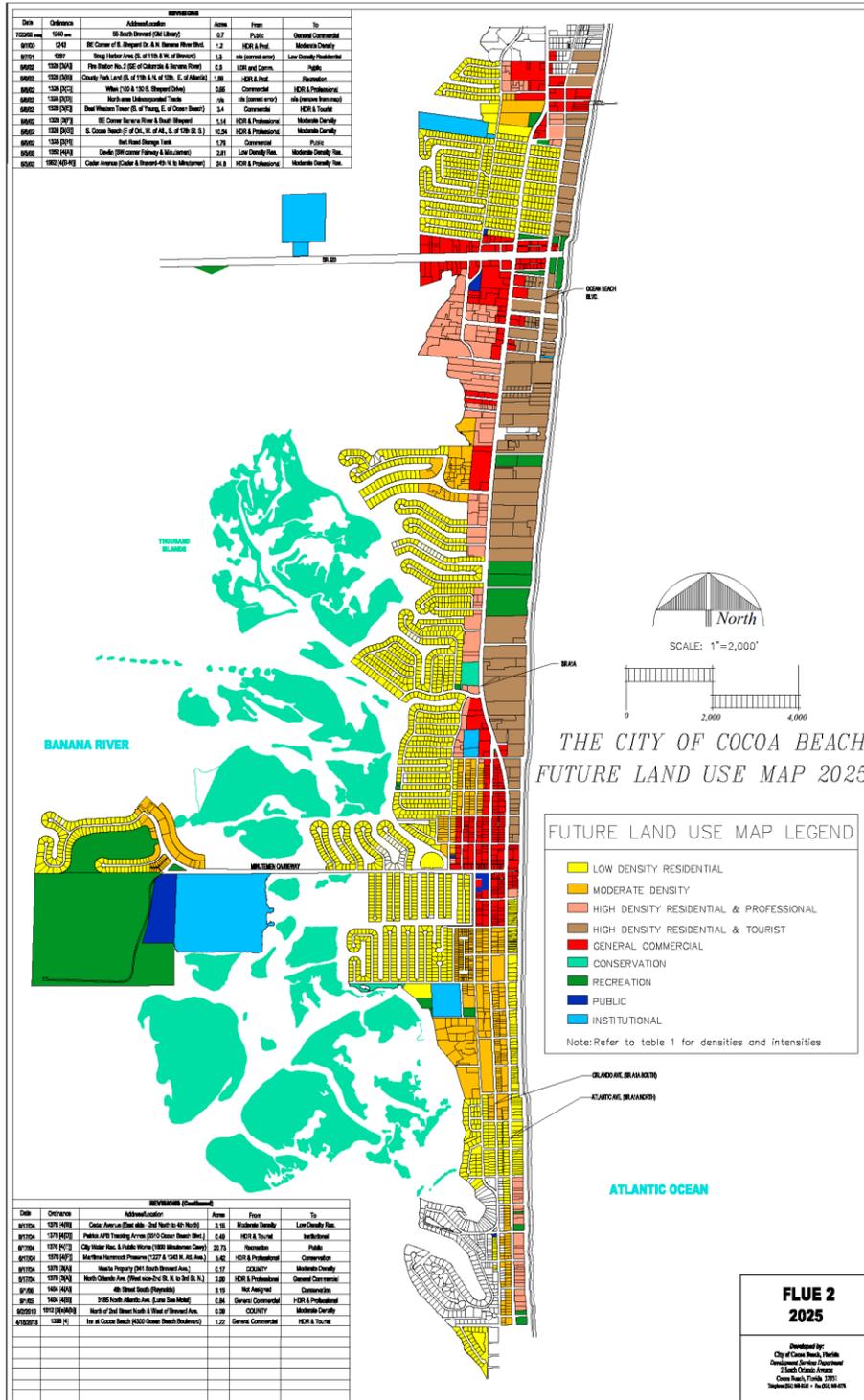


FLUE Map 1 Existing Land Use (2015)



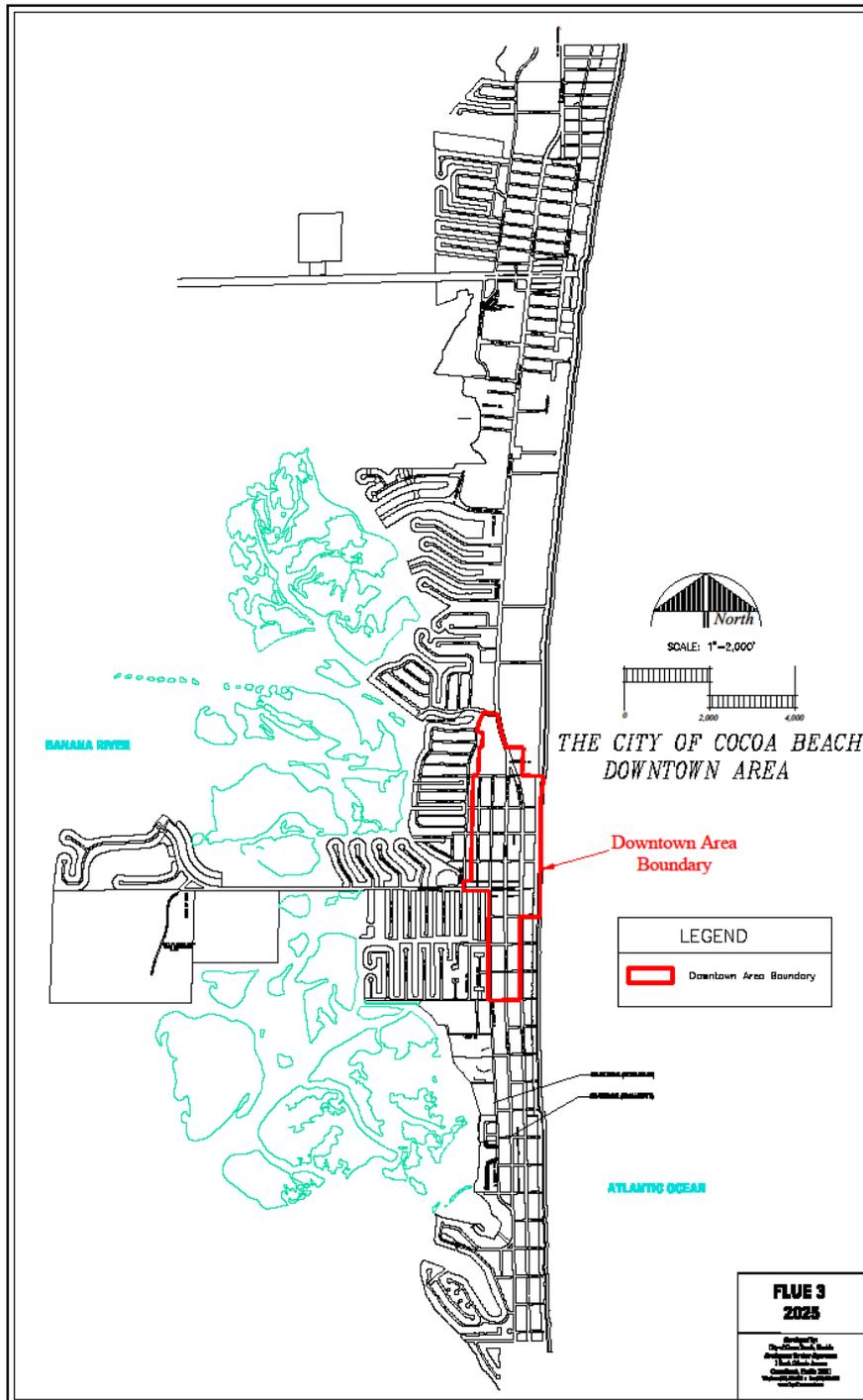


FLUE Map 2 Future Land Use (2025)

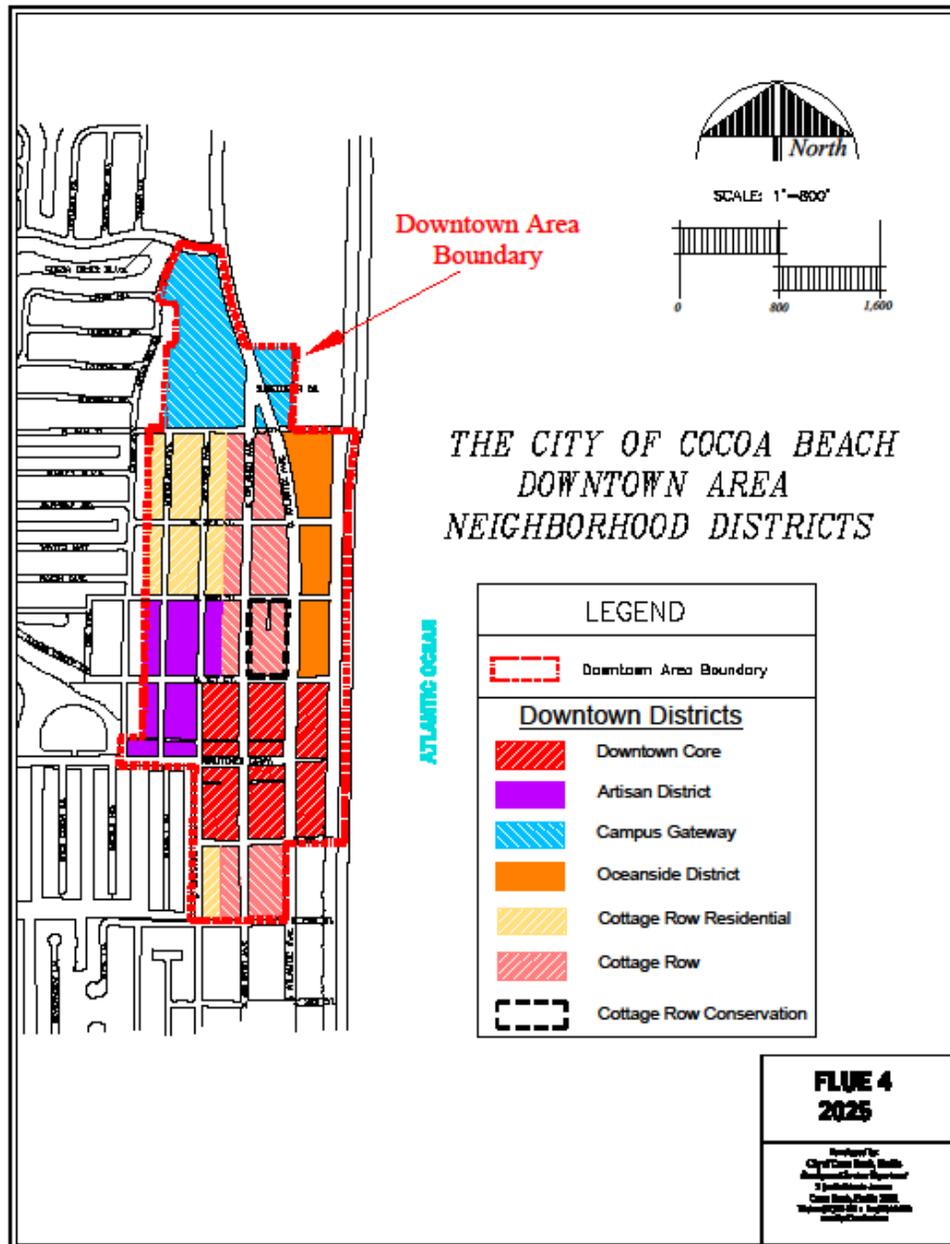




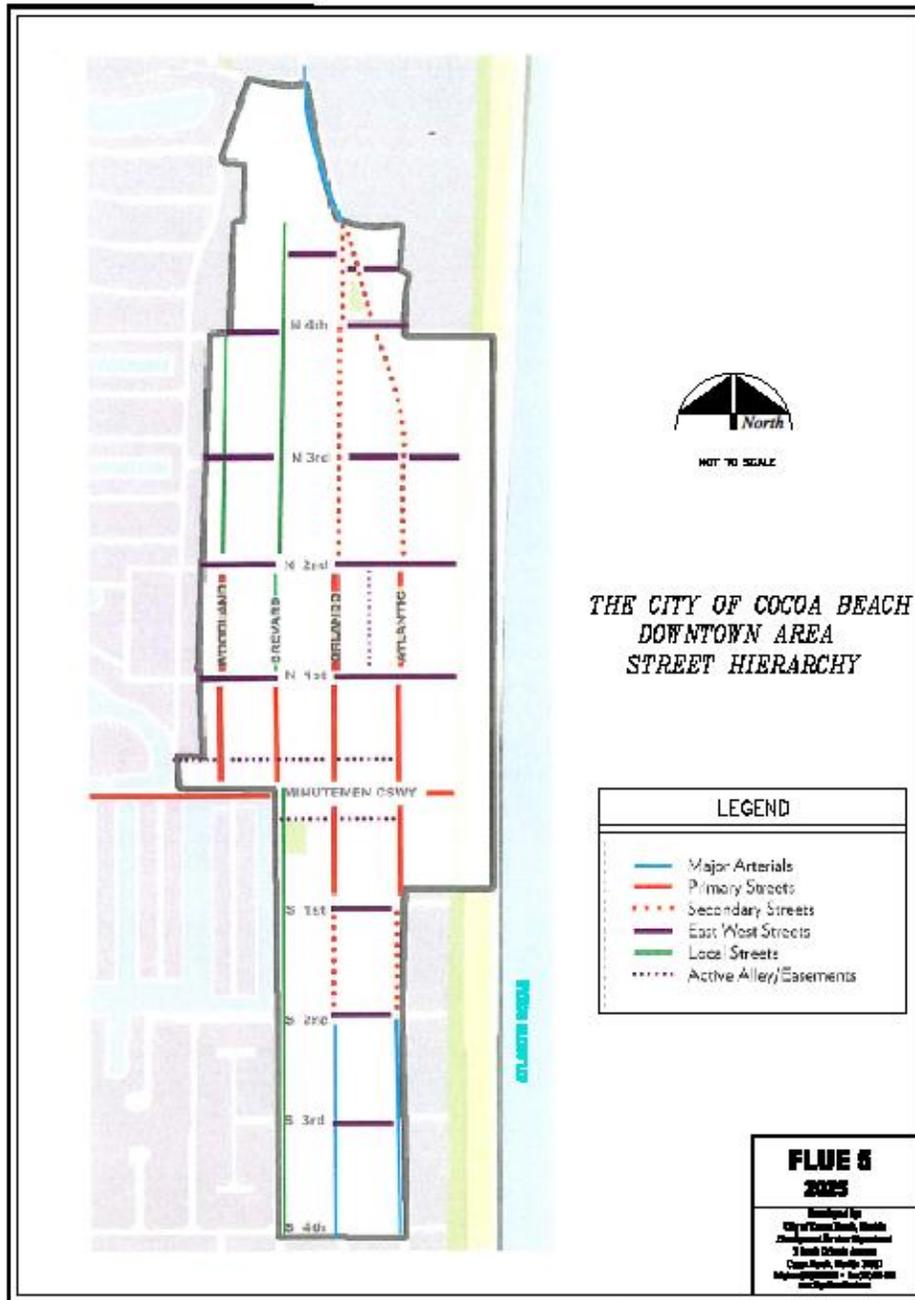
FLUE Map 3 Downtown Area (2025)



FLUE Map 4 Downtown Area Neighborhood District (2025)



FLUE Map 5 Downtown Area Street Hierarchy (2025)





FLUE Map 6 Downtown Area Mixed-Use Area (2025)





CITY OF COCOA BEACH 2025 COMPREHENSIVE PLAN

Section II Coastal Management Element Goals, Objectives, and Policies

Adopted August 6, 2015 by Ordinance No. 1591

II – COASTAL MANAGEMENT ELEMENT

Table of Contents

	Page Number
INTRODUCTION	1
GOALS, OBJECTIVES, AND POLICIES	
GOAL I Protect Natural Resources, Residents and Personal Property	5
Objective I.1	5
Policy I.1.1	5
Policy I.1.2	5
Policy I.1.3	5
Policy I.1.4	6
Policy I.1.5	6
Policy I.1.6	6
Policy I.1.7	6
Policy I.1.8	6
Objective I.2	6
Policy I.2.1	6
Policy I.2.2	6
Policy I.2.3	6
Policy I.2.4	7
Policy I.2.5	7
Objective I.3	7
Policy I.3.1	7
Policy I.3.2	7
Policy I.3.3	8
Policy I.3.4	8
Policy I.3.5	8
Objective I.4	8
Policy I.4.1	8
Policy I.4.2	8
Policy I.4.3	8
Policy I.4.4	8
Policy I.4.5	9
Policy I.4.6	9
Policy I.4.7	9
Policy I.4.8	9

II – COASTAL MANAGEMENT ELEMENT

Table of Contents (continued)

GOALS, OBJECTIVES, AND POLICIES	Page Number
Objective I.4	
Policy I.4.9	9
Policy I.4.10	10
Policy I.4.11	10
Objective I.5	10
Policy I.5.1	10
Policy I.5.2	10
Policy I.5.3	11
Objective I.6	11
Policy I.6.1	11
Policy I.6.2	11
Policy I.6.3	11
GOAL II Prepare for Natural Disasters and Recovery	12
Objective II.1	12
Policy II.1.1	12
Policy II.1.2	12
Policy II.1.3	13
Policy II.1.4	13
Policy II.1.5	13
Policy II.1.6	14
Policy II.1.7	14
Objective II.2	14
Policy II.2.1	14
Policy II.2.2	14
Policy II.2.3	14
Policy II.2.4	15
Policy II.2.5	15
Policy II.2.6	15
Policy II.2.7	15
Policy II.2.8	15
Policy II.2.9	15

II – COASTAL MANAGEMENT ELEMENT Table of Contents (continued)

GOALS, OBJECTIVES, AND POLICIES		Page Number
GOAL III	Ensure Safe Access and Navigability	15
	Objective III.1	15
	Policy III.1.1	15
	Policy III.1.2	16
	Policy III.1.3	16
	Policy III.1.4	16
	Policy III.1.5	16
	Policy III.1.6	16
	Objective III.2	17
	Policy III.2.1	17
	Policy III.2.2	17
	Policy III.2.3	17
	Policy III.2.4	17
	Objective III.3	18
	Policy III.3.1	18
	Policy III.3.2	18
	Policy III.3.3	18
	Policy III.3.4	18
	Policy III.3.5	18
	Policy III.3.6	18
	Policy III.3.7	19
	Policy III.3.8	19
MAPS		
CM Map 1	Coastal High Hazard Area	20



INTRODUCTION

With its coastal location the City of Cocoa Beach is required to prepare a Coastal Management Element for its Comprehensive Plan (Section 380.24, Florida Statutes). The focus of this Element is to “restrict development activities where such activities would damage or destroy coastal resources, and that such plans protect human life and limit public expenditures in areas that are subject to destruction by natural disaster”, as specified in Section 163.3178(1) and (2), Florida Statutes. Given its location, the City of Cocoa Beach is accessible to six miles of Atlantic Ocean beaches (to the east) and to the Banana River Lagoon (to the west). This prized location also places the City entirely within the Coastal High Hazard Area (CHHA), which means evacuations are mandatory for the entire City for any hurricane event. With the exception of The Thousand Islands, the City is an urban built-up area. Land uses are primarily in the form of residential, commercial, public recreation, schools and public or institutional uses. No industrial uses exist within the City. Most of the waterfront properties have already been developed with residential, commercial or recreational uses.

Natural Resources

Within the City of Cocoa Beach, the following coastal natural resources warrant special attention: the Banana River Lagoon, The Thousand Islands, and dune health.

Banana River Lagoon

The Indian River Lagoon (IRL) is a 156-mile estuary extending from Ponce Inlet in the north to Jupiter Inlet in the south. The Banana River Lagoon (BRL) is a segment of this estuary and is the western border of the City of Cocoa Beach. In accordance with the Clean Water Act, the IRL is listed as a federal impaired waterway, and as such has been given Total Maximum Daily Load (TMDL) allocations for nitrogen and phosphorus, as described in the Indian River Lagoon Basin Management Action Plan (IRLBMAP). To be consistent with the IRLBMAP a similar management action plan has been prepared for the BRL, known as the Banana River Lagoon Basin Management Action Plan (BRLBMAP). This plan lists specific pollutant load reduction projects that the City must implement in order to be compliant with the BRLBMAP. The state of Florida is now establishing numeric nutrient criteria (NNC) for impaired waters. It is expected that these NNC will be the current TMDL requirements and will be satisfied through the adopted BMAPs. More detailed information about the Banana River Lagoon is provided in the Coastal Management Element’s *Supporting Data and Analysis*.

In addition to the City being part of the BRLBMAP as a means to meet federal requirements, the IRL has shown a recent severe decline in health during the last three to five years. The BRL, in particular, has had major signs of distress. A series of algae super blooms have clouded the City’s lagoon waters and there has been a seagrass loss nearing 90% in much of the BRL. In addition to these signs of severe impairment, there was a federal Unusual Mortality Event in the IRL with 280 West Indian manatees, over 250 pelicans, and 79 dolphins having died suddenly within a few



months. A significant number of these deaths occurred in the BRL.

The City is involved with the consortium of federal, state, and local government agencies that are trying to determine the sequence of events that caused this recent severe decline. Most scientists believe that it is a complicated cascade of events; however, they do agree that nutrient impairment is a major factor. The Indian River Lagoon National Estuary Program (IRLNEP) is taking the lead in the research with other agencies and academia. The IRLBMAP stakeholders meet regularly with state agencies to document progress towards the BMAP and to develop a unified action plan for the lagoon system. The BRLBMAP stakeholders are a part of this coordination effort.

Additionally, the City holds a National Pollutant Discharge Elimination System (NPDES) Phase 2 stormwater permit, which documents various operations and maintenance programs that the City must comply with as a means of preventing pollution to the lagoon. Measures in the permit include public education and outreach, land development erosion and sediment control, illicit discharge inspection and elimination as well as municipal pollution prevention within City operations (such as: grounds maintenance; road/utilities maintenance/repair; fleet/equipment maintenance and equipment; and materials and chemical storage and handling).

The City's Stormwater Master Plan was adopted in 2001 and continues to guide the City's stormwater management practices. The Plan includes an evaluation of the water quality component of the City's stormwater system and the hydraulic/flooding component. The City has few flood hazard areas due to the extensive drainage system that was constructed in the 1950s and the 1960s. The flooding that does occur during heavy persistent rain is mostly due to the lagoon rise from the volume of storm runoff flowing to the lagoon. When the lagoon rises due to repeat heavy rains, the stormwater infrastructure along the western portion of the City becomes submerged and keeps surface water from effectively flowing into these storm drains. Efforts to retain more stormwater upstream in the eastern portion of the City would reduce this rapid rise in lagoon water levels and submerged storm piping conditions. Low Impact Design (LID) stormwater projects allow more percolation close to where rain falls, keeping that volume out of the storm drainage system and lagoon.

The Stormwater Master Plan addresses both operations/maintenance and capital improvement projects. These capital improvement projects are implemented through the City's Five-Year Capital Improvement Plan budget, its annual budget, and the BRLBMAP. The Plan also reviews the financial stability of the stormwater utility and recommends strategies to assure fiscal strength. Currently all capital projects are for water quality improvements and are predominantly funded through state and federal grants. It is anticipated that the Stormwater Master Plan will be updated before 2020.



The Thousand Islands

The North Thousand Islands are located in the BRL within the City of Cocoa Beach, about ½ mile south of SR 520 and north of Minutemen Causeway. In addition to being part of the IRLNEP, the BRL is designated as a Class III waters, an Aquatic Preserve, and an Outstanding Florida Waters.

While most of the islands are naturally occurring, many were modified and elevated in the 1950's and 1960's during the development of Cocoa Beach and its canals. In 1988, the islands were purchased (with funds from the City of Cocoa Beach, Brevard County, and the State of Florida) to protect them from future development. In 1991, the City of Cocoa Beach leased these islands from the state of Florida to manage these islands "for the conservation and protection of natural and historical resources and for resources based public outdoor recreation". As part of the lease agreement, the *North Thousand Islands Management Plan* was prepared and adopted by the City of Cocoa Beach in October 1994. In April 2013, the Plan was revised and approved by the Florida Department of Environmental Protection on April 24, 2013.

Brevard County owns the South Thousand Islands, which are managed through the County's Environmentally Endangered Lands (EEL) program. The County has prepared the "Thousand Islands Management Plan" for the South Thousand Islands, similar in scope to the management plan prepared for the North Thousand Islands.

Dunes

A foredune, or partial foredune, exists along nearly all of Cocoa Beach except where adverse impacts of the Port Canaveral Inlet and jetty created erosion leading to coastal armoring or other construction that eliminated the dune entirely. Fences, structures, roads, pathways, or parking lots impact most of the remaining dunes.

Dune health has greatly improved through extensive beach renourishment efforts managed by Brevard County Natural Resources Management Office (BCNRMO) through federal funding from the U.S. Army Corps of Engineers (USACE). Bulkheads that existed in the past were buried and dune vegetation has flourished on the constructed dunes, which after a decade have the appearance of a well vegetated natural dune. These man-made dunes have weathered well in some recent severe tropical events. Another series of renourishment is scheduled for 2014, using federal dollars allocated for Tropical Storm Sandy, which skirted the Cocoa Beach coastline in October 2012. There are no longer any hardened or armored shorelines along City beaches.

Economic Asset

Cocoa Beach provides excellent beach access for its visitors and residents. About forty access points exist along the beach, all of which feature some degree of parking. Cocoa Beach offers water-dependent and water-related facilities and resources for a variety of boating, fishing and water-related activities. Intensive commercial and residential



development along the beach areas has had little impact on public use of the beaches because of the many public beach access points.

Planning for Disasters

The entire land area of the City of Cocoa Beach is subject to coastal flooding and is completely included within the designated hurricane vulnerability zone and CHHA. Land uses adjacent to the Banana River Lagoon lie within the 100-year flood zone, as defined in the Flood Insurance Rate Maps (FIRMs). As such, the entire population of the City would be subject to evacuation in the event of even the most minimal (Category 1) hurricane. Given this location, the City's entire infrastructure is within the CHHA and there is no practical way to relocate infrastructure outside of the CHHA. Structural modification represents the only practical means of protecting infrastructure within the CHHA from damage from hurricanes. With the exception of some infill areas, lands within the 100-year flood zone are almost all developed. Future development or redevelopment within the flood zone will have little or no effect upon vegetative cover or wetland areas. There are no currently designated archeological or historic resources located in the City of Cocoa Beach that have been recognized by federal, state or local governments.

Natural disasters have impacts beyond the borders of Cocoa Beach. As a result, the City works closely with other beachside communities, Brevard County, the East Central Florida Regional Planning Council, the State of Florida, and the federal government in addressing the potential for disasters. In 2010, the East Central Florida Regional Planning Council (ECFRPC) updated the Region's portion of the *Statewide Regional Evacuation Study Program*. Prior to 2011, post-disaster redevelopment plans (PDRP) had to be prepared for all the coastal counties and communities so that more localized plans can be developed and implemented. The ECFRPC prepared Brevard County's PDRP in 2011, in accordance with Section 163.3177(7)(I), Florida Statutes, and Rule 9J-5.012(3)(2)(5), Florida Administrative Code. Since the PDRPs are no longer mandated, the City of Cocoa Beach will prepare a technical paper that will describe how the City will be consistent with the Region's approach to dealing with natural disasters.

Future Comprehensive Plan Amendments

Before adoption of future comprehensive plan amendments, consult City Charter Section 6.07 (charter voting requirements on comprehensive plan amendments).

Format

The following Coastal Management Element goals, objectives, and policies are consistent with the *Supporting Data and Analysis* prepared for the Coastal Management Element, reflecting the City's desire to: protect the City's natural resources, people, and personal property (Goal I); prepare for and recover from disasters (Goal II); and ensure safe access and navigability of its navigable channels (Goal III). All three goals are important to the City; therefore, no one goal has priority over the others. Data, maps, and other background information supporting the Coastal Management Elements' goals, objectives, and policies are located in the Coastal Management's *Supporting Data and Analysis*.



GOAL I **To provide for the protection of natural resources, residents, and personal property within Cocoa Beach by limiting expenditures and restricting development within areas subject to destruction by natural disasters.**

Objective I.1 ***To protect, conserve or enhance regaining coastal wetlands, living marine resources, coastal barriers, and wildlife habitat within the City of Cocoa Beach and the Banana River Lagoon.***

Policy I.1.1 Development within coastal wetlands shall be subject to the safeguards established in this Plan’s Conservation Element. In addition, the City will coordinate all decisions regarding the management, protection and conservation of wetlands resources with the Indian River Lagoon Comprehensive Conservation and Management Plan (IRLCCMP) especially as it pertains to biodiversity, wetland resource management, land acquisition and protection of endangered species.

Policy I.1.2 The quantity and quality of current and projected water sources (including waters that flow into estuarine or oceanic waters) shall be protected consistent with this Plan’s Conservation Element.

Policy I.1.3 Dredge and fill activities shall be permitted and regulated through the City’s Land Development Code (LDC). The City’s LDC ensures that permitting is coordinated with regional, state and federal agencies involved in dredge and fill permitting. The following criteria shall be met to ensure:

- (a) There is proof that the dredge and fill activity is required for safe navigation;
- (b) There is proof that no alternative upland locations exist;
- (c) The dredge and fill activity will not disturb submerged aquatic vegetation;
- (d) Species listed as threatened or endangered by federal or state agencies are not adversely affected, or the impacts are mitigated at a ratio, determined through state and federal coordination, the creation or restoration of another area of similar biological potential in order to maintain the integrity of the estuarine ecosystem; and



- (e) All requirements of state and regional permitting agencies have been met.

Policy I.1.4 When appropriate, use environmental dredging as a method for removing muck sediments that impair the health of the waterway through suspension. This approach shall be consistent with the IRLBMAP and the BRLBMAP as a best management practice (BMP) for pollutant load reduction credit.

Policy I.1.5 All coastal construction projects, including beach restoration and renourishment, shall protect sea turtle nesting areas by limiting construction in dune and beach areas to non-nesting periods (except under emergency conditions). In historic shorebird nesting areas, construction shall be completed before shorebird nesting.

Policy I.1.6 Protection zones shall be marked around sea turtle nests and shorebird nesting areas to ensure that construction activities landward of the dune and beach system are limited to the actual construction site.

Policy I.1.7 Pursuant to the IRLCCMP, the City will participate in the Indian River Lagoon Technical Advisory Committee to ensure that biodiversity activities are coordinated.

Policy I.1.8 The City will continue to integrate the removal of invasive exotic flora and fauna, as part of the City's maintenance programs.

Objective I.2 To maintain or improve estuarine quality.

Policy I.2.1 The City's tertiary wastewater treatment program, which uses treated effluent for irrigation will remain as a means to reduce nutrient loading of estuaries and surface water bodies.

Policy I.2.2 The City shall pursue, with the other beachside communities, a monitoring program to identify all point and non-point pollution sources, and to ensure that potential water quality programs are periodically inspected and monitored. This program shall be coordinated with the St. Johns River Water Management District (SJRWMD) and the Florida Department of Environmental Protection (FDEP).

Policy I.2.3 The City, in accordance with IRLCCMP, will encourage the continued acquisition of environmentally sensitive lands in order to preserve, protect



and restore the biological diversity, integrity and productivity of the Indian River Lagoon.

Policy I.2.4 The City, in developing stormwater management programs, shall work with the BRLMAP stakeholders in order to meet Total Maximum Daily Loads (TMDLs) for nitrogen and phosphorous as specified in the BRLMAP.

Policy I.2.5 The City, in developing stormwater management programs, shall coordinate all efforts with the IRLCCMP, including, but not limited to:

- (a) Continuing compliance with the City's NPDES stormwater permit; Coordinating with IRLBMAP and BRLBMAP stakeholders, including FDEP and SJRWMD representatives, to effectively meet TMDL reduction in nitrogen and phosphorous as identified in the adopted BMAPs;
- (b) Implementing and adopting as necessary, Cocoa Beach projects listed in the adopted BRLBMAP; Continuing to design and construct BMPs for storm runoff and pollutant reduction, focusing on practices such as Low Impact Design (LID) and stormwater reuse/harvesting, in order to protect the ground water and the surface water; and
- (d) Continuing to evaluate and rehabilitate City stormwater infrastructure on a prioritized basis.

Objective I.3 To establish criteria or standards for prioritizing shoreline uses.

Policy I.3.1 Priorities for shoreline land uses shall be given to water-dependent uses over water-related or water-enhanced uses, and shall be based upon the type of water-dependent use, adjacent land use, water quality, impact on critical habitat, and impact on coastal resources.

Policy I.3.2 When reviewing applications for development orders or approval, plan amendments or requests for re-zoning, the City shall use the following priorities for shoreline uses:

- (a) Water-dependent uses;
- (b) Water-related or enhanced uses;
- (c) Non-dependent and non-related uses which retain flexibility of future use and do not prematurely or inalterably commit coastal resources and landscape features to more intense use;
- (d) Non-dependent and non-related uses in the City compatible with existing or committed uses;
- (e) Consistency with the IRLCCMP.



Policy I.3.3 By December 31, 2015, the City shall establish criteria and standards for the siting of new marinas or for expansions to existing marinas.

Policy I.3.4 No later than December 31, 2016, the City shall prepare a shoreline development plan that encourages particular uses in different shoreline areas throughout the City. This plan shall be accompanied by implementing policies designed to establish a series of incentives and disincentives that will effectively guide shoreline development consistent with this Plan. Within one year after approval of the shoreline development plan, the City shall amend the comprehensive plan as needed to incorporate the recommendations contained in the shoreline development plan.

Policy I.3.5 In order to protect the water quality and the natural resources of the Banana River Lagoon, live-aboard vessels within the City of Cocoa Beach are discouraged, with the exception of vessels mooring within the City for less than twenty-four hours. Live-aboard vessels will be allowed within the City of Cocoa Beach if properly moored at a permitted and licensed commercial marina.

Objective I.4 *To minimize the impacts of development and man-made structures on beaches and dunes.*

Policy I.4.1 Any construction seaward of the coastal construction control line (CCCL) not specifically approved by FDEP shall be prohibited as specified in the City's LDC.

Policy I.4.2 For any new beachfront development (including redevelopment) approved by the City, and for all public beach areas within the City, State-approved dune walk-overs shall be required at appropriate crossing points. These same structures shall be encouraged wherever pedestrians will be crossing dune areas.

Policy I.4.3 Lots and parcels of land shall be of sufficient size and dimension to ensure a 25-foot buffer between any structures (except dune cross-overs) and the landward edge of the primary dune. This buffer shall remain in its natural state except for the minimum disturbance necessary to accommodate dune cross-overs.

Policy I.4.4 Beachfront development shall be protected from coastal erosion, wave action, and coastal storms through the use of native vegetation, setbacks,



and/or beach renourishment, instead of by seawalls or other hardened structures that may accelerate beach erosion, limit public access, and interfere with sea turtle nesting.

- Policy I.4.5 The buildback of vertical seawalls shall not be permitted along natural water bodies if one or more of the following conditions exist:
- (a) Buildback would cause excessive shoreline erosion or endanger shorelines of surrounding properties;
 - (b) Buildback would threaten wetlands;
 - (c) Buildback would be a threat to state-owned land or beaches; or
 - (d) Buildback would be seaward of the existing seawall alignment on adjacent shorelines.
- Policy I.4.6 The removal of dune vegetation and stabilization of submerged and exposed beach by artificial means other than replenishment with compatible sand shall be prohibited.
- Policy I.4.7 Excavation or destructive alteration of beach and dune systems shall be prohibited. Minimal disturbances necessary to accomplish approved beach restoration or renourishment projects or construct dune cross-overs are allowable under this policy.
- Policy I.4.8 Redevelopment shall be viewed by the City as an opportunity to encourage innovative planning, such as Low Impact Development LID, which addresses the demands of continued urbanization and the protection of natural resources. Redevelopment shall be viewed as an opportunity to restore altered beach and dune conditions, improve the visual appearance of the beaches and dunes, incorporate appropriate landscaping and buffer areas, improve traffic circulation, and upgrade stormwater management facilities. These opportunities shall be defined in the City's LDC by December 31, 2016.
- Policy I.4.9 The operation of motor vehicles on beaches and dunes shall be prohibited, with the following exceptions:
- (a) Law enforcement and other emergency vehicles;
 - (b) State-licensed sea turtle monitoring;
 - (c) Once-daily delivery and collection of beach equipment as approved by the City Manager or designee;
 - (d) Minimal cleaning of litter and excessive debris accumulation; and
 - (e) Approved beach restoration and/or renourishment projects, or emergency projects.



Policy I.4.10 The construction of artificial shoreline hardening structures (e.g., vertical seawalls) shall be prohibited, except for the emergency use of such structures constructed in compliance with the requirements contained in Chapter 161, Florida Statutes. If a hardened structure is deemed to be absolutely necessary along the beach, rip-rap revetments are preferred.

Policy I.4.11 In order to avoid excessive stress on City beaches, dunes and the beachfront parks and the Brevard County owned beachfront parks and public areas within the City, and in order to avoid unnecessary traffic control and parking management problems, the City shall prohibit all commercial activities on the City beaches, dunes and beachfront parks, unless those activities are conducted pursuant to City issued licenses or special event permits, but may be otherwise subject to any interlocal agreement between the City and Brevard County in respect to County owned beachfront parks and public areas within the City.

Objective I.5 *To limit the expenditure of public funds that subsidize development permitted in coastal high hazard areas (CHHA).*

Policy I.5.1 Publicly funded infrastructure shall not be constructed within the CHHA unless the expenditure is for:

- (a) Restoration or enhancement of natural resources or public access;
- (b) Retrofitting of stormwater management facilities for water quality enhancement (of runoff)
- (c) Flood-proofing public facilities;
- (d) Development or improvement of public roads or bridges which are included in the Space Coast Transportation Planning Organization's (TPO's) long-range plan, or will serve a crucial need by reducing or maintaining evacuation times;
- (e) A public facility of overriding public concern, as determined by the City Commission;
- (f) Reconstruction of a seawall that is essential to the protection of existing public facilities or infrastructure; or
- (g) Land application of treated effluent (irrigation) of public and private open spaces.

Policy I.5.2 The capacity of new or improved infrastructure within the CHHA shall be limited to that which is necessary to protect natural resources and to support land uses designated on the Future Land Use Map. Sizing of infrastructure shall be consistent with that needed to support the densities



and intensities established by this Plan for areas within the CHHA.

Policy I.5.3 All new and improved public facilities constructed within the City shall be flood-proofed to minimize damage from flooding and coastal storms.

Objective I.6 *To direct population concentrations away from known or predicted coastal high hazard areas (CHHA).*

Policy I.6.1 Consistent with the definition contained in Section 163.3178(2)(h), Florida Statutes, the designated CHHA shall include all of the land area within the City of Cocoa Beach.

Policy I.6.2 Because all of the land area within the City limits is located within the designated CHHA, the City recognizes that any new development (including redevelopment) within the City will, by definition, have the effect of directing population concentrations into known or predicted coastal high hazard areas.

Policy I.6.3 The maximum densities and intensities of development within the CHHA shall be consistent with those established on the Future Land Use Map. Consistent with the City Charter, the maximum residential density within the City shall not exceed 15 dwelling units per acre, unless exempted as described in this Plan's Future Land Use Element Policy II.2.2(a).



GOAL II **To prepare for disasters and post-disaster recovery to ensure the continued health, safety, and welfare of the citizens of Cocoa Beach.**

Objective II.1 ***To reduce or eliminate the exposure of human life and property (public and private) to natural hazards through the preparation and implementation of hazard mitigation and post-disaster development plans and procedures.***

Policy II.1.1 Development within the City shall meet the wind load and other requirements of the Southern Standard Building Code, and the elevation requirements identified on the Federal Flood Insurance Rate Maps (FIRMs).

Policy II.1.2 No later than December 31, 2016, the City shall prepare a Post-Disaster Redevelopment Plan technical paper, describing ways to reduce or eliminate the exposure of human life and private and public property to natural disasters and in accordance with Section 163.3177(7)(I), Florida Statutes. This paper shall be consistent with the post-disaster plans of other beachside communities, Brevard County, the East Central Florida Regional Planning Council, and the State of Florida.

- (a) The immediate response strategy will focus on providing immediate relief to meet the emergency needs of the disaster victims. This strategy will identify efforts to:
1. Securing the disaster area and protecting public safety;
 2. Assessing the immediate unmet emergency needs of those impacted by the disaster (e.g., food, water, clothing, medical supplies, etc.) and taking appropriate steps to meet those needs;
 3. Identify and eliminate hazards to public health;
 4. Assess damages to essential public facilities and services (e.g., electricity, telecommunications, roads, etc.) and take the appropriate steps to restore essential facilities and services; and
 5. Assess damages to homes and businesses and repair or replace (as appropriate) damaged structures.



- (b) The long-term redevelopment strategy will focus on community redevelopment and restoring the economic viability of the City. This strategy will require a substantial commitment of time and resources by both governmental and non-governmental organizations, and will identify efforts necessary to:
 1. Restore public infrastructure and social services damaged by the disaster;
 2. Re-establish an adequate supply of housing to replace that that was destroyed;
 3. Restore jobs that were lost; and
 4. Restore the economic base of the City.

Policy II.1.3

The City shall continue to participate in the Local Hazard Mitigation Strategy (LMS) on a County-wide level through the City's designated representative who will:

- (a) Develop the City's goals and guiding principles for hazard mitigation and long-term recovery;
- (b) Identify hazards and assess the risks and vulnerability of the City to natural disasters;
- (c) Prepare a list of the City's existing and proposed mitigation initiatives and the policies, (including provisions contained in local Peacetime Emergency Plans) ordinances, and regulations that guide these efforts; and
- (d) Prepare for adoption of a single, unified local mitigation strategy for the City.

The City shall amend its Comprehensive Plan as needed to incorporate appropriate mitigation initiatives.

Policy II.1.4

Structures which receive damage from a hurricane which is estimated at less than 50% of the replacement cost at the time of the damage may be rebuilt to their pre-disaster conditions, subject only to the current building and life-safety codes.

Policy II.1.5

Structures which receive damage from a hurricane which is estimated at greater than 50% of the replacement cost at the time of the damage may be rebuilt to their pre-disaster density, height and square footage, subject to compliance with:

- (a) Federal requirements for elevation above the base flood elevation (100-year flood level);
- (b) Current building code requirements for flood-proofing;



- (c) Current building and life-safety codes; and
- (d) State CCCL setbacks.

Policy II.1.6 In the event of a Presidential Disaster Declaration, the City shall appoint a representative to coordinate the participation of other appropriate City officials on the Interagency Hazard Mitigation Team and in the preparation of the Interagency Hazard Mitigation Team Report and State Hazard Mitigation Plan for that disaster. This shall include, but not be limited to:

- (a) Evaluating the natural hazards in the disaster area;
- (b) Analyzing state and local hazard mitigation policies, programs, and capabilities to mitigate the hazards in the disaster area;
- (c) Recommending hazard mitigation strategies, measures and actions designed to reduce or avoid long-term vulnerability to hazards; and
- (d) Identify a method for implementing, monitoring, evaluating and updating the hazard mitigation plan on an annual basis.

Policy II.1.7 Within one year following the release of the Interagency Hazard Mitigation Team Report and State Hazard Mitigation Plan, the City shall amend the Comprehensive Plan as necessary to incorporate appropriate hazard mitigation recommendations and strategies.

Objective II.2 *The City shall maintain the 18.5 hours necessary to mobilize and safely evacuate coastal residents in advance of an approaching hurricane, as calculated in the most recent East Central Florida Regional Hurricane Evacuation Study.*

Policy II.2.1 It shall be the policy of the City to timely evacuate all residents (permanent and seasonal) and visitors well in advance of any approaching hurricane.

Policy II.2.2 Development (including redevelopment) activities shall not result in an increase in evacuation times above the established 18.5-hour standard.

Policy II.2.3 The City shall designate no public shelters nor make plans to shelter any segment of the City's permanent or seasonal populations (including tourists) within the City of Cocoa Beach in the event of an approaching hurricane.



- Policy II.2.4 No later than March 1 of each year, the City shall provide the Brevard County Office of Emergency Management with updated population figures to be used to verify the accuracy of projected evacuation times.
- Policy II.2.5 The City shall work closely with Brevard County Emergency Management Office to maintain accurate inventories of people with special needs during hurricanes and other natural disasters.
- Policy II.2.6 The City shall coordinate on an annual basis with the beachside communities of Cape Canaveral, Satellite Beach, Indialantic, Melbourne Beach, Port Canaveral, and Patrick Air Force Base, ~~and~~ Brevard County and the East Central Florida Regional Planning Council in updating existing regional hurricane evacuation, sheltering and hazard mitigation studies. The City shall provide the Regional Planning Council with the best available existing projections of population, growth and development for use in preparing the updates.
- Policy II.2.7 In order to increase the early evacuation and thereby minimize the amount of time necessary to evacuate the City after a formal evacuation order, the City shall annually distribute to the residents and visitors to Cocoa Beach prior to each hurricane season (before June 1), a newsletter which contains emergency information regarding evacuation routes, shelter locations, points along evacuation routes that are subject to flooding, and other relevant emergency information.
- Policy II.2.8 Future roadway improvements shall be designed to minimize the impacts of flooding and damage from coastal storms.
- Policy II.2.9 Evacuation routes shall be designated in a manner that distributes evacuees efficiently across the roadway network.

GOAL III **To ensure safe access to the public beaches and shoreline within the City of Cocoa Beach and to maintain the navigability of the City's navigable channels.**

Objective III.1 **To increase the amount of public beach and shoreline access consistent with the public need.**

- Policy III.1.1 The priorities for new pedestrian access shall be walkovers or other structures that do not harm or damage the dune system.



- Policy III.1.2 The City shall coordinate with the Brevard County Natural Resources Management Office (BCNRMO) in pursuing state and federal funding to renourish and stabilize sections of critically eroding shorelines, ensure public access, and protect the long-term economic and recreational value of the City’s beaches and shorelines.
- Policy III.1.3 Given the economic value of the beaches to the City, beach renourishment through sand importation is critical to the protection of the beach and adjacent property. The City shall coordinate with the BCNRMO to maintain beach capacity through a combination of holding the existing bluff line at non-armored areas and maintain the existing armor, and holding the existing bluff line with sand and covering the existing armor with sand.
- Policy III.1.4 Any section of the beach that receives renourishment through the use of public assistance (either financially or physically) shall have an access facility available for public use.
- Policy III.1.5 Consistent with the requirements contained in Florida Statutes, where the public has established an accessway through private lands to lands seaward of the mean high tide or water line by prescription, prescriptive easement, or any other legal means, development or construction shall not interfere with such right of public access unless a comparable alternative accessway is provided. The developer shall have the right to improve, consolidate, or relocate such public accessways so long as the accessways provided by the developer are:
- (a) Of substantially similar quality and convenience to the public;
 - (b) Approved by the City;
 - (c) Approved by FDEP whenever improvements are involved seaward of the CCCL; and
 - (d) Consistent with this Plan’s Coastal Management Element pursuant to Section 163.3178, Florida Statutes.
- Policy III.1.6 Vehicular access and parking for beach and shorelines shall be consistent with this Plan’s Recreation and Open Space Element.



Objective III.2 **Ensure continued access and use of the waterways within the City of Cocoa Beach and the promotion of safe navigation and use of these waterways.**

Policy III.2.1 On a continuous basis, the existing navigation channels within the City of Cocoa Beach shall provide reasonable and safe access to and from the open waters of the Banana Rivers Lagoon by conducting the following:

1. Regular inspections of all navigation channels shall be conducted to ensure that adequate depth and width for navigation are maintained;
2. Where the depth or width is inadequate, maintenance dredging shall be performed within a reasonable time to restore the navigability of the channel; and
3. Sites for disposal of spoil from maintenance operations shall be consistent with said dredge spoil sites identified in Supporting Data and Analysis this Plan.

Policy III.2.2 The City of Cocoa Beach should maintain and enhance the existing boat launching facilities operated by the City. This may be accomplished by providing parking for vehicles and trailers; public restrooms; information (charts, warning signs, etc.) regarding channels regulatory zones and hazards; adequate water depth for launching and navigating a vessel; docks for temporary storage while launching or retrieving a vessel. In addition the City may investigate developing other facilities to accommodate non-powered vessels, such as canoes, kayaks, kiteboards, and stand up paddles.

Policy III.2.3 Maintain channel markers, regulatory signs and information signs by conducting inspections by the City of Cocoa Beach Waterways and Wildlife Advisory Board or other named board as approved by the City Commission with advice from the City Engineer and the Marine Unit, City of Cocoa Beach Police Department. The inspections shall ensure that the markers/signs are in good condition, consistent with the State of Florida uniform standards and all support structures are structurally sound.

Policy III.2.4 The City of Cocoa Beach Waterways and Wildlife Advisory Board or other named board as approved by the City Commission will assist the City Engineer to maintain and update the waterways chart by providing sufficient accuracy for general navigation purposes and shall include location of channels by depicting the location of channel markers and



maintained channel depths. The chart will also indicate the location of regulatory zones (No Wake, Manatee Zones, Slow Speed, etc.).

Objective III.3 ***To establish level of service (LOS) standards, areas of service, and phasing of infrastructure within the coastal planning area.***

- Policy III.3.1 No development orders or permits shall be issued to new development unless:
- (a) Such development is consistent with the densities and intensities of use established in this Plan’s Future Land Use Element;
 - (b) The population may be safely evacuated within 18.5 hours; and
 - (c) Infrastructure within the City is capable of serving the development at adopted LOS standards, or funding is available and budgeted to undertake improvements necessary to maintain the adopted LOS standards.
- Policy III.3.2 The LOS standard for sanitary sewer facilities within the coastal planning area shall be consistent with the LOS standard established in this Plan’s Infrastructure Element.
- Policy III.3.3 The LOS standard for stormwater management facilities within the coastal planning area shall be consistent with the LOS standard established in this Plan’s Infrastructure Element.
- Policy III.3.4 The LOS standard for solid waste facilities within the coastal planning area shall be consistent with the LOS standard established in this Plan’s Infrastructure Element
- Policy III.3.5 The LOS standard for potable water facilities within the coastal planning area shall be consistent with the LOS standard established in this Plan’s Infrastructure Element.
- Policy III.3.6 The LOS standard for transportation facilities within the coastal planning area shall be consistent with the LOS standard established in this Plan’s Transportation Element.

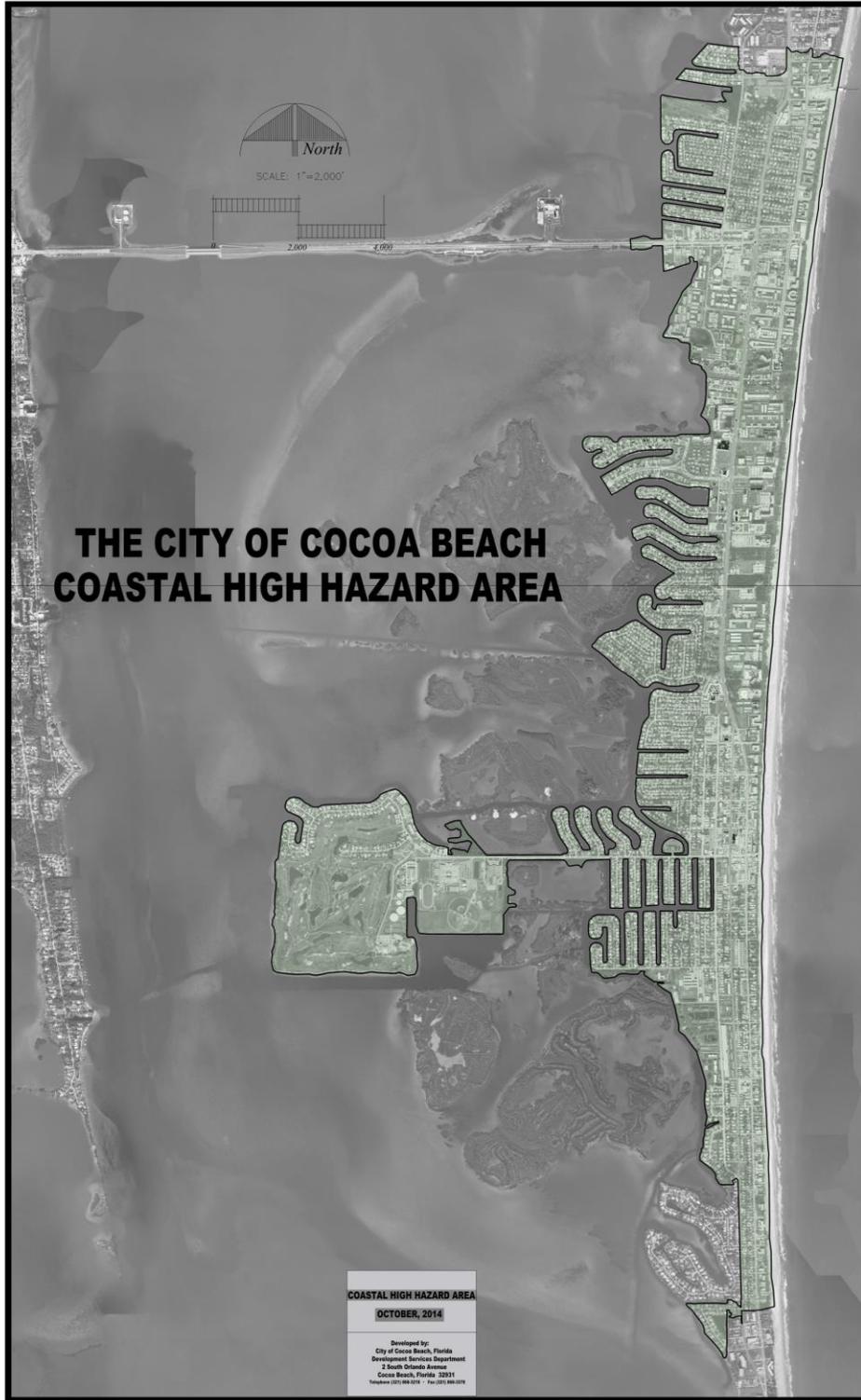


Policy III.3.7 The LOS standard for recreation facilities and open space within the coastal planning area shall be consistent with the LOS standard established in this Plan’s Recreation and Open Space Element.

Policy III.3.8 Funding for infrastructure shall be phased to coincide with the demands generated by development (including redevelopment). The timing and phasing requirements for improvements to public facilities and services within the CHHA are identified in this Plan’s Capital Improvements Element.



CM MAP 1





CITY OF COCOA BEACH 2025 COMPREHENSIVE PLAN

Section III Conservation Element Goals, Objectives, and Policies

Adopted August 6, 2015 by Ordinance No. 1591

III – CONSERVATION ELEMENT Table of Contents

	Page Number
INTRODUCTION	1
GOALS, OBJECTIVES, AND POLICIES	5
GOAL I Conserve and Protect Natural Ecosystems and Natural Resources	5
<i>Objective I.1 Air Quality</i>	5
Policy I.1.2	5
Policy I.1.3	5
Policy I.1.4	5
<i>Objective I.2 Water Quantity and Quality</i>	5
Policy I.2.1	5
Policy I.2.2	6
Policy I.2.3	6
Policy I.2.4	6
Policy I.2.5	6
Policy I.2.6	6
Policy I.2.7	7
Policy I.2.8	7
Policy I.2.9	7
Policy I.2.10	7
Policy I.2.11	7
Policy I.2.12	7
Policy I.2.13	8
Policy I.2.14	8
Policy I.2.15	8
Policy I.2.16	8
Policy I.2.17	9
<i>Objective I.3 Native Vegetative Communities, Fisheries, Wildlife and Marine Habitat</i>	9
Policy I.3.1	9
Policy I.3.2	9
Policy I.3.3	9
Policy I.3.4	9
Policy I.3.5	10

**III – CONSERVATION ELEMENT
Table of Contents (continued)**

Page Number

<i>Objective I.3 (continued)</i>	
Policy I.3.6	10
Policy I.3.7	10
Policy I.3.8	10
Policy I.3.9	10
Policy I.3.10	10
Policy I.3.11	11
<i>Objective I.4 Soils, Beaches, Lagoons, Floodplains, and Wetlands</i>	11
Policy I.4.1	11
Policy I.4.2	11
Policy I.4.3	11
Policy I.4.4	11
Policy I.4.5	12
Policy I.4.6	12
Policy I.4.7	12
Policy I.4.8	13
Policy I.4.9	13
Policy I.4.10	13
<i>Objective I.5 Endangered and Threatened Wildlife Species</i>	13
Policy I.5.1	13
Policy I.5.2	13
Policy I.5.3	14
Policy I.5.4	14
Policy I.5.5	14
Policy I.5.6	14
<i>Objective I.6 Land Use Designations</i>	14
Policy I.6.1	14
Policy I.6.2	15
<i>Objective I.7 Hazardous and Toxic Materials</i>	15
Policy I.7.1	15
Policy I.7.2	15
Policy I.7.3	15

**III – CONSERVATION ELEMENT
Table of Contents (continued)**

	Page Number
Policy I.7.4	15
Policy I.7.5	15
GOAL II Sustainable Community Decisions	16
<i>Objective II.1 Reduce Solid Waste and Promote Recycling</i>	16
Policy II.1.1	16
Policy II.1.2	16
<i>Objective II.2 Conserve Energy and Reduce Future Demand</i>	16
Policy II.2.1	16
Policy II.2.2	16
Policy II.2.3	17
Policy II.2.4	17
Policy II.2.5	17
Policy II.2.6	17
Policy II.2.7	17
Policy II.2.8	17
Policy II.2.9	18
<i>Objective II.3 Education Program on Conserving Energy</i>	18
Policy II.3.1	18
Policy II.3.2	18



INTRODUCTION

The Conservation Element focuses on the “conservation, use, and protection of natural resources” within the City of Cocoa Beach along with “factors that affect energy conservation”, as specified in Section 163.3177(5) (d), Florida Statutes. The City highly values its natural resources, not only from an ecological perspective but also from an economic and quality of life perspective. The pristine beaches and waterways draw visitors and residents to Cocoa Beach. Being good stewards of these resources will ensure that they will be around for future generations to enjoy.

Two goals have been identified for the Conservation Element. Goal I addresses the requirements found in the Florida Statutes, focusing on how the City’s natural resources are protected and used. Objectives and policies are grouped by resources for easy reference. Goal II focuses on how sustainable practices can be integrated into everyday life. Making prudent community, lifestyle, and financial decisions today will ensure a vibrant Cocoa Beach in the future. Before sharing the objectives and policies of these two goals, the following narrative describes the City’s special setting, provides an overview of its natural resources, and outlines potential sustainability strategies related to conservation.

With its coastal barrier island location, a Coastal Management Element is a required part of the City’s Comprehensive Plan. Details about coastal-related items are found in the Coastal Management Element, which accounts for the more general treatment of these items in the Conservation Element.

Setting

The City of Cocoa Beach is a coastal barrier island community on the Cape Canaveral Peninsula separating the Atlantic Ocean and the Banana River Lagoon (BRL). The east side of the City fronts on the sandy Atlantic beaches while the west side lies on the shore of the Lagoon. A cluster of low-lying mangrove islands, known as The Thousand Islands, hug the lagoonal shore. The flats and backdunes have been built upon, up to, or in some instances, beyond the current location of the frontal dune line and some low marshes have been dredged and filled into finger canals. During the 1950’s and 1960’s, spoil from the construction of navigational channels and finger canals were dumped in the BRL and on several of The Thousand Islands, creating spoil islands and new uplands. This practice is no longer done.

Air Quality

Due to ocean onshores, Cocoa Beach has not experienced any serious air quality problems and none are any expected in the future. In addition, industrial uses (including mining operations) are prohibited and do not exist within the City of Cocoa Beach so this potential source for degrading the City’s air quality has been eliminated. Fossil-fueled automobile emissions contribute to air quality degradation. Potential ways to reduce carbon emissions is to use vehicles powered by other fuels (such as electricity and ethanol) and selecting other ways to get around (such as:



walking, bicycling, and using the beach trolley), which is discussed more fully in this Plan's Mobility Element.

Water Quantity and Quality

The City of Cocoa Beach receives its potable water service from the City of Cocoa. According to the City of Cocoa, its potable water system continues to operate adequately and will meet the service demands of the City of Cocoa Beach through the year 2025 as described in the *Cocoa Beach Water Supply Facilities Work Plan*.

Native Vegetative Communities, Fisheries, Wildlife, and Marine Habitat

A wide variety of wild animals, reptiles, birds and aquatic species live within the municipal limits of Cocoa Beach as listed in Table III-2 of the Conservation Element Supporting Data and Analysis. Shellfish harvesting has been limited due to the poor water quality in the BRL. In fact, this area is one of the richest in the continental United States in terms of the number and diversity of species.

The abundant sea grasses and algae in the Lagoon are vital as nursery and breeding grounds for both shellfish and finfish.

Seagrasses also provide grazing grounds for the endangered West Indian manatee and the entire Banana River Lagoon has been designated as a critical habitat necessary for their survival. Estuarine marshes and grass flats are vital habitat for dozens of bird species, many of which are unique or rare, or are on the endangered species list. Approximately half of the birds on the wildlife lists utilize estuarine areas for nesting and breeding purposes. Slight disturbances, such as excessive noise, excessive human traffic, or chemical pollution in the environment can cause nesting interference. Because of the extreme sensitivity of many endangered species to disruption by man, it is important to preserve as many large estuarine areas as possible.

Soils, Beaches, Lagoons, Floodplains, and Wetlands

Soils within the City of Cocoa Beach are primarily sandy, highly permeable and quick draining, with the exception of those designated as Tidal Swamp soils located throughout The Thousand Islands. The sandy soil types sit atop of a very shallow groundwater table. Soil types most suitable for urban development cover the majority of the City.

Beaches and dunes are part of the same dynamic coastal system. The shoreline naturally migrates in response to sediment supply and seasonal and global changes. Dunes respond to the beach face by a similar process of migration. When the beach retreats, the dunes eventually migrate backwards. When dunes are inhibited in their movement by man-made barriers, such as bulkheads or buildings, they are no longer able to function in unison with other shoreline processes. Erosion increases, and many foredunes are eliminated or artificially stabilized up against a hardened structure. This scenario seems to have occurred extensively in the southern part of the City, where beach and dune erosion are at their worst.



The City is protected from extensive flooding from the Atlantic Ocean by its high coastal ridge while the low-lying lands bordering the Banana River Lagoon are susceptible to flooding. A large portion of the undeveloped shoreline area and all of The Thousand Islands are within the 100-year floodplain.

There are no forested fresh water wetlands left in Cocoa Beach. All of the non-forested wetlands in Cocoa Beach have been subjected to some degree of excavation or impoundment for mosquito control. The Thousand Islands were once entirely mangrove swamps. However, spoil was dumped on some of the islands, creating upland areas that were subsequently colonized by exotics. The remaining swamp is striated with mosquito ditches.

Endangered and Threatened Wildlife Species

The Western Indian manatee is an endangered species and the entire Banana River Lagoon has been designated as a critical habitat necessary for their survival. The Atlantic Ocean sandy beaches and dunes provide essential nesting areas for a variety of endangered or threatened sea turtles. To prevent turtle nest disturbances, the City has adopted an ordinance that prohibits “spillover” of light onto the beach, as supported in the City’s Land Development Code (Section 3-91, Article XI, Chapter III). These two species are included with others that have special protection status, found in Table III-3 of the Conservation Element Supporting Data and Analysis.

A Sustainable Future

Thriving natural resources will mean a healthy economic future and quality of life for Cocoa Beach citizens and visitors. Community leaders have respected this relationship as reflected in past decisions, such as: enforcing land development regulations that protect environmentally sensitive areas; using reclaimed effluent for irrigation (reducing potable water demands); encouraging the use of Florida-friendly landscaping; implementing the Lagoon protective fertilizer ordinance; and continuing to support a compact development pattern. With emerging technologies, more options are becoming available so that choices can be environmentally responsible while also fiscally prudent. This City is committed to developing an education program about every day changes that affect sustainability, such as: recycling, community gardens, rain barrel collection, use of non-vehicular modes, and incentives, and will be consistent with the Stormwater National Pollutant Discharge Elimination System (NPDES) permit Phase 2 and the BRLBMAP. It is anticipated that a Sustainability Action Plan will be prepared that will provide additional guidance in making future sustainable decisions.

Future Comprehensive Plan Amendments

Before adoption of future comprehensive plan amendments, consult City Charter Section 6.07 (charter voting requirements on comprehensive plan amendments).



Format

The following Conservation Element goals, objectives, and policies are based on the Conservation Element Supporting Data and Analysis, reflecting the City's desire to protect its natural resources (Goal I) and to make sustainable community decisions (Goal II). Both goals are important to the City; therefore, no one goal has priority over the other. Data maps and other background information supporting the Conservation Element's goals, objectives, and policies are located in the Element's Supporting Data and Analysis.



GOAL I **The City of Cocoa Beach shall ensure the conservation, protection, and wise use of all natural ecosystems and natural resources within the City of Cocoa Beach. The quality of these resources shall be maintained so they continue to hold their ecological value while also contributing to the quality of life and economic well being of the citizens of and visitors to Cocoa Beach.**

Air Quality

Objective I.1 ***The City of Cocoa Beach will strive to meet or exceed air quality standards established by the Florida Department of Environmental Protection (FDEP) through the improved control or restriction of activities which generate air pollution.***

Policy I.1.1 The City shall reduce mobile sources of air pollution through the Mobility Element policies designed to discourage dependence on the personal automobile as the primary transportation mode, and to encourage the use of alternative modes of transportation (including but not limited to transit, bicycles, and walking).

Policy I.1.2 The City shall promote a lower carbon footprint by using alternate energy sources, including but not limited to: solar power, wind power, natural gas, ethanol, and electric-powered vehicles.

Policy I.1.3 The City shall continue to prohibit the location of industrial land uses within the City limits.

Policy I.1.4 The City shall continue to comply with the regulations set forth in the Clean Air Act, Title 40 Code of Federal Regulations (CFR) as applicable.

Water Quantity and Quality

Objective I.2 ***The City of Cocoa Beach shall strive to meet or exceed standards for water quantity and quality established by FDEP and St. Johns Water Management District (SJRWMD) for current and projected water sources, and waters that flow into estuarine or oceanic waters.***

Policy I.2.1 The City shall continue to comply with the regulations set forth in the Clean Water Act, Title 40 CFR as applicable.



Policy I.2.2 The City shall comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) Phase 2 permit and the Banana River Lagoon Basin Management Action Plan (BRLBMAP) to meet Total Maximum Daily Load (TMDL) allocation for nitrogen and phosphorous.

Policy I.2.3 Development shall not degrade water quality below the standards established in Chapter 62-302, Florida Administrative Code, for surface waters, Chapter 62-520, Florida Administrative Code, for groundwater, and 64E-0.013, Florida Administrative Code for bathing places.

Policy I.2.4 The City's Stormwater Utility shall coordinate with FDEP, SJRWMD the Indian River Lagoon National Estuary Program (IRLNEP), the Indian River Lagoon Basin Management Action Plan (IRLBMAP) and BRLBMAP stakeholders, and other appropriate entities to monitor surface water quality and ensure compliance with State water quality standards.

Policy I.2.5 The City shall appoint a member of the City Commission to serve as a representative to the local IRLNEP Technical Advisory Committee, which oversees the Banana River Lagoon. This representative will participate and cooperate with the Marine Resources Council (MRC) and shall confer at least once each year with representatives from adjacent beachside communities to discuss estuarine management, the protection of unique vegetative communities, wildlife and wildlife habitat, and public access.

Policy I.2.6 Consistent with the Infrastructure the City shall amend the Comprehensive Plan as necessary to incorporate the findings and recommendations contained in the adopted Stormwater Master Plan and to incorporate emerging stormwater Best Management Practices (BMPs) that are ecologically sound and cost effective.



Policy I.2.7 The City shall continue its contractual arrangement with Patrick Air Force Base to treat wastewater from the Base and related housing and return treated effluent (reuse water) to the Base for their golf course and housing area irrigation needs.

Policy I.2.8 The City shall continue its contractual arrangement with the City of Cape Canaveral to accept excess treated effluent from the City of Cape Canaveral's wastewater treatment plant as long as it is financially feasible. The City of Cocoa Beach will continue to combine this effluent with its own reclaimed wastewater to provide irrigation quality water to the City's golf course and residential areas as a cost effective means to meet non-potable water needs while also reducing potable water demand.

Policy I.2.9 The City shall continue to provide the Canaveral Port Authority's wastewater treatment needs, consistent with the terms and conditions contained in the existing agreement.

Policy I.2.10 Slow rate land application of treated effluent shall be considered a form of advanced treatment and nutrient removal. High rates of infiltration shall not be permitted unless the effluent has received advanced treatment and nutrient removal and the wastewater treatment plant is operating according to FDEP Class I reliability standards.

Policy I.2.11 The City shall continue to provide the Canaveral Port Authority's wastewater treatment needs, consistent with the terms and conditions contained in the existing agreement.

Policy I.2.12 The City shall require development to minimize stormwater and stormwater-borne pollutants through the implementation of a system of BMPs, that are consistent with the, IRLBMAP which includes, but not limited to:

- (a) Incorporating stormwater management retention and detention features into the design of parks, trails, commons, and open spaces, where such features do not detract from the recreational or aesthetic value of a site;
- (b) Use of slow release fertilizers and/or carefully managed fertilizer applications timed to ensure maximum root uptake and minimal surface water runoff or leaching to groundwater, in compliance with the City's lagoon-protective fertilizer ordinance;
- (c) Educating the public about the need to maintain motor vehicles to prevent the accumulation of grease and other fluids on impervious



surfaces, where they might be conveyed to surface or ground waters by runoff, and the need to regularly collect and properly dispose of yard debris;

- (d) Avoiding the widespread application of broad spectrum pesticides by involving only purposeful and minimal application of pesticides aimed at identified targeted species;
- (e) Coordinating pesticide application with irrigation practices to reduce runoff and leaching to ground water;
- (f) Use of turf blocks to minimize impervious surface area;
- (g) Incorporating features into the design of fertilizer and pesticide storage, mixing and loading areas that are designed to prevent/minimize spillage;
- (h) When possible, substitute pesticides with other compounds that have less potential impacts to water quality while achieving the same results.

Policy I.2.13

The City shall continue to implement a comprehensive water conservation program, to include:

- (a) The use of treated wastewater effluent for an expanded irrigation system and chilled water system make-up water, from the Aquifer Storage and Recovery (ASR) well;
- (b) The use of automated timers and other irrigation flow monitoring mechanisms;
- (c) Florida-friendly landscape treatments for new building construction and public or common areas;
- (d) The use of low flow and low flush fixtures in new building construction; and
- (e) Develop an educational and outreach program that describes the benefits of water conservation while also providing conservation action steps.

Policy I.2.14

The City shall comply with the provisions contained in the SJRWMD's water shortage plan during periods of drought or water shortage emergencies.

Policy I.2.15

The City shall not permit development activities which would contaminate groundwater or surface water sources unless provisions have been made to prevent such contamination or otherwise provide mitigation for such activities as to maintain established water quantity and quality standards.

Policy I.2.16

The City shall reduce stormwater runoff to lagoon outfalls through upstream retention and reduction of directly connected impervious



surfaces to stormwater system.

- Policy I.2.17 Development and redevelopment in closed basins may be allowed only to the extent that there is sufficient stormwater capacity within the closed basin. Inter-basin transfer of stormwater runoff from closed basins shall not be allowed except where:
- (a) The interbasin transfer is necessary for a public sector project, or a private/public joint venture, wither of which must benefit a broad segment of the community, and a detailed assessment has been made indicating minimal negative impacts to the receiving watershed relative to water quality, quantity and rate of discharge; or
 - (b) The interbasin transfer mitigates an existing stormwater problem, and a detailed assessment has been made indicating minimal negative impacts to the receiving watershed relative to water quality, quantity and rate of discharge.

Native Vegetative Communities, Fisheries, Wildlife and Marine Habitat

Objective I.3 *To conserve, appropriately use, and protect native vegetative communities, fisheries, wildlife, and marine habitat.*

Policy I.3.1 The City shall require the use of plant species that are indigenous to the natural plant communities of the East Central Florida area, as specified in the Land Development Code and is consistent with the IRLBMAP and the BRLBMAP.

Policy I.3.2 In cases where non-invasive exotic plants are used to enhance the landscape, plantings shall be limited to those non-invasive species that are able to resist periods of drought and which require little fertilization and the use of pesticides.

Policy I.3.3 It is the intent of the City to remove all non-native invasive plants (whether grasses, shrubs or trees) which are identified on the Exotic Pest Plant Council's "Florida's Most Invasive Species List" from public grounds. As these species are located on campus, the City's Public Works Department shall coordinate with the IRL SWIM, FDEP, Keep Brevard Beautiful, the City's Land Management Committee, and other appropriate governmental entities to ensure the proper removal and disposal of these exotic species.

Policy I.3.4 As part of the site plan review process, property owners shall be required to conduct an assessment of the impact of proposed development on listed



wildlife, its habitat, and listed plant species.

- Policy I.3.5 Any development site that contains endangered or threatened species, or species of special concern, shall be submitted to the Florida Fish and Wildlife Conservation Commission (FFWCC), or other appropriate entities for review and comment prior to development approval. Recommendations from the FFWCC or other appropriate entities shall be incorporated into the plan of development.
- Policy I.3.6 The City will participate with FDEP and other appropriate entities to mark existing channel crossings through seagrass beds to help boaters avoid damaging the beds.
- Policy I.3.7 The City's Land Management Committee shall provide input about setting aside at least two islands in The Thousand Islands to be used exclusively as rookeries and wildlife habitat and will post appropriate signs to this effect on the islands. This policy is not to restrict the maximum number of islands that can be used for habitat.
- Policy I.3.8 The Thousand Islands Management Plan shall be updated as needed, based on input from the City's Land Management Advisory Board.
- Policy I.3.9 The City shall establish a buffer of 25 feet for upland areas adjacent to identified Conservation areas, which shall be included in the City's Land Development Code under Article V (Landscape and Buffer Requirements).
- Policy I.3.10 The City shall encourage cooperation and coordination by appointing a member to serve on the IRLNEP Technical Advisory Committee and work through the City's Land Management Advisory Board, or the appropriate City board or committee, to advise the City Commission on matters relating to wildlife and its habitat. This committee shall coordinate with the IRLNEP Technical Advisory Committee and should include persons with documented expertise in conservation biology and/or habitat management.



Policy I.3.11 Any proposed development adjacent to a designated Conservation area shall be carefully sited and integrated into the existing landscape to have a minimal visual impact on the area. Landscape treatments shall preserve significant existing vegetation to allow a gracious transition from developed areas to undeveloped areas to preserved areas. The existing vegetation shall serve to essentially buffer proposed development in order to maintain the natural and undeveloped character of the area.

Soils, Beaches, Lagoons, Floodplains, and Wetlands

Objective I.4 *To protect and conserve the natural functions of soils (including beaches), lagoons, floodplains and wetlands.*

Policy I.4.1 The City shall require that appropriate methods of controlling soil erosion and sedimentation as specified in the Land Development Code to help minimize the destruction of soil resources being used during site development and use. Such methods shall include, but not be limited to:

- (a) Phasing and limiting the removal of vegetation;
- (b) Minimizing the amount of land area that is cleared;
- (c) Limiting the amount of time bare land is exposed to rainfall;
- (d) Use of temporary ground cover on cleared areas if construction is not imminent; and
- (e) Special consideration is to be given to maintaining vegetative covered areas of high soil erosion.

Policy I.4.2 To protect the beaches along the Atlantic Ocean, any construction seaward of the Coastal Construction Control Line (CCCL) shall be prohibited, unless specifically approved by FDEP.

Policy I.4.3 By December 31, 2016, the City shall implement a program of shoreline improvements and restoration on publicly owned or controlled waterfront lands, including:

- (a) The creation or restoration of vegetated shorelines on public lands as feasible;
- (b) The removal of exotic invasive plant species from natural and filled shorelines; and
- (c) The replacement of rip-rap and seawalls with naturally sloped and vegetated shorelines as feasible.

Policy I.4.4 In the event new development and redevelopment are proposed within the 100-year floodplain:

- (a) All development and redevelopment (including Residential and



- Commercial) in the floodplain will be built at least one foot above the base flood elevation;
- (b) Compensating storage shall be required;
- (c) The natural hydrological character of the surface waters shall be maintained;
- (d) Natural surface water flows, particularly sheet flows, shall be maintained; and
- (e) Surface water quality and quantity shall be maintained.

Policy I.4.5 Development and redevelopment within wetlands, as defined on the National Wetland Inventory (NWI) maps, shall be prohibited, except for the following activities:

- (a) Activities necessary to prevent or eliminate a public hazard (such as removal of underwater obstructions to boat traffic and dredging to clean up a hazardous materials spill);
- (b) Activities which provide a direct benefit to the public at-large, which would outweigh any public loss resulting from loss of the activity (such as removal of exotic plant species, restoration of natural hydroperiods, providing public access);
- (c) Resource-oriented activities, such as passive recreation, outdoor education, or other uses where the protection of the wetlands and their functions is the primary attraction; and
- (d) Structures or facilities that are necessary for safe access or essential support functions (such as observation decks, nature walks, and launch areas for non-motorized watercraft).

Policy I.4.6 It shall be the policy of the City that there shall be no net loss of wetlands as, defined on the NWI maps, as a result of development or redevelopment within the City. Where wetland encroachment is unavoidable, mitigation (including restoration, enhancement, creation, or preservation of wetlands, other surface waters, or uplands) shall be required. Development within coastal wetlands shall be subject to the safeguards established in the Conservation and Coastal Management Elements. In addition, the City will coordinate all decisions regarding the management, protection and conservation of wetlands resources with the IRLCCMP especially as it pertains to biodiversity, wetland resource management, land acquisition and protection of endangered species

Policy I.4.7 Consistent with Chapter 62-345, Uniform Mitigation Assessment Manual, mitigation ratios shall be based upon the quality of the area affected, its function, and the ability of mitigation to replace those functions, and shall



fall within the following general ranges:

- (a) 1.5:1 for created or restored marshes;
- (b) 2:1 to 5:1 for created or restored swamps;
- (c) 4:1 to 20:1 for wetlands enhancement;
- (d) 10:1 to 60:1 for wetlands preservation; and
- (e) 3:1 to 20:1 for uplands preservation.

Policy I.4.8 Where feasible, previously altered wetlands should be restored or recreated to increase overall wetland acreage.

Policy I.4.9 Consistent with the requirements contained in the City shall not be required to undertake an independent review of wetlands impacts resulting from development that is specifically authorized by a State Environmental Resource Permit, or exemption.

Policy I.4.10 Commercial mining and excavation activities shall continue to be prohibited in Cocoa Beach because of the potentially detrimental effects to groundwater, surface water, wildlife habitat and surrounding land uses.

Endangered and Threatened Wildlife Species

Objective I.5 *To restrict activities known to threaten the habitat and survival of endangered and threatened wildlife species.*

Policy I.5.1 The City shall continue to protect and conserve endangered and threatened species of plants and wildlife, and species of special concern, as required by the Endangered Species Act of 1973, as amended, Florida Statutes, the Florida Administrative Code, and federal and state management policies relating to the protection of threatened and endangered species and species of special concern.

Policy I.5.2 The City shall require, during the initial planning phase of any proposed development, a census of wildlife and plants in the area to be affected to be submitted to the City as part of the development review process. Plants or animals identified in the "*Official Lists of Endangered & Potentially Endangered Fauna and Flora in Florida*", which is updated annually by the FFWCC, or otherwise afforded protection by local, state and federal agencies, shall be noted. Protection plans for listed species shall be formulated consistent with those of the appropriate local, state and federal agencies. The City, in accordance with IRLBMAP will encourage the continued acquisition of environmentally sensitive lands in order to



preserve, protect and restore the biological diversity, integrity and productivity of the Indian River Lagoon.

Policy I.5.3 Developers shall, when encountering listed species, follow procedures and seek consultation with the appropriate agencies as identified in the FFWCC's "Wildlife Methodology Guidelines".

Policy I. 5.4 The City shall support posted marine regulatory speed limits, where appropriate, including in the vicinity of marinas, bridges, marine structures, navigably constricted areas, and in the areas of the BRL where manatees are known to inhabit.

Policy I.5.5 The City shall post informational signs providing relevant information to users of public access points regarding river conditions and regulations. The City shall pursue funding for this effort through a grant from the Florida Inland Navigation District (FIND), or other legal funding sources.

Policy I.5.6 During turtle nesting season, the direct, indirect or cumulative illumination of any area seaward of the frontal dune shall be prohibited, as supported in the City's Land Development Code (Section 3-91, Article XI, Chapter III).

Land Use Designations

Objective I.6 *To designate environmentally sensitive lands for protection based on State and locally determined criteria.*

Policy I.6.1 The City shall maintain, in a managed natural state, all of those lands designated on the Future Land Use Map as "Conservation" uses. No construction is anticipated in these areas except for minimal structures and improvements necessary to ensure safe access and essential support functions.



Policy I.6.2 The City shall continue to support the public acquisition of ecologically valuable lands through existing land acquisition programs, including, but not limited to, Florida Forever, Save our Rivers, and Florida Communities Trust.

Hazardous and Toxic Materials

Objective I.7 *To minimize the exposure of humans and the environment to hazardous and/or toxic materials (including waste) while managing their use, handling, storage, and disposal in accordance with applicable regulations.*

Policy I.7.1 As needed, the City’s Stormwater Utility shall identify suspect contaminated sites and monitor groundwater in these areas for the purpose of providing water quality and hydrogeologic information to FDEP and the Brevard County Natural Resources Department. This information shall be used in the development of environmental remediation programs when required.

Policy I.7.2 Land use policies, engineering practices, Federal and State financial incentives, and regulatory and non-regulatory programs shall be utilized as required to prevent or minimize human and environmental exposure to hazardous materials.

Policy I.7.3 The City shall continue to coordinate with the Brevard County, other beachside communities, and State and Federal agencies to ensure adequate regulation and management of hazardous materials.

Policy I.7.4 By December 31, 2016, the City shall include in its hazardous materials management program procedures for conducting periodic internal reviews of departments handling hazardous materials. Current and past handling procedures will be evaluated to ensure that management practices and engineering controls are compatible with environmental conditions and the applicable regulations.

Policy I.7.5 In locating future hazardous materials facilities, the City shall continue to minimize threats to the health and safety of humans and the



environment. The following criteria will be considered in the locations of these facilities:

- (a) Access to major transportation routes and potential impact of transportation-related accidents on the City;
- (b) Proper staff training and equipment and response times for emergency, medical and fire protection services;
- (c) Safe distance from sensitive existing land uses;
- (d) Compatibility of the proposed use with respect to the nature of hazardous materials stored or utilized in adjacent land uses;
- (e) Drainage patterns and basin characteristics;
- (f) Location of sinkholes and other conduits for the migration of contaminants;
- (g) Existence of wetlands and other groundwater recharge areas;
- (h) Soil characteristics;
- (i) Existence of floodplains, wildlife habitats or other ecological features; and/or
- (j) Micro-climatic conditions including prevailing winds.

GOAL II

The City of Cocoa Beach shall make sustainable community decisions, that will protect natural resources, promote a healthy economic climate, and preserve the quality of life for the citizens of and the visitors to the City.

Objective II.1

The City of Cocoa Beach will strive to reduce the amount of solid waste collected and disposed of in landfills through recycling.

Policy II.1.1

The City shall promote and encourage educational programs that promote awareness of environmental impacts of resource recycling.

Policy II.1.2

By December 31, 2016, the City shall establish a benchmark for recycling, providing a measure to determine success in reducing the amount of solid waste collected and disposed of in landfills.

Objective II.2

By December 31, 2016, the City shall set the example by establishing administrative, operational, and other procedures to conserve energy and reduce future demand.

Policy II.2.1

By December 31, 2016, the City shall institute review procedures for mechanical/electrical equipment replacement that are designed to improve energy efficiency with the incorporation of new equipment.

Policy II.2.2

Where feasible, existing buildings shall be retrofitted with energy



conserving systems and lighting fixtures.

- Policy II.2.3 New buildings shall be equipped with energy efficient lighting devices.
- Policy II.2.4 The City shall support renewal alternative energy technologies (such as wind and solar) and shall look for opportunities (including local partners), to the extent that such projects are practical and financially feasible.
- Policy II.2.5 As City vehicles are replaced, the City shall consider energy and fuel efficient vehicles as replacements are purchased.
- Policy II.2.6 The City shall use environmentally safe cleaning products and environmentally efficient and energy-saving products wherever possible for City facilities.
- Policy II.2.7 The City shall promote energy efficiencies and green building practices by:
- (a) Designing new City buildings in compliance with LEED standards, with a goal of achieving Leadership in Energy Efficient Design (LEED) certification or appropriate green building standards for all City buildings;
 - (b) Developing a comprehensive Green Building Program that will encourage and create standards for environmentally friendly buildings;
 - (c) Instituting a green permit program to expedite projects that are designed to comply with LEED standards;
 - (d) Amending the City's Land Development Code to include options for natural and water conserving landscaping, green roofs and other residential and commercial development elements that encourage conservation; and
 - (e) Creating standards for green homes.
- Policy II.2.8 The City shall promote its "green spaces" to reduce the overall carbon footprint by: identifying opportunities to enhance the City's tree canopy, establishing community gardens, and identifying opportunities to expand the City's parks and open spaces.



Policy II.2.9 The City shall support and encourage the development and redevelopment projects that employ green design and building practices by providing incentives.

Objective II.3 *By December 31, 2016, the City shall work with its citizens and businesses to create an education program related to conserving energy.*

Policy II.3.1 The City shall develop a template education program that can be tailored to and used by a range of audiences, such as citizen advisory boards, volunteer groups, homeowner associations, civic groups, businesses, and schools.

Policy II.3.2 The City shall participate in community-wide events, such as Earth Day, that provide opportunities for energy conservation education.



CITY OF COCOA BEACH 2025 COMPREHENSIVE PLAN

Section IV Recreation and Open Space Element Goals, Objectives, and Policies

Adopted August 6, 2015 by Ordinance No. 1591



IV – RECREATION AND OPEN SPACE ELEMENT Table of Contents

	Page Number
INTRODUCTION	1
GOAL, OBJECTIVES, AND POLICIES	
GOAL I Promote Healthy Lifestyles and a Healthy Environment	3
Objective I.1	3
Policy I.1.1	3
Policy I.1.2	3
Objective I.2	3
Policy I.2.1	3
Policy I.2.2	3
Policy I.2.3	3
Policy I.2.4	3
Objective I.3	4
Policy I.3.1	4
Policy I.3.2	4
Policy I.3.3	4
Policy I.3.4	4
Policy I.3.5	4
Policy I.3.6	4
Objective I.4	5
Policy I.4.1	5
Policy I.4.2	5
Policy I.4.3	5
Policy I.4.4	5
Policy I.4.5	6
Policy I.4.6	6
Policy I.4.7	6
Objective I.5	6
Policy I.5.1	6
Policy I.5.2	6
Policy I.5.3	7
Objective I.6	7
Policy I.6.1	7



IV – RECREATION AND OPEN SPACE ELEMENT Table of Contents (continued)

	Page Number
GOAL, OBJECTIVES, AND POLICIES	
Objective 1.7	7
Policy 1.7.1	7
Policy 1.7.2	8
Objective 1.8	8
Policy 1.8.1	8
 MAPS	
REC 1 Parks and Recreation Locations	9



INTRODUCTION

The Recreation and Open Space Element focuses on “a comprehensive system of public and private sites for recreation, including, but not limited to, natural reservations, parks and playgrounds, parkways, beaches and public access to beaches, open spaces, waterways, and other recreational facilities”, as specified in Section 163.3177(6)(e), Florida Statutes. With its barrier island location, the City of Cocoa Beach has beaches along the Atlantic Ocean and the waterfront along the Banana River Lagoon. The City has developed a network of parks and recreational facilities that complement these natural amenities. Since the quality of the experience has been a City priority, residents and visitors continue to be attracted to these areas.

Before sharing this Element’s goal and related objectives and policies, the following narrative describes the City’s natural amenities; parks and recreational facilities; and the challenge of meeting future needs while maintaining a quality recreational experience.

Natural Amenities

With the Atlantic Ocean along the City’s eastern edge, there are six miles of public beaches with 42 public beach access points from local streets that end at the Ocean (as shown on REC 1 Map). The nearby Canaveral National Seashore, Merritt Island National Wildlife Refuge, Kennedy Space Center, The Thousand Islands, and the Banana River Aquatic Preserve provide additional recreational opportunities, scenic beauty, and home for a variety of wildlife species. Boaters and fishermen are able to enjoy the extensive network of canals connecting with the Banana River Lagoon and the Intracoastal Waterway.

Parks and Recreational Facilities

The City of Cocoa Beach provides a variety of recreational opportunities for its residents and visitors. There are 15 parks and recreational facilities located within the City (as shown on Map REC 1); 13 of which are operated and maintained by the City and two are operated and maintained by Brevard County. These facilities provide more than 239 acres of active and passive recreational opportunities for residents and visitors to Cocoa Beach. Previously, the City’s Comprehensive Plan included a “nine-point program” that would enhance and improve recreational facilities. For this program, only one project remains undone (construction of a boat docking/marina facility), which will continue to be pursued.

Meeting Future Needs

The City has approximately 22 acres of recreational land per 1,000 population, or more than twice the adopted Level of Service (LOS) for open space and land area to support recreational facilities. Since the City’s permanent population (which is the basis for measuring the LOS) is anticipated to remain static and/or decrease through 2025, existing recreational facilities within the City of Cocoa Beach will be more than sufficient to meet the City's needs through 2025. The



City's challenge is to continue to meet the needs of its residents and the interests of its visitors while also maintaining a quality recreational experience. Concurrency management for parks and recreational facilities is optional and is no longer mandatory. The City has chosen to discontinue concurrency management for its parks and recreational facilities.

The Recreation Complex (and the facilities located on that land area) is leased from the Brevard County School Board with the lease scheduled to expire in 2015. The City will work closely with the School Board to secure a renewal of that lease in order to maintain the City's adopted LOS for those facilities.

On September 18, 2014, the Cocoa Beach City Commission adopted the City's *Strategic Plan – Actions and Tasks*, through approval of Resolution 2014-22. This document provides detailed action steps and time frames for addressing the issues identified in the *Comprehensive Plan*. Activities such as a Marketing Plan (that will promote the value and attraction of Cocoa Beach), a wayfinding signage program, a Recreation Master Plan, and a Sustainability Action Plan will support the implementation of the Recreation and Open Space Element goal, objectives and policies.

Future Comprehensive Plan Amendments

Before adoption of future comprehensive plan amendments, consult City Charter Section 6.07 (charter voting requirements on comprehensive plan amendments).

Format

The following Recreation and Open Space Element goal, objectives, and policies are consistent with the Element's *Supporting Data and Analysis*, reflecting the City's desire to provide adequate and accessible recreation facilities and open space in order to promote healthy lifestyles and a healthy environment. Data, maps, and other background information supporting this element's goal, objectives, and policies are provided the *Supporting Data and Analysis* for the Recreation and Open Space Element.



GOAL I **Promote healthy lifestyles and a healthy environment for residents and visitors to Cocoa Beach through the provision of adequate and accessible recreational facilities and open space.**

Objective I.1 ***To preserve, to maintain, and to expand, as feasible, the open spaces located within the City of Cocoa Beach.***

Policy I.1.1 The City shall continue to keep the existing open spaces as shown on the Future Land Use Map.

Policy I.1.2 The City shall monitor opportunities to add to the open space inventory.

Objective I.2 ***To ensure that new development and redevelopment, subject to the City's standards and review procedures, provide sufficient open space.***

Policy I.2.1 New development and redevelopment shall meet open space requirements as described in the Land Development Code (LDC). These areas may serve as aesthetic features, provide green spaces as relief to the built environment, and act as extensions to the City's open space network.

Policy I.2.2 The City shall continue to establish, utilize, establish, monitor, and update user fees as ways to fund the maintenance of existing parks and recreational systems and facilities.

Policy I.2.3 Land or easements suitable for the provision of open space or landscaping shall be encouraged as donations from public and private entities.

Policy I.2.4 To the extent practical, utility easements and rights-of-way shall be used for open space and recreational trails and to provide additional connections between neighborhoods ~~to~~ and recreational facilities and open space.



Objective I.3 ***To ensure public access to all identified public recreational facilities and sites.***

Policy I.3.1 By 2020, the City shall review all public parks and recreational facilities within the City to determine accessibility to City residents and visitors, including the handicapped and by 2020 any needed accessibility improvements will be made.

Policy I.3.2 Multimodal access shall be provided to all city-wide and community parks. Multimodal access facilities shall include parking, driveways, entrances, bicycle racks and access roads, as appropriate. The City shall review the multimodal accessibility of these parks by 2020 and shall have any needed improvements made.

Policy I.3.3 Public access shall be maintained at each of the City-owned parks and recreation areas, public water craft and boat ramps, and ocean beach access street locations.

Policy I.3.4 The City shall encourage Space Coast Area Transit (SCAT) to locate transit routes along Minutemen Causeway and within walking distance of the community parks and recreational facilities so they can be more accessible to everyone, including the handicapped, those with special needs, lower income residents, the elderly, and the transportation disadvantaged

Policy I.3.5 The City shall complete any gaps in the bicycle and pedestrian connections to the City's parks and recreational facilities and shall be consistent with the City's Bicycle/Sidewalk Master Plan.

Policy I.3.6 The placement of physical features, facilities and activities in local parks and other sites used for recreation shall be designed and maintained in such a way as to maximize visibility and the safety of those who use the facilities.



Objective I.4 ***To ensure that parks and recreational facilities are efficiently and effectively provided.***

Policy I.4.1 The level of service (LOS) standard for open space, parks, and recreational land and facilities shall be 10 acres per 1,000 population (permanent residents).

Policy I.4.2 The City Parks and Recreation Department shall maintain annually an accurate up-to-date data base and inventory of all City-owned and/or operated recreational facilities and sites. This information shall be used to ensure that the LOS standard established in Policy I.4.1 is being met. In addition, this information shall be used as part of the annual budget review as described in Policy I.4.3 and in Policy I.4.4.

Policy I.4.3 Annually, the City shall review the costs necessary to operate, maintain, and improve parks and recreational facilities consistent with the LOS standard established in Policy I.4.1 and the guidelines established in Policy I.7.3. This review shall be completed as part of the City's annual budget process. The City Parks and Recreation Department shall prepare annual budget requests necessary to implement this policy.

Policy I.4.4 Projects included in the City's capital improvements program related to parks and recreation shall be prioritized as follows:

- (a) Maintain, upgrade and replace as necessary existing facilities and equipment;
- (b) Provide multimodal accessibility to parks and facilities for all residents;
- (c) Public safety;
- (d) Protection of the City's investment; and
- (e) New and/or expanded facilities.

Annually, the City shall assess and determine if any park improvements are needed based on these priorities. Based on this assessment, needed capital improvements shall be identified and incorporated into the City's Capital Improvement Program and Element as feasible.



Policy I.4.5 Any public accessible non-City recreational facility or land use area may be used to meet the LOS standard established in Policy I.4.1 and the guidelines established in Policy I.7.3 as long as there is a signed, written agreement between the City and facility owner that guarantees general public access to the facility; establishes the times and conditions for general public use; and addresses the insurance, liability and maintenance responsibilities of each party.

Policy I.4.6 The City shall investigate the financial feasibility and economic benefit to the City and its residents before pursuing the construction of a boat docking/marina facility.

Policy I.4.7 The City shall continue to pursue the acquisition of additional beachfront and water access areas for recreational and public use due to their important contribution to the quality of life and life styles of Cocoa Beach residents. In funding the acquisition of additional recreational lands, the City will explore a range of funding sources including state grants.

Objective I.5 To improve coordination of public and private resources to meet the demands for recreational facilities.

Policy I.5.1 The City shall pursue cooperative or joint-use agreements, where appropriate, with other public, semi-public, private or non-profit entities to ensure cost-effectiveness, eliminate duplication of services, and ensure that the City's needs are met. The City shall ensure that all existing agreements, such as the one with Brevard County School Board, are kept in place.

Policy I.5.2 The City Parks and Recreation Department will identify deficiencies or necessary improvements to County-owned recreational facilities within the City and will report these to Brevard County for corrective action on at least an annual basis.



Policy I.5.3 Representatives from the City Parks and Recreation Department shall meet with representatives from the Brevard County Parks and Recreation Department and Brevard County School Board at least annually, to review and discuss the status of parks and recreational facilities within the City, and to explore ways to better coordinate the provision of these amenities.

Objective I.6 *To promote and increase the in-migration of young families and persons seeking active lifestyles and to market existing facilities and services to all residents, visitors and tourists.*

Policy I.6.1 As part of the City's Marketing Plan, the City shall analyze ways to promote its outstanding array of recreational amenities will be identified and implemented in order to reach young families and persons seeking active lifestyles.

Objective I.7 *To balance the recreational needs of Cocoa Beach's residents by developing a Recreation Master Plan*

Policy I.7.1 The City shall prepare a Recreation Master Plan, which should strive to achieve a balance of different activities designed to appeal to a variety of age groups, including the establishment of a permanent Senior Center. The fee structure for these activities also will be addressed in the Recreation Master Plan.



Policy I.7.2 The City shall use the following recreational facility guidelines to ensure a balanced mix of recreational facilities, programs and activities for all segments of the population. It shall be expressly clear and understood that these guidelines are not part of the LOS standard established in Policy I.4.1.

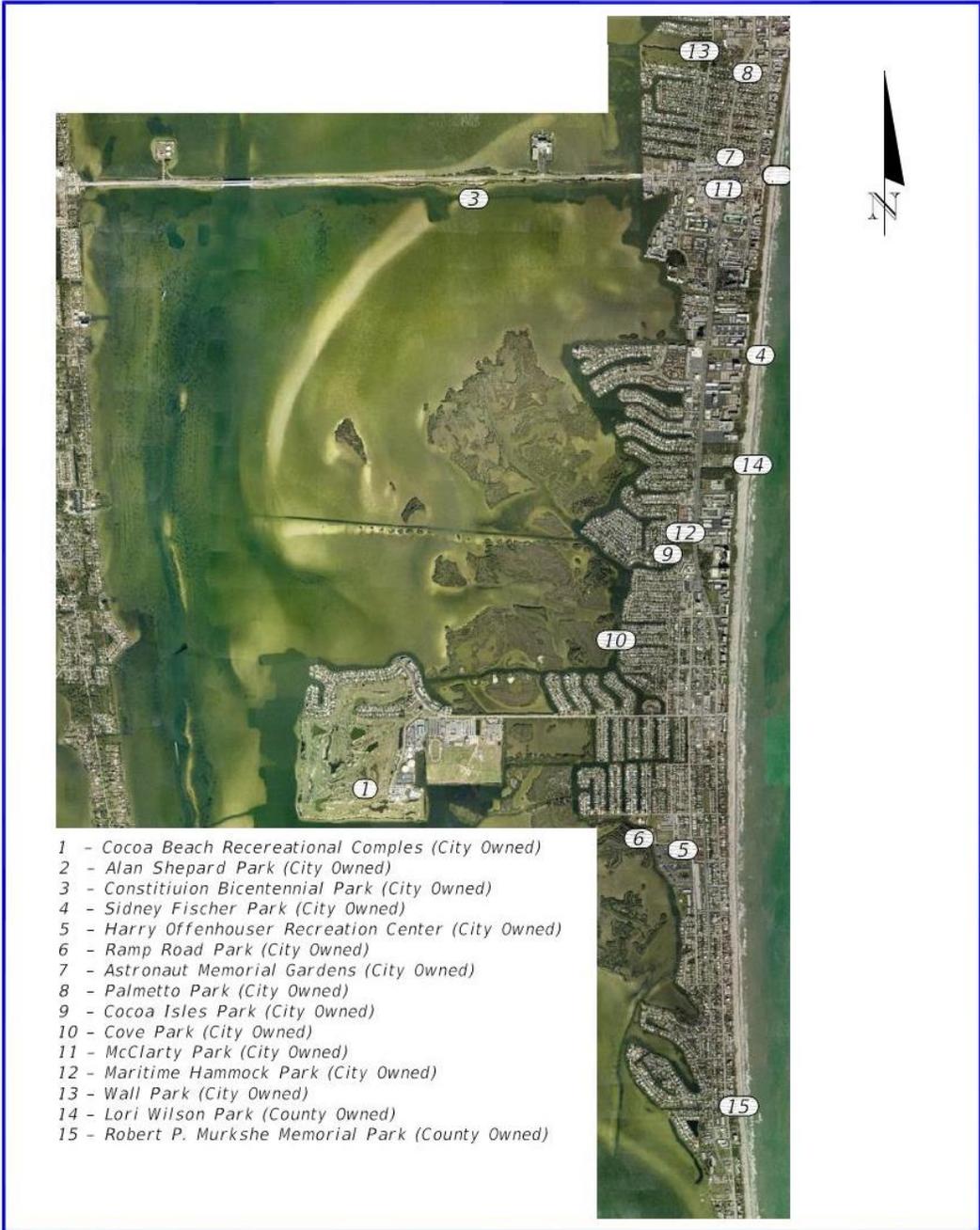
Facility	Guideline
Baseball/softball field	1 per 5,000 residents
Soccer/football fields	1 per 5,000 residents
<i>Basketball courts</i>	<i>1 per 4,000 residents</i>
Tennis courts	1 per 2,000 residents
Playgrounds	1 per 1,000 residents
Community centers	1 per 15,000 residents
Volleyball courts	1 per 5,000 residents
Shuffleboard courts	1 per 2,500 residents aged 55 and over
Gymnasiums	1 per 20,000 residents
Community swimming pool	1 per 20,000 residents
Golf courses	18 holes per 10,000 residents
Nature walk/boardwalk	1 per 10,000 residents
Picnic facility	1 per 5,000 residents
Boat ramp	1 per 7,500 residents

Objective I.8 To incorporate accepted sustainable practices in the maintenance and operations of the City's parks and recreational facilities and to be consistent with the City's Sustainability Action Plan.

Policy I.8.1 The City shall utilize creative, innovative design concepts in its future recreational facilities and sites, including but not limited to, the use of natural and recycled materials, the preservation of native vegetation and topographical features, and cost-effective energy saving lighting features.



City of Cocoa Beach Parks and Recreation Locations (Map REC 1)



- 1 - Cocoa Beach Recereational Comples (City Owned)
- 2 - Alan Shepard Park (City Owned)
- 3 - Constituion Bicentennial Park (City Owned)
- 4 - Sidney Fischer Park (City Owned)
- 5 - Harry Offenhouer Recreation Center (City Owned)
- 6 - Ramp Road Park (City Owned)
- 7 - Astronaut Memorial Gardens (City Owned)
- 8 - Palmetto Park (City Owned)
- 9 - Cocoa Isles Park (City Owned)
- 10 - Cove Park (City Owned)
- 11 - McClarty Park (City Owned)
- 12 - Maritime Hammock Park (City Owned)
- 13 - Wall Park (City Owned)
- 14 - Lori Wilson Park (County Owned)
- 15 - Robert P. Murkshe Memorial Park (County Owned)

	CITY OF COCOA BEACH	PARKS AND RECREATION LOCATION EXHIBIT	SHEET NO.
	COMPREHENSIVE PLAN PREPARED OCTOBER, 2014		1 OF 1



CITY OF COCOA BEACH 2025 COMPREHENSIVE PLAN

Section V Housing Element Goals, Objectives, and Policies

Adopted August 6, 2015 by Ordinance No. 1591



V – HOUSING ELEMENT Table of Contents

	Page Number
INTRODUCTION	1
GOAL, OBJECTIVES, AND POLICIES	
Goal I Supply of Safe, Sanitary, Accessible and Affordable Housing	3
Objective I.1	3
Policy I.1.1	3
Policy I.1.2	3
Policy I.1.3	3
Objective I.2	3
Policy I.2.1	3
Policy I.2.2	3
Policy I.2.3	3
Objective I.3	4
Policy I.3.1	4
Policy I.3.2	4
Policy I.3.3	4
Policy I.3.4	4
Objective I.4	4
Policy I.4.1	4
Policy I.4.2	4
Policy I.4.3	4
Objective I.5	5
Policy I.5.1	5
Policy I.5.2	5
Objective I.6	5
Policy I.6.1	5
Policy I.6.2	5
Objective I.7	5
Policy I.7.1	5
Policy I.7.2	5
Objective I.8	6
Policy I.8.1	6
Policy I.8.2	6
Policy I.8.2	6

INTRODUCTION

As outlined in Section 163.3177(6)(f), Florida Statutes, this Element’s goal, objectives, and policies focus on the provision of housing that meets existing and future needs (including affordable housing) as well as the elimination of substandard housing conditions. Based on the 2010 census, there are 9,128 housing units within the City of Cocoa. Of the occupied units (5,985), 70% are owner occupied and 30% are renter occupied. There are no mobile homes within the City. Due to its desirable location, housing prices within the City tend to be about twice as much as the average for Brevard County.

Existing and Future Needs

As described in the Future Land Use Element, the City has reached a built-out condition with little vacant land left for new development. Future changes in the housing stock will be the result of redevelopment. In 2010, the City of Cocoa Beach lost permanent population (from 12,482 in 2000 to 11,231 in 2010) and this trend is expected to continue with a projected permanent population of 10,362 by 2025. While the City’s permanent population is stabilizing, the seasonal population continues to fuel housing demand. Of the 11,231 permanent residents in Cocoa Beach, 7,974 are homestead homeowners and 3,257 are renters. City utilities are in place to serve the City’s existing and future housing needs. New housing cannot be served by septic tanks.

Affordable Housing

Several factors have contributed to the higher than average housing costs in Cocoa Beach, which include: the community value of low-density residential neighborhoods (stated in the City Charter), the continued demand to be close to the water (Atlantic beaches and the Banana River Lagoon), and additional construction standards (due to hurricane vulnerabilities). These factors pose a challenge to finding affordable housing within the City, especially for new families and for local workers.

According to Florida Statutes, housing is considered affordable if monthly rents or mortgage payments (plus housing-related taxes, insurance, and utilities) do not exceed 30% of the gross annual income for households defined as “very low income”, “low income”, and “moderate income”. For reference, here are those definitions.

Very Low Income

A household income that does not exceed 50% of the statewide Median annual adjusted gross income, or 50% of the median annual adjusted gross income for households in the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides, whichever is greater.

Low Income	A household income that does not exceed 80% of the applicable median annual adjusted gross income.
Moderate Income	A household income that does not exceed 120% of the applicable median annual adjusted gross income.

There are opportunities for the City to increase affordable housing opportunities by mixing housing types and increasing densities as redevelopment occurs in the Downtown and Gateway Districts; reduce permitting steps which reduces construction costs; and partner with agencies and groups to fill in the housing gaps. The City’s *Strategic Plan* outlines these approaches in more detail.

Elimination of Substandard Housing

The City of Cocoa Beach uses the following definitions in assessing the condition of its housing stock.

Standard	Unit appears to provide safe and adequate shelter (no defects or slight defects that are normally corrected during the course of regular maintenance)
Standard with Minor Defects	Unit appears to provide safe and adequate shelter, but requires more than routine or minor repairs or improvements
Substandard/ Deteriorated	Unit does not appear to provide safe and adequate shelter, requires considerable repair or rebuilding, or is of inadequate original construction
Substandard/ Dilapidated	Unit is a hazard and is condemned or subject to condemnation, rehabilitation is not feasible, and the unit should be demolished

Based on these definitions, 2% of the City’s housing stock is considered to be substandard.

Future Comprehensive Plan Amendments

Before adoption of future comprehensive plan amendments, consult City Charter Section 6.07 (charter voting requirements on comprehensive plan amendments).

Format

The following Housing Element goal, objectives, and policies are based on *Volume II – Supporting Data and Analysis, Housing*, reflecting the City’s desire to provide an adequate supply of housing that is safe, sanitary, accessible and affordable. Data, maps, and other background information supporting the Housing Element’s goal, objectives, and policies are located in the Plan’s *Volume II – Supporting Data and Analysis, Housing*.

GOAL I

To ensure the provision of an adequate supply of safe, sanitary, accessible, and affordable housing units to meet the future needs of the City.

Objective I.1

To encourage a mixture of housing types, while maintaining a low density, family-oriented residential community.

Policy I.1.1

As development and redevelopment occurs, the City shall support a mixture of residential types. Higher densities will occur in the Downtown and Gateway Districts with lower densities in the remaining residential neighborhoods.

Policy I.1.2

The City of Cocoa Beach will review the Land Development Code (LDC) to identify and implement changes that will provide flexibility in providing a range of housing types and price ranges, including affordable housing.

Policy I.1.3

The City shall evaluate its permitting and review processes to identify opportunities for streamlining the review and approval of residential projects, especially for those projects that include significant affordable housing. This process would eliminate any requirements that are more stringent than needed to protect the public health, safety, and welfare, or that otherwise would add to the cost of housing.

Objective I.2

To increase the number and availability of affordable housing units for current and future City residents.

Policy I.2.1

The City recognizes the significance of affordable housing in attracting young families and persons seeking active lifestyles to Cocoa Beach. It shall be the policy of the City to ensure affordable housing opportunities are provided to all residents regardless of race, color, national origin, age, sex, religion, disability, or family status.

Policy I.2.2

The City may develop and implement economic incentives to be provided to the private sector for affordable housing projects that will allow cost savings to be passed on to the consumers in terms of lower rents or sales prices.

Policy I.2.3

The City recognizes its additional challenges in providing affordable housing due to high land costs and State mandates to build outside the coastal high hazard area (CHHA). The City shall continue to work closely with Brevard County and other agencies to identify partnering and funding opportunities that would result in an increase in affordable housing.

Objective I.3 *To eliminate substandard housing conditions and improve the structural and aesthetic conditions of existing housing units.*

Policy I.3.1 The City shall conduct an annual windshield survey of the structural conditions of housing units within the City to identify areas subject to deterioration. As this inventory is completed, housing will be considered to be either standard, standard with minor defects, substandard/deteriorated or substandard/dilapidated.

Policy I.3.2 Any housing units which are found to be “substandard/deteriorated” or “substandard/dilapidated” shall be cited and the owner shall be required to rehabilitate or demolish the structure within one year.

Policy I.3.3 If greater than 25% of the residential structures in a neighborhood (but not less than five) are determined to be “substandard/deteriorated” or “substandard/dilapidated” that neighborhood shall be considered to be in danger of deterioration, and the City will develop a plan for the stabilization of the neighborhood within two years of such determination.

Policy I.3.4 The City shall prioritize areas with more than 50% investor-owned housing units and areas designated for redevelopment for systematic inspection by Code Enforcement staff.

Objective I.4 *To provide adequate sites and distribution of housing for very-low-income, low-income, and moderate-income.*

Policy I.4.1 In order to provide a mix of housing types to meet the need of all income levels, consumer affordability will be considered along with market demand as future residential development occurs.

Policy I.4.2 Sites deemed to be suitable for very-low-income, low-income, and moderate-income families shall be designated for multi-family use, served by transit, and proximate to places to work, shop and recreate.

Policy I.4.3 Areas identified for redevelopment by the City Commission should be viewed by the City as opportunities to encourage an attractive and functional mix of living, working, shopping and recreational activities.

Objective I.5 ***The City shall be consistent with Florida Statutes in providing adequate sites for group homes and foster care facilities that are licensed or funded by the Florida Department of Children and Family Services.-***

Policy I.5.1 Homes of six or fewer residents which otherwise meet the state’s definition of a “community residential home”, shall be deemed a single-family unit and a non-commercial, residential use. These homes shall be allowed in single-family or multi-family areas without approval by the City, provided that such homes shall not be located within a 1,000 feet radius of another existing such home with six or fewer residents.

Policy I.5.2 The City shall not deny the siting of a community residential home which provides a living environment for seven to 14 unrelated residents who operate as the functional equivalent of a family unless the siting of the home does not meet specific criteria in the LDC.

Objective I.6 ***To conserve or rehabilitate housing, including the identification of historically significant housing.***

Policy I.6.1 At least once every five years, the City shall evaluate candidate structures for inclusion on the Florida Master Site File and/or National Register of Historic Places.

Policy I.6.2 The rehabilitation of any structure designated by the City as historically or archaeologically significant shall be subject to the U.S. Secretary of the Interior’s *Standards for the Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

Objective I.7 ***To provide for relocation housing.***

Policy I.7.1 Because structural damages resulting from the repetitive coastal storms and flooding continually lower the value of the flooded properties, the City shall explore acquisition and relocation projects (with assistance from the State and federal governments) in severely flooded areas.

Policy I.7.2 The City shall, in acquiring real property for use in any public program or project in which federal funds are used, conform with the land acquisition policies set forth in Public Law 100-17, and to pay or reimburse property owners in the manner specified in Public Law 100-17.

Objective I.8 ***To increase the availability of housing implementation programs.***

Policy I.8.1 The City shall meet with one or more non-profit housing development corporations to explore the possibility of providing housing opportunities within the City targeted to persons who work in the City and whose wages would not be sufficient to afford market-rate housing in Cocoa Beach.

Policy I.8.2 The City may use federally funded programs to provide deferred payment and low-cost home improvement loans along with first-time home ownership opportunities.

Policy I.8.3 The City shall periodically contact lending institutions, if and when this information has been requested by any person or party, to identify reduced interest loans available in accordance with the Community Reinvestment Act requirements.



CITY OF COCOA BEACH 2025 COMPREHENSIVE PLAN

Section VI Public Schools Facilities Element Goals, Objectives, and Policies

Adopted August 6, 2015 by Ordinance No. 1591



VI – PUBLIC SCHOOLS FACILITIES ELEMENT Table of Contents

	Page Number
INTRODUCTION	1
GOAL, OBJECTIVES, AND POLICIES	
Goal I Support Local Public Schools in Cocoa Beach	2
Objective I.1	2
Policy I.1.1	2
Policy I.1.2	2
Objective I.2	2
Policy I.2.1	2
Policy I.2.2	2
Policy I.2.3	2
Policy I.2.4	3
Policy I.2.5	3
Policy I.2.6	3

INTRODUCTION

As a result of the growth management legislation passed in 2005, having a Public Schools Facilities Element in a local comprehensive plan became a requirement. The purpose of this element is to provide guidance in addressing public school capacities; coordinating capital improvement expenditures between public school systems and local communities; and ensuring safe access to and from schools. With the Community Planning Act of 2011, this element now is optional. For those communities that select to keep the Public Schools Facilities Element, currency management also is optional. The City of Cocoa Beach has chosen to keep this element as part of its Comprehensive Plan, recognizing the vital role that local public schools play in creating a desirable place to live, work, and play. In addition, concurrency management and meeting level of service (LOS) standards will remain in order to comply with the existing Interlocal Agreement with the School Board of Brevard County.

Within the City of Cocoa Beach there are two elementary schools (Freedom Seven and Theodore Roosevelt), and the Cocoa Beach Junior/Senior High School. All of these schools are known for their academic excellence. Freedom Seven houses the International Studies magnet program. The Cocoa Beach Junior/Senior High School has the International Baccalaureate program, the only spot in Brevard County that offers this program to middle school students.

Not only are these local public schools centers for learning but are considered community assets as reflected in the numerous volunteer hours provided by Cocoa Beach citizens. These schools have become focal points in contributing to the overall sense of community. In addition, the presence of these local public schools attract new families to the City; a key to sustaining a family-friendly community (a top priority stated in the City's charter). The loss of local schools would likely lead to a decline in the value of Cocoa Beach residences, resulting in a decline in ad valorem revenue (including school funding). Keeping this element as part of the City's comprehensive plan demonstrates the desire for these community assets to remain as part of the City's social fabric.

Future Comprehensive Plan Amendments

Before adoption of future comprehensive plan amendments, consult City Charter Section 6.07 (charter voting requirements on comprehensive plan amendments).

Format

The following Public Schools Facilities Element goal, objectives, and policies are consistent with the Element's *Supporting Data and Analysis*, reflecting the City's desire to continue to have local schools as community focal points. Data, maps, and other background information supporting the Public Schools Facilities Element's goal, objectives, and policies are provided in the *Supporting Data and Analysis* for this Element.

GOAL I

The City of Cocoa Beach shall continue to make community decisions that support the public schools located within the City.

Objective I.1

The City will be an advocate for the existing public schools to remain within the City of Cocoa Beach as the foundation for sustaining a family-friendly community, in accordance with the City Charter.

Policy I.1.1

Recognizing that local public schools serve as community anchors, City officials will meet with Brevard County Public School representatives on a regular basis for an update on the existing Cocoa Beach public schools, so that existing and future community educational needs can be met.

Policy I.1.2

The City will work closely with local businesses and civic groups in supporting the local public schools in order to ensure that a quality public school education continues to be available to City residents. The exceptional education opportunities found at the local public schools also contribute to enhancing the value of the City's housing stock.

Objective I.2

Ensure that there is adequate capacity to meet existing and future school facility needs for the City of Cocoa Beach.

Policy I.2.1

The City shall continue to participate in the standing committees, as outlined in the Interlocal Agreement with the School Board of Brevard County, as a means to communicate regularly about any demographic changes in Cocoa Beach as well as any changes in the Public Schools' programs.

Policy I.2.2

The City shall use the mechanisms outlined in the Interlocal Agreement with the School Board of Brevard County regarding new residential development review, proportionate share mitigation, and concurrency management, as needed.

Policy I.2.3

The City shall comply with the Level of Service standards that are outlined in the Interlocal Agreement with the School Board of Brevard County, which is 100% of the Florida Inventory of School Houses (FISH) capacity for each elementary, middle, high school, and any combination school. FISH capacity is calculated on the Florida Department of Education's (FDOE) measure of satisfactory student stations in both permanent and relocatable structures multiplied by the utilization factor established by the FDOE's State Requirements for Educational Facilities (SREF).

- Policy I.2.4 The City shall coordinate with the School Board of Brevard County annually to ensure that the City’s Five-Year Capital Improvements budget is consistent with the School Board of Brevard County’s future plans (including its Five-Year District Facilities Work Program) for the public schools located within Cocoa Beach.
- Policy I.2.5 As specified in the Interlocal Agreement with the School Board of Brevard County, the City and the School Board shall work together to identify shared use opportunities of school facilities.
- Policy I.2.6 The City shall work with Brevard County Public Schools, as needed, to ensure that the emergency school evacuation plan meets current and anticipated needs.



CITY OF COCOA BEACH 2025 COMPREHENSIVE PLAN

Section VII Infrastructure Element Goals, Objectives, and Policies

Adopted August 6, 2015 by Ordinance No. 1591



VII – INFRASTRUCTURE ELEMENT Table of Contents

	Page Number
INTRODUCTION	1
GOALS, OBJECTIVES, AND POLICIES	
Goal I Potable Water	4
Objective I.1	4
Policy I.1.1	4
Policy I.1.2	4
Policy I.1.3	4
Policy I.1.4	4
Policy I.1.5	4
Policy I.1.6	5
Objective I.2	5
Policy I.2.1	5
Policy I.2.2	5
Policy I.2.3	5
Policy I.2.4	5
Objective I.3	5
Policy I.3.1	5
Policy I.3.2	5
Policy I.3.3	5
Goal II Sanitary Sewer	6
Objective II.1	6
Policy II.1.1	6
Policy II.1.2	6
Policy II.1.3	6
Policy II.1.4	6
Policy II.1.5	6
Policy II.1.6	6
Policy II.1.7	7
Policy II.1.8	7
Objective II.2	7
Policy II.2.1	7
Policy II.2.2	7



VII – INFRASTRUCTURE ELEMENT

Table of Contents (continued)

	Page Number
Objective II.3	7
Policy II.3.1	7
Policy II.3.2	7
Policy II.3.3	7
Objective II.4	8
Policy II.4.1	8
Policy II.4.2	8
Policy II.4.3	8
Policy II.4.4	8
Goal III	
Stormwater Management	9
Objective III.1	9
Policy III.1.1	9
Policy III.1.2	9
Policy III.1.3	9
Policy III.1.4	9
Policy III.1.5	9
Policy III.1.6	10
Policy III.1.7	10
Policy III.1.8	10
Objective III.2	10
Policy III.2.1	10
Policy III.2.2	10
Objective III.3	10
Policy III.3.1	10
Policy III.3.2	10
Policy III.3.3	10
Policy III.3.4	11
Policy III.3.5	11
Objective III.4	11
Policy III.4.1	11
Policy III.4.2	11
Policy III.4.3	11



VII – INFRASTRUCTURE ELEMENT Table of Contents (continued)

	Page Number
Goal IV	12
Solid Waste	12
Objective IV.1	12
Policy IV.1.1	12
Policy IV.1.2	12
Policy IV.1.3	12
Policy IV.1.4	12
Policy IV.1.5	12
Policy IV.1.6	13
Objective IV.2	13
Policy IV.2.1	13
Policy IV.2.2	13
Policy IV.2.3	13
Objective IV.3	13
Policy IV.3.1	13
Policy IV.3.2	13
Policy IV.3.3	13
Policy IV.3.4	13

INTRODUCTION

The Infrastructure Element replaces the existing Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater and Aquifer Recharge Element. This element is “correlated to principles and guidelines for future land use, indicating ways to provide for future potable water, drainage, sanitary sewer, solid waste, and aquifer recharge protection requirements for the area”, as specified in Section 163.3177(6)(c), Florida Statutes. In addition to having supporting data and analysis for this element’s goals, objectives, and policies (GOPs), the element needs to describe any problems in meeting existing and future infrastructure needs, convey proposed remedies, maximize existing facilities while discouraging urban sprawl, and have an adopted water facilities supply work plan that is consistent with the regional water supply plan.

As described in the Future Land Use Element, the City’s barrier island location provides constraints to urban sprawl with the Atlantic Ocean to the east and the Banana River Lagoon to the west. Given this setting, the City’s development pattern is compact and will continue into the future. This pattern will be reinforced by concentrating future densities in the City’s mixed use districts (Downtown and Gateway) as well as along the SR 520 and A1A corridors.

With the Community Planning Act of 2011, concurrency management is required only for potable water, sanitary sewer, stormwater management, and solid waste. The related GOPs for infrastructure concurrency management are provided in the Future Land Use Element.

Potable Water

The City of Cocoa provides all of Cocoa Beach’s potable water so any of the state statutory requirements related to potable water facilities do not apply to Cocoa Beach. An interlocal agreement is in place that describes the arrangement between the two cities, which will be renewed before April 2018. Cocoa Beach works closely with the City of Cocoa to ensure that existing and future potable water needs are addressed. For example, the City is represented on the Utilities Advisory Board, a countywide group that meets periodically to coordinate potable water utility matters throughout Brevard County. As of 2013, the City of Cocoa Beach uses an average of 22.5 million gallons per day (MGD) and that usage is expected to be very close to the current usage rate, due to the projected declines in population by 2025. These figures account for all potable water needs within the City, including residents (permanent and seasonal), businesses, and visitors. This usage is consistent with the City of Cocoa’s *Water Supply Facilities Work Plan*.

Cocoa Beach’s first *Water Supply Facilities Work Plan* has been adopted and included in the Infrastructure Element’s supporting data analysis. This document is consistent with the City of Cocoa’s *Water Supply Facilities Work Plan* as well as the St. Johns River Water Management District’s *Regional Water Supply Plan*. After the *Regional Water Supply Plan* is updated in 2016, the City will update its *Water Supply Plan* within 18 months. References to water conservation measures in the Conservation Element are consistent with those described in this element.

Sanitary Sewer

The City of Cocoa Beach is responsible for sanitary sewer service. There are only two septic tanks within the City due inadequate gravity flow into the City's sewer system. Everyone else within the City is tied into the City's sanitary sewer system. In addition, the City's *Land Development Code* requires sewer connections for new development and redevelopment. As of 2013, the City of Cocoa Beach uses (treated) an average of 3.65 million gallons per day (MGD) and that usage (treatment) is expected to be 4.2 MDG by 2025. These figures account for all sanitary sewer needs within the City, including residents (permanent and seasonal), businesses, and visitors. The City's current treatment capacity is 6 MGD so there are adequate facilities to meet current and future needs.

Stormwater Management

The City of Cocoa Beach is responsible for stormwater management facilities as well as service for its residents, businesses, and visitors. Water quality issues are described fully in the Conservation Element. Investments and practices are consistent with federal, state, and local regulations and policies, including the Banana River Lagoon Basin Management Action Plan (BRLMAP) and the City's Stormwater Master Plan. Existing facilities have sufficient capacity to prohibit severe flooding; however, improvements in upstream runoff retention will lower potential flooding risk and reduce downstream nuisance flooding. It is anticipated that over the next 10 years, a comprehensive assessment of the infrastructure will occur to evaluate and prioritize the structural integrity of all storm piping throughout the City. In addition, this assessment should use the most current information available regarding climate change when prioritizing deficiencies and needs.

Solid Waste

The City of Cocoa Beach outsources this service. The firm under contract provides the bins and receptacles (for solid waste collection and recycling) and relies on Brevard County's landfills and recycling centers. The City currently participates in a recycling program and will continue to identify opportunities to expand this program.

Natural Drainage Features and Aquifer Recharge Areas

Within the City of Cocoa Beach, there are no recharge areas to aquifers with potential use as a potable water source. Since the City is considered as a "no recharge" area, there are no GOPs for this infrastructure topic.

Future Comprehensive Plan Amendments

Before adoption of future comprehensive plan amendments, consult City Charter Section 6.07 (charter voting requirements on comprehensive plan amendments).

Format

The following Infrastructure Element goals, objectives, and policies are consistent with the *supporting* data and analysis prepared for the Infrastructure Element. Data, maps, and other background information supporting the Infrastructure Element’s goals, objectives, and policies are located in the supporting data and analysis.

POTABLE WATER

Goal I **To ensure the provision of adequate potable water capacity to meet the future needs of the City of Cocoa Beach.**

Objective I.1 ***The City of Cocoa Beach shall continue to work with the City of Cocoa to provide for adequate potable water to meet the future needs of the City of Cocoa Beach.***

Policy I.1.1 The City shall establish and adopt a level of service (LOS) for potable water, based on total City residents (permanent and seasonal) and tourists of minimum design flow 129.34 gallons per capita per day, as identified in the City's adopted Water Supply Facilities Plan.

Policy I.1.2 Development orders and permits for new development or redevelopment may be issued only upon a finding by the City of Cocoa Beach that potable water facilities exist necessary to meet the established LOS standard in Policy are available and concurrent with the impacts of development. For public health and safety reasons, potable water facilities must be in place and available to serve new development or redevelopment no later than the issuance by the City of a certificate of occupancy (or its functional equivalent).

Policy I.1.3 It shall be the responsibility of the City's Public Works Department to maintain a record of existing and committed project demands in order to determine that adequate potable water capacity is available for expanded use. The Public Works Department shall maintain accurate records of the additional demands on the potable water capacity due to new development or redevelopment.

Policy I.1.4 The City's LOS standards and design criteria for potable water facilities shall be consistent with those set by the City of Cocoa and with those outlined in the Florida Administrative Code.

Policy I.1.5 The City shall coordinate with the City of Cocoa periodically to ensure proper potable water service for future growth.

Policy I.1.6 The City shall coordinate with the City of Cocoa as proposed potable water facilities being planned.

Objective 1.2 ***To protect and conserve the potable water supply and sources.***

Policy I.2.1 The City shall accept the water protection and conservation programs adopted and enforced by the St. Johns Water Management District (SJRWMD), the City of Cocoa, and the Banana River Lagoon Basin Master Action Plan (BRLBMAP) which outlines various procedures on how to protect and conserve the potable water supply and source.

Policy I.2.2 There shall be no physical connection between a public or private potable water supply and a sewer or appurtenance which would permit the passage of any sewage or polluted water supply into the potable water supply.

Policy I.2.3 The City shall continue to conserve water resources and reduce chemical use through the use of Florida friendly design principles and other best conservation practices, consistent with the City’s adopted Water Supply Facilities Work Plan

Policy I.2.4 The City shall distribute information and educational materials on water conservation to the public on an annual basis as identified in the City’s Strategic Plan and the City’s Sustainability Plan.

Objective 1.3 ***To encourage the maximum use of existing potable water facilities to reinforce the existing compact development pattern within the City.***

Policy I.3.1 New potable water facilities shall be provided in a manner that reinforces the City’s compact urban growth. In addition, the City shall support the efforts of the State Legislature to foster innovative planning in order to maximize existing potable water facilities and services through redevelopment and the revitalization of existing urban areas.

Policy I.3.2 All new development within the City of Cocoa Beach shall be required to connect to and be served by the City of Cocoa’s potable water system.

Policy I.3.3 The City shall issue no development orders or development permits without first consulting with the City of Cocoa (the City’s potable water supplier) to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

SANITARY SEWER

Goal II **To ensure the provision of adequate sanitary sewer and wastewater treatment capacity to meet the future needs of the City of Cocoa Beach.**

Objective II.1 ***The City of Cocoa Beach shall continue to provide for adequate sanitary sewer treatment to meet the future needs of the City of Cocoa Beach.***

Policy II.1.1 The City shall establish and adopt the following LOS for sanitary sewer, based on total City residents (permanent and seasonal) and tourists.
(a) Average daily - 100 gallons per capita per day; and
(b) Peak daily - 130 gallons per capita per day.

Policy II.1.2 Local collectors, mains, trunks, outfall sewers, force mains and pumping stations shall be designed for average daily flow times the appropriate peak factor as determined by the Water Reclamation Department.

Policy II.1.3 The LOS and design standards for sanitary sewer facilities shall be in compliance with federal, state and regional regulations, as well as the Indian River Lagoon Act and associated plans, policies, and regulations.

Policy II.1.4 Development orders and permits for new development or redevelopment may be issued only upon a finding by the City that sanitary sewer facilities necessary to meet the established LOS standard and they are available concurrent with the impacts of development or redevelopment. For public health and safety reasons, sanitary sewer facilities must be in place and available to serve new development or redevelopment no later than the City's issuance of a certificate of occupancy (or its functional equivalent).

Policy II.1.5 It shall be the responsibility of the City's Water Reclamation Department to maintain a record of existing and committed project flows in order to determine that adequate system capacity is available for expanded use. The Water Reclamation Department shall maintain accurate records of the additional flows to the wastewater treatment plant due to new developments connecting to the sanitary system or any expansion projects that would add to the overall system.

Policy II.1.6 As part of the City's annual budget process, the City shall review the costs necessary to operate, fund, maintain, and improve sanitary sewer facilities consistent with the established LOS standard. The City's Water Reclamation Department shall prepare annual budget requests necessary to implement this policy. In addition, the City shall pursue other sources to fund

identified sanitary sewer system improvements.

Policy II.1.7 Connection fees and user fees shall be set at levels sufficient to equitably finance the operation, maintenance and expansion (as necessary) of the City's sanitary sewer system.

Policy II.1.8 The City shall implement proposed future sanitary sewer facilities, based on the infrastructure map series in the supporting data and analysis for the Infrastructure Element. The timing and phasing requirements for these improvements are established in the Capital Improvements Element.

Objective II.2 *To correct existing deficiencies to sanitary sewer facilities.*

Policy II.2.1 The City shall continue to replace, correct and provide funding for all existing sanitary sewer facility deficiencies.

Policy II.2.2 The City shall continue its ongoing program of maintenance, upkeep and replacement, as needed, of the sewer lines and lift stations, using best practices inspection techniques to identify the need for required remedial actions.

Objective II.3 *To encourage the maximum use of existing sanitary sewer facilities to reinforce the existing compact development pattern within the City.*

Policy II.3.1 Pursuant to the IRLBMAP, all new development within the City of Cocoa Beach shall be required to connect to and be served by the City's sanitary sewer system. In addition, no new permits for septic tanks or package treatment plants within the City limits shall be approved. In areas served by central sanitary sewer facilities where property owners choose to remain on existing septic tanks, permits shall be issued for repairs to septic tanks after review by City staff who determines the feasibility of connecting to the City's sanitary sewer facility.

Policy II.3.2 New sanitary sewer facilities shall be provided in a manner that reinforces the City's compact urban growth. In addition, the City shall support the efforts of the State Legislature to foster innovative planning in order to maximize existing sanitary sewer facilities and services through redevelopment and the revitalization of existing urban areas.

Policy II.3.3 New development or redevelopment shall be charged the full cost of extending central sanitary sewer services to their project in areas where existing sanitary sewer services do not exist.

Objective II.4 ***To conserve an estimated 1.5 MGD in potable water through the use of reclaimed water for irrigation.***

Policy II.4.1 The City shall continue its contractual arrangement with Patrick Air Force Base to treat wastewater from the Base and related housing and return treated effluent (reuse water) to the Base for their golf course and housing area irrigation needs.

Policy II.4.2 The City shall continue its contractual arrangement with the City of Cape Canaveral to accept excess treated effluent from the City of Cape Canaveral's wastewater treatment plant. The City of Cocoa Beach will combine this effluent with its own reclaimed wastewater to provide irrigation quality water to the City's golf course and residential areas.

Policy II.4.3 The City shall revisit its contractual arrangement with the Canaveral Port Authority for its wastewater treatment needs when the current contract expires in 2040.

Policy II.4.4: New Development or redevelopment requesting connection to the City's effluent system shall submit plans to the City's Utilities Department. The City has the right to deny service to new development or redevelopment if the addition of the new service will negatively impact the provision of service to the existing users.

STORMWATER MANAGEMENT

Goal III **To ensure the provision of adequate stormwater management capacity to meet the future needs of the City of Cocoa Beach.**

Objective III.1 ***The City of Cocoa Beach shall continue to provide for adequate stormwater management, in both flood control and water quality, to meet the future needs of the City of Cocoa Beach.***

Policy III.1.1 New development or redevelopment will be set to grades which will preclude flooding of any part or portion thereof due to excessive rainfall. The City shall continue to use the LOS for stormwater management within the City of Cocoa Beach, as defined in the City's adopted Stormwater Master Plan.

Policy III.1.2 The City will issue development orders and permits for new development or redevelopment only upon a finding that stormwater management facilities necessary to meet the established LOS standards. For public health and safety reasons, stormwater management facilities must be in place and available to serve new development or redevelopment no later than the issuance by the City of a certificate of occupancy (or its functional equivalent).

Policy III.1.3 It shall be the responsibility of the City's Stormwater Utility to maintain a record of existing and committed project demands in order to determine that adequate stormwater management capacity is available for expanded use. The Engineering Department shall maintain accurate records of the additional demands on the stormwater management capacity due to new development.

Policy III.1.4 The City's LOS standards and design criteria for stormwater facilities shall be consistent with those outlined in Florida Statutes and Florida Administrative Code. In addition, the LOS standard should be consistent with the BRLBMAP.

Policy III.1.5 As part of the City's annual budget process, the City shall review the costs necessary to operate, maintain, and improve city-owned and maintained stormwater management facilities consistent with the established LOS standards. The City Stormwater Utility shall prepare annual budget requests necessary to implement this Policy. In addition, the City shall pursue other sources to fund identified stormwater management system improvements.

- Policy III.1.6 The City shall implement proposed stormwater management facility improvements as identified in the infrastructure map series in Volume II – Supporting Data and Analysis – Infrastructure. The timing and phasing requirements for these improvements are established in the Capital Improvements Element.
- Policy III.1.7 The City shall continue its stormwater preventative maintenance program, to be consistent with the adopted Stormwater Master Plan, and to be in compliance with the City’s stormwater NPDES Phase II permit. The preventative maintenance program shall include a set of established pollution prevention regulations and a street sweeping program.
- Policy III.1.8 The capital improvements budget for stormwater improvements is included in the City’s annual budget which is adopted by ordinance.
- Objective III.2** *To correct existing deficiencies to stormwater management facilities.*
- Policy III.2.1 The City shall focus on both water quality and flood control issues in determining a management strategy for the stormwater utility. The City shall continue to replace, correct, and provide funding needed to fix stormwater management facility deficiencies, as described in the City’s adopted Stormwater Master Plan.
- Policy III.2.2 The City’s adopted Plan, shall be updated within eight years to assure that it is consistent with the BRLBMAP.
- Objective III.3** *To protect the functions of natural stormwater management and hydrological areas.*
- Policy III.3.1 It shall be the policy of the City that no stormwater discharge may cause or contribute to a violation of water quality standards in waters of the State, including the Banana River Lagoon. Post-development rates of discharge shall not exceed pre-development rates.
- Policy III.3.2 The City shall continue to mitigate stormwater impacts and to minimize stormwater-borne pollutants through the implementation of a system of Best Management Practices (BMP's), as described in the City’s adopted Stormwater Master Plan, which will focus on low impact design (LID).
- Policy III.3.3 All stormwater management facilities shall be designed to retain on-site sufficient volume of runoff generated by development or redevelopment and shall not adversely impact adjacent properties.

Policy III.3.4 The City shall continue to participate in the National Pollution Discharge Elimination System (NPDES) as a means of controlling pollutants, erosion, siltation, and construction site runoff.

Policy III.3.5 No clearing, grading, cutting or filling activities shall be allowed unless proper devices are in place to control soil erosion and sedimentation.

Objective III.4 *To continue to encourage the maximum use of existing stormwater management facilities to reinforce the existing compact development pattern within the City.*

Policy III.4.1 New stormwater management facilities shall be provided in a manner that reinforces the City’s compact urban growth. In addition, the City shall support the efforts of the State Legislature to foster innovative planning in order to maximize existing stormwater management facilities and services through redevelopment and the revitalization of existing urban areas.

Policy III.4.2 Stormwater management facilities shall be provided in a manner consistent with the adopted Stormwater Master Plan.

Policy III.4.3 New development or redevelopment shall be charged the full cost of extending stormwater management services to their project in areas where existing stormwater management services do not exist.

SOLID WASTE

Goal IV **To ensure the provision of adequate solid waste collection and disposal to meet the future needs of the City of Cocoa Beach.**

OBJECTIVE IV.1 ***The City of Cocoa Beach shall continue to provide for adequate solid waste collection and disposal service to meet the existing and anticipated future needs of the City of Cocoa Beach.***

Policy IV.1.1 The City shall establish and adopt a LOS for solid waste of 8.0 pounds per capita per day, based on total City residents (permanent and seasonal) and tourists.

Policy IV.1.2 For public health and safety reasons, solid waste services must be in place and available to serve new development or redevelopment no later than the issuance by the City of a certificate of occupancy (or its functional equivalent).

Policy IV.1.3 It shall be the responsibility of the City's Public Works Department to work with the City's solid waste service provider to maintain a record of existing and committed project demands in order to determine that adequate solid waste capacity is available for expanded use. The Public Works Department shall maintain accurate records of the additional demands on the solid waste capacity due to new development or redevelopment.

Policy IV.1.4 The City shall continue to comply with the regulations and LOS requirements set forth in the Florida Administrative Code.

Policy IV.1.5 The City shall coordinate with Brevard County periodically to ensure proper solid waste collection and disposal service for future growth. The City shall pursue any memoranda of understanding or interlocal agreements necessary to ensure that solid waste service and capacity will be supplied to meet the future needs of the City.

Policy IV.1.6 As part of the City's annual budget process, the City shall review the costs necessary to provide services consistent with the established LOS standard. The City's Public Works Department shall prepare annual budget requests necessary to implement this policy.

Objective IV.2 *To identify opportunities that will expand the recycling program to help reduce the solid waste taken to Brevard County landfills.*

Policy IV.2.1 The City shall continue to coordinate with Brevard County to identify opportunities to expand recycling programs and schedules in order to further reduce the solid waste taken to the Brevard County landfill.

Policy IV.2.2 Recycling containers shall be located at numerous convenient locations throughout the City. The City and/or the solid waste service provider shall promote recycling through increased educational efforts directed toward seasonal and permanent residents and tourists.

Policy IV.2.3 The City shall aggressively pursue a variety of sources to fund future expansion of the City's recycling program to continue to meet State-mandated waste reduction and recycling programs.

Objective IV.3 *To reduce the volume of improperly disposed of hazardous waste.*

Policy IV.3.1 The City will work with the appropriate authorities to comply with State regulations which require small quantity generators of hazardous waste to be notified annually of their legal responsibilities, penalties for non-compliance, recycling alternatives, and other waste reduction opportunities.

Policy IV.3.2 The City Fire and Rescue Department shall serve as the clearinghouse at the local level for information on proper hazardous waste management.

Policy IV.3.3 The City shall prohibit the burial of non-degradable and potentially hazardous household garbage (e.g., plastics, paints, batteries, etc.) by anyone within the City limits.

Policy IV.3.4 The City shall make available to the public annually, through broadcast or print media, information concerning the proper use, storage, and disposal of household hazardous wastes.



CITY OF COCOA BEACH 2025 COMPREHENSIVE PLAN

Section VIII Mobility Element Goals, Objectives, and Policies

Adopted August 6, 2015 by Ordinance No. 1591



VIII – MOBILITY ELEMENT Table of Contents

	Page Number
INTRODUCTION	1
GOALS, OBJECTIVES, AND POLICIES	
Goal I Provide Transportation Network	3
<i>Objective I Identify Local Opportunities</i>	3
Policy I.1.1	3
Policy I.1.2	3
Policy I.1.3	3
Policy I.1.4	3
Policy I.1.5	4
Policy I.1.6	4
Policy I.1.7	4
Policy I.1.8	4
Policy I.1.9	4
Policy I.1.10	5
Policy I.1.11	5
Policy I.1.12	5
Policy I.1.13	5
Policy I.1.14	5
Policy I.1.15	5
Policy I.1.16	5
Policy I.1.17	6
Policy I.1.18	6
Policy I.1.19	6
Policy I.1.20	6
Policy I.1.21	6
Policy I.1.22	6
Policy I.1.23	6
Policy I.1.24	7
Policy I.1.25	7



VIII – MOBILITY ELEMENT

Table of Contents (continued)

	Page Number
Objective II Working with Area Partners	7
Policy I.2.1	7
Policy I.2.2	7
Policy I.2.3	7
Policy I.2.4	8
Policy I.2.5	8
Policy I.2.6	8
Policy I.2.7	8
Policy I.2.8	8
Policy I.2.9	8
Objective III Funding	8
Policy I.3.1	8
Policy I.3.2	9
Maps	
Map 1 2015 Roadways: City and State Roads	10
Map 2 2015 Roadways: Number of Lanes	11
Map 3 2015 Roadways: Functional Classification	12
Map 4 2015 Transit Service Map – Route 9	13
Map 5 2025 Roadways: City and State Roads	14
Map 6 2025 Roadways: Number of Lanes	15
Map 7 2025 Roadways: Functional Classification	16
Map 8 2025 Transit Service Map – Route 9	17
Tables	
Table 1 Existing (2015) Roadway Inventory	18
Table 2 Future (2025) Levels of Service (LOS)	19



INTRODUCTION

The Mobility Element (formerly known as the Transportation Element) addresses “mobility issues in relationship to the size and character of the local government. The purpose of the transportation element shall be to plan for a multimodal transportation system that places emphasis on public transportation systems, where feasible. The element shall provide for a safe, convenient multimodal transportation system, coordinated with the future land use map or map series and designed to support all elements of the comprehensive plan.” (Section 163.3177(6)(b), Florida Statutes. In addition, the element needs to cover traffic circulation and alternative modes of travel; identification of densities and land use patterns that can support public transportation corridors; and emergency evacuations. Since the population of Cocoa Beach is less than 50,000 there is not a specific mass transit section of this element. Likewise, an airport master plan is not provided since there are no airports within the City limits. Based on recent legislation, concurrency management for transportation is optional and no longer mandatory. The City has chosen to discontinue concurrency management for transportation.

Setting

Within the City of Cocoa Beach, there are two state roads – SR A1A (north-south arterial) and SR 520 (east-west arterial) which are owned and maintained by the Florida Department of Transportation (FDOT). Both facilities are designated hurricane evacuation routes. The City works closely with FDOT to ensure that any changes to these state facilities are consistent with Cocoa Beach’s priorities and setting. All the other streets within Cocoa Beach are city owned and maintained. The City’s roadway network is depicted in Map 1.

As described in the Future Land Use Element, Cocoa Beach is close to build out and future development activity will be in the form of redevelopment. The City’s barrier island location provides little room to expand existing road rights-of-way. While the permanent population is stabilizing, the City continues to experience a growth in seasonal residents and visitors. Given these circumstances, this Mobility Element is focused on a multimodal approach to getting around in the future.

Multimodal Approach

It is anticipated that automobiles will continue to be the primary means of travel. However, the City’s future focus is on providing a more balanced transportation system that also accommodates pedestrians, cyclists, bus service, along with other modal options. This multimodal approach is reinforced by several recent community initiatives. The Downtown Community Redevelopment Area (CRA) and the Gateways Master Plan provide options for creating a more walkable environment, a visually pleasing setting, and enhanced connections between destinations. Cocoa Beach has been an active participant in the SR A1A Corridor Study, sponsored by the FDOT. Due to the close coordination among stakeholders, the SR A1A improvements are consistent with several of the City’s plans, including the SR 520/SR A1A intersection enhancements (identified in the



Gateways District Plan), streetscaping (Downtown Vision Plan and Land Development Code), and the City's Sidewalk Master Plan. The Minutemen Causeway streetscape project is a result of participating in the Space Coast Transportation Planning Organization's (TPO's) Complete Streets program. The City's Strategic Plan provides direction for specific actions in order to get the desired results. All of these activities have happened or are happening as a result of the close coordination between the City and its transportation partners (FDOT and the Space Coast TPO).

Future Comprehensive Plan Amendments

Before adoption of future comprehensive plan amendments, consult City Charter Section 6.07 (charter voting requirements on comprehensive plan amendments).

Format

The following Mobility Element goal, objectives, and policies are consistent with the *Supporting Data and Analysis* that has been compiled for the Mobility Element, reflecting the City's desire to provide a functional transportation network that ensures safe, convenient, and sustainable accessibility and mobility to all users through a variety of modes. Data, maps, and other background information supporting the Mobility Element's goal, objectives, and policies are located in the Mobility Element's *Supporting Data and Analysis*.



Policy I.1.5 During the site review process, new development and redevelopment projects shall be encouraged to consider a range of modes as a means to address mobility issues.

Roads

Policy I.1.6 The City will continue to maintain its roads (as identified in Map 1) and will set priorities as part of the City's annual budget process.

Policy I.1.7 The City of Cocoa Beach shall improve existing traffic operational deficiencies by using the following means.

- A. Coordinate with Brevard County, the Florida Department of Transportation (FDOT), and the Space Coast Transportation Planning Organization (TPO) to implement an Intelligent Transportation System (ITS) solution for SR A1A and SR 520.
- B. In conjunction with the TPO and the Space Coast Area Transit (SCAT), the City will identify potential improvements to transit facilities as well as roadway improvements that limit bus-automobile conflicts.
- C. Continually monitor and update (as needed) the City's Capital Improvement Element and Schedule to include maintenance and upkeep of roads owned and maintained by the City of Cocoa Beach.
- D. Identify other north-south circulation options to reduce the sole reliance on the SR A1A roadway.

Policy I.1.8 For all roads within the City of Cocoa Beach, the Level of Service (LOS) standard shall be D (daily as well as peak) as detailed in Tables 1 and 2. For all signalized intersections within the City, the LOS shall be E (daily as well as peak).

Policy I.1.9 The City will conduct a parking study to identify opportunities for meeting existing and future needs. As part of this study, locations for bicycle parking, electric vehicle recharge stations, and potential park and ride spots (for beach access, carpooling, and transit) shall be identified.



Policy I.1.10 The City shall continue to maintain public access to the Atlantic beaches, as presented in FLUE Map 8 (Beach Access, Water Dependent and Water Related Uses).

Policy I.1.11 The City shall, on a continuous basis, ensure that future traffic design shall not utilize local streets in low density residential areas as alternative routes to accommodate non-residential traffic.

Pedestrians

Policy I.1.12 The City will encourage pedestrian activity by completing gaps in its sidewalk network as identified in the City's Sidewalk Master Plan, based on these priorities:

1. SR A1A;
2. SR 520;
3. Collector Streets; and
4. Local Streets.

Policy I.1.13 For SR A1A and SR 520 (state roads within the City), the City shall work with the FDOT in order to accommodate pedestrians as well as vehicles, creating a more inviting and walkable environment. Specific strategies from the SR A1A Corridor Study and the Gateways District Plan shall be incorporated in the City's Land Development Code and the site plan review process.

Bicycles

Policy I.1.14 The City will incorporate into its street maintenance program, striping and delineating bike lanes within the existing right-of-way when possible. For the state roads within the City (SR A1A and SR 520), the City shall work with the FDOT in order to accommodate bicyclists as well as vehicles.

Policy I.1.15 The City shall identify bicycle trails (such as the Beach Trail/A1A Urban Trail and links to the Coast-to-Coast Connector) that will contribute to the Region's overall bicycle network.

Policy I.1.16 New developments shall provide for sidewalks, bike paths, bike lanes and other non-automotive modes of transportation. The City will incorporate into its street maintenance program, striping and delineating bike lanes within the existing right-of-way, when possible. The City will coordinate with FDOT to investigate the possibility of performing similar markings state roads within the City.



Transit Service

- Policy I.1.17 The City will continue to support local bus service provided by the Space Coast Area Transit (SCAT), which connects riders within Cocoa Beach as well as to other parts of the County. The need for additional service will be monitored.
- Policy I.1.18 As described in the Future Land Use Element, mixed uses and higher densities will continue to be clustered along the SR A1A corridor, which places the most potential transit users in close proximity to the SCAT bus service.
- Policy I.1.19 Private transit services (such as car pooling, shuttles, and taxis) will be encouraged, augmenting the SCAT bus service while providing additional mobility options.
- Policy I.1.20 By 2017, the City will request that the TPO and SCAT research the possibility of developing Park and Ride lots at major commercial and recreational facilities to reduce the demand of automobile-based traffic during peak tourist season.

Safety

- Policy I.1.21 The City shall use best practices and design standards to create an environment for safe travel, regardless of mode. Future improvements shall strive to be ADA compliant.
- Policy I.1.22 As described in the Coastal Management Element, the City's transportation network will play a key role during emergency evacuations. Transportation facilities will be maintained in order to allow for the safe and efficient evacuation of residents, businesses, and visitors during emergencies. The City shall seek to achieve a minimum evacuation time of 18.5 hours which will be coordinated with Brevard County and other appropriate agencies.
- Policy I.1.23 The City shall continue to look for opportunities to ensure the safe and expedient travel of emergency vehicles, particularly along SR A1A.



Other Initiatives

Policy I.1.24 Decisions about transportation infrastructure will be consistent with and supportive of other initiatives within the City, such as: the SR A1A Corridor Study, the Downtown CRA, the Gateways District Plan, the Indian River Lagoon Scenic Byway, the proposed Beach Trail/A1A Urban Trail, and the Space Coast TPO's Complete Streets program.

Policy I.1.25 Using the Minutemen Causeway streetscape project as a model, the City shall incorporate streetscape elements and aesthetics as future street enhancements occur. These design features provide the opportunity to create visual identities for the City's distinct areas, reinforces the street's safety, and creates a more inviting walkable environment.

Objective I.2 *Continue to work closely with area partners to ensure regional connectivity while respecting the City's local setting.*

Florida Department of Transportation (FDOT)

Policy I.2.1 Future enhancements of SR A1A need to be consistent with the City's vision for this corridor as reflected in the Downtown CRA Plan, the Gateways District Plan, and the Land Development Code. The City of Cocoa Beach shall continue to actively participate in the SR A1A improvement decisions (based on the SR A1A Corridor Study), which includes: the Downtown streetscape plan, median treatments, right turn lane removals; sidewalks and bike lanes; and the SR A1A/SR 520 intersection.

Policy I.2.2 The City shall work closely with the FDOT as elements of the SR A1A study (SR A1A/SR 520 intersection) and the Gateways Master Plan are implemented. This partnership will ensure that this corridor serves as a welcoming gateway into Cocoa Beach while also meeting the state's priority for moving people safely and efficiently.

Policy I.2.3 The City continues to support the designation of SR A1A as part of the Indian River Lagoon (IRL) National Scenic Byway in Brevard County. The City will continue to work closely with the FDOT and the IRL National Scenic Byway Coalition to make sure that local transportation improvements (including enhanced connections) are consistent with and supportive of this program.



Policy 1.2.4 The City's Development Services Department and the Public Works Department shall annually review and comment on the FDOT's proposed Five-Year Program for consistency with the City's Comprehensive Plan.

Space Coast Transportation Planning Organization (TPO)

Policy 1.2.5 The City of Cocoa Beach shall continue to work with the Space Coast TPO to ensure that the City's projects are eligible for non-City funding by being included in the TPO's Long Range Transportation Plan (LRTP), the Greenways and Trails Master Plan, and any other TPO documents.

Policy 1.2.6 Having used the Minutemen Causeway streetscaping as a pilot project, the City shall continue to use the TPO's Complete Streets program to guide the enhancement and function of future city street improvements.

Brevard County

Policy 1.2.7 The City shall work with SCAT to ensure that Cocoa Beach has bus service that meets the transit needs of the City.

Policy 1.2.8 The City shall continue to work closely with the County in the planning for emergency evacuations as well as during and after the evacuations. The City shall work with SCAT to determine the potential for using bus service during emergency evacuations in order to reduce traffic volumes on the evacuation routes.

Local Communities

Policy 1.2.9 On an ongoing basis, the City will investigate potential improvements to transportation facilities that connect Port Canaveral and Patrick Air Force Base with the residential, commercial and tourist uses within Cocoa Beach.

Objective 1.3 *To identify funding sources and priorities so that mobility projects can be implemented.*

Policy 1.3.1 Annually, the City Engineer, along with other City Departments, shall identify the City's top transportation priorities. These priorities include, but are not limited to:

- a. Maintenance of existing facilities;
- b. Enhancing the SR 520/SR A1A area (SR A1A Corridor Study and the Gateways District Plan);
- c. SR A1A streetscape in Downtown;



- d. Beach Trail/SR A1A Urban Trail (from Tulip Avenue to Cocoa Beach Pier); and
- e. Completing a Master Parking Plan.

Policy I.3.2

As part of the City's annual budget process, the City Engineer shall identify the transportation needs and set priorities for capital improvements as well as operations and maintenance. Non-city funding sources and partnering opportunities also should be identified during the budgeting process.



Map 1
2015 Roadways: City and State Roads



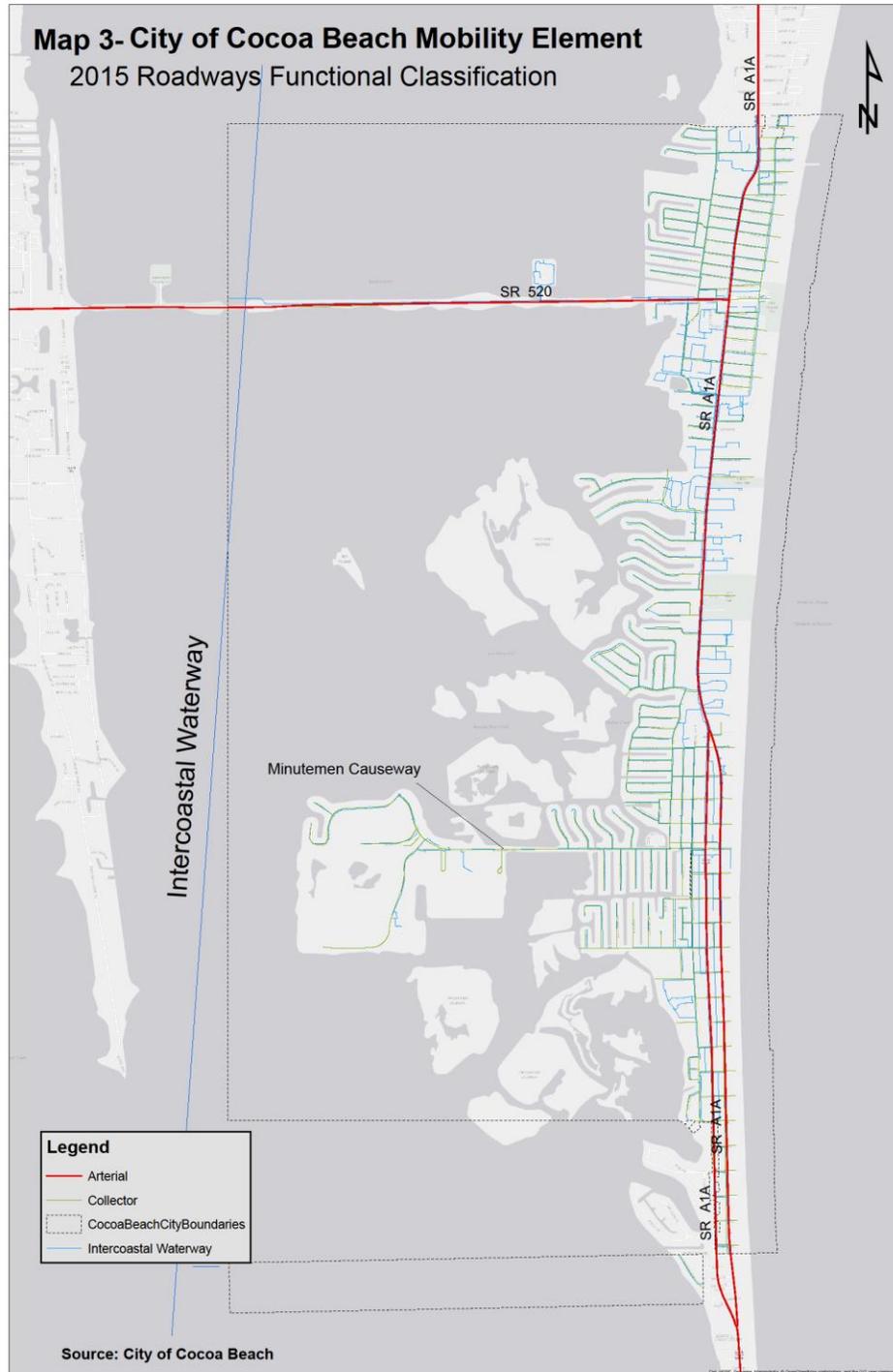


Map 2 2015 Roadways: Number of Lanes



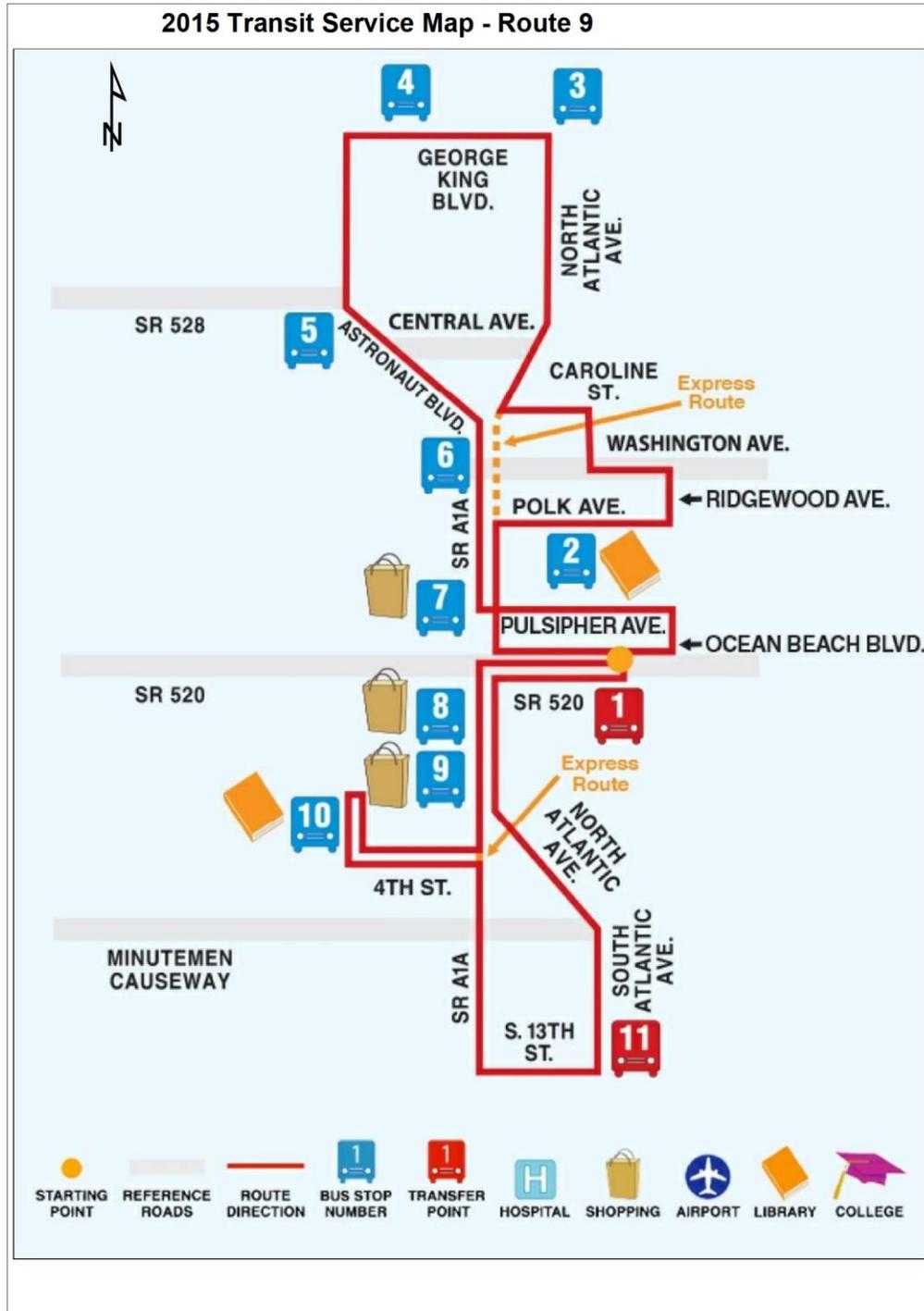


Map 3 2015 Roadways: Functional Classification





Map 4
2015 Roadways: Transit Service Map – Route 9
Map 4-City of Cocoa Beach Mobility Element



Source: Space Coast Area Transit



Map 5
2025 Roadways: City and State Roads



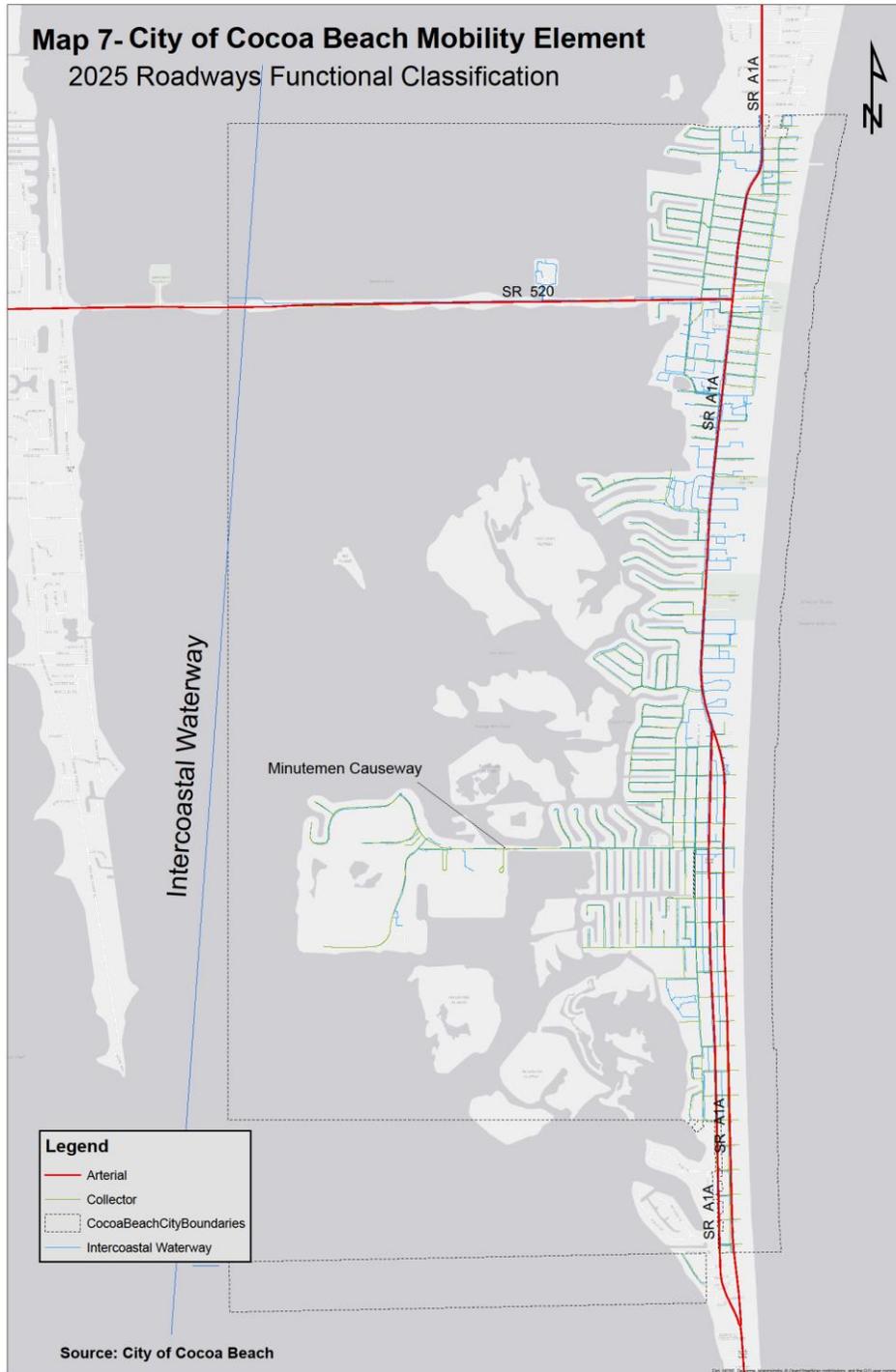


Map 6 2025 Roadways: Number of Lanes





Map 7
2025 Roadways: Functional Classification





Map 8
2025 Roadways: Transit Service Map – Route 9
Map 8-City of Cocoa Beach Mobility Element



Source: Space Coast Area Transit



Table 1
Existing (2015) Roadway Inventory

Roadway	Classification	Segment		2013 AADT	Lanes	Current LOS	Maximum Allowable LOS
		From	To				
State Roads (FDOT)							
SR 520	Arterial	SR A1A	Bridge	25000	4	D	D
SR A1A	Arterial	Northern City Limits	SR 520	30000	4	D	D
SR A1A	Arterial	SR 520	Cocoa Isles Blvd.	32000	4	D	D
SR A1A	Arterial	Cocoa Isles Blvd.	Southern City Limits	30000	4	D	D
City Streets							
Ocean Beach Boulevard	Collector	Northern City Limits	Wakula Lane	2600	2	C	D
Brevard Avenue	Collector	4 th Street North	12 th Street South				D
Fourth Street South	Collector	Sloop Dr.	SR A1A				D
Minutemen Causeway	Collector	Country Club Rd.	SR A1A	5200	2	C	D
Fourth Street North	Collector	Catalina Rd.	SR A1A				D
Cocoa Isles Boulevard	Collector	Nassau Rd.	SR A1A				D
South Banana River Boulevard	Collector	SR 520	St. Lucie Lane	1400	2	C	D
South Banana River Boulevard	Collector	City limits	St. Lucie Lane and Escambia or Pinellas Lane				D
Cedar Avenue/Catalina Road	Collector	Cocoa Isles Blvd.	Minutemen Causeway				D
Signalized Intersections		City-wide					E



Table 2
Future (2025) Levels of Service (LOS)

Roadway	Classification	Segment		2013 AADT	Lanes	Current LOS	Maximum Allowable LOS
		From	To				
State Roads (FDOT)							
SR 520	Arterial	SR A1A	Bridge	25000	4	D	D
SR A1A	Arterial	Northern City Limits	SR 520	30000	4	D	D
SR A1A	Arterial	SR 520	Cocoa Isles Blvd.	32000	4	D	D
SR A1A	Arterial	Cocoa Isles Blvd.	Southern City Limits	30000	4	D	D
City Streets							
Ocean Beach Boulevard	Collector	Northern City Limits	Wakula Lane	2600	2	C	D
Brevard Avenue	Collector	4 th Street North	12 th Street South				D
Fourth Street South	Collector	Sloop Dr.	SR A1A				D
Minutemen Causeway	Collector	Country Club Rd.	SR A1A	5200	2	C	D
Fourth Street North	Collector	Catalina Rd.	SR A1A				D
Cocoa Isles Boulevard	Collector	Nassau Rd.	SR A1A				D
South Banana River Boulevard	Collector	SR 520	St. Lucie Lane	1400	2	C	D
South Banana River Boulevard	Collector	City limits	St. Lucie Lane and Escambia or Pinellas Lane				D
Cedar Avenue/Catalina Road	Collector	Cocoa Isles Blvd.	Minutemen Causeway				D
Signalized Intersections		City-wide					E



CITY OF COCOA BEACH 2025 COMPREHENSIVE PLAN

Section IX Capital Improvements Element Goals, Objectives, and Policies

Adopted August 6, 2015 by Ordinance No. 1591



IX – CAPITAL IMPROVEMENTS ELEMENT

Table of Contents

	Page Number
INTRODUCTION	1
GOAL, OBJECTIVES, AND POLICIES	2
Goal I Provide Needed Capital Improvements	2
Objective I.1	2
Policy I.1.1	2
Policy I.1.2	2
Policy I.1.3	2
Policy I.1.4	2
Policy I.1.5	2
Policy I.1.6	3
Policy I.1.7	3
Objective I.2	3
Policy I.2.1	3
Policy I.2.2	3
Objective I.3	3
Policy I.3.1	3
Policy I.3.2	4
TABLES	
Table 1 Five Year Capital Improvements Schedule, FY 2015 – FY 2019	5



INTRODUCTION

Investing in key public facilities is an important part of turning community goals into reality. Based on Section 163.3177(3)(a), Florida Statutes, the Capital Improvements Element should be “designed to consider the need for and the location of public facilities in order to encourage the efficient use of such facilities”. For a five-year period, this element also must identify the investments needed to maintain and upgrade existing public facilities and needed new facilities; set priorities; and identify the revenue sources to pay for these investments.

The City of Cocoa Beach adopts a Five-Year Capital Improvements Program (CIP) as part of the City’s annual budgeting process. Until 2011 (when the Community Planning Act was passed), a comprehensive plan would need to be amended at least once a year to include the newly adopted CIP. Now, the CIP can be adopted by ordinance with the Comprehensive Plan making reference to that ordinance. This approach eliminates the need to amend the plan each year solely to accommodate an updated CIP.

The City’s CIP includes any capital improvement project that is a physical asset constructed or purchased to provide, improve or replace a public facility or service, the costs of which are \$1,000 or greater, non-recurring, and may require multi-year financing. The projects listed in this Element are a subset of those found in the City’s CIP for Fiscal Years 2015 – 2019 that was adopted on July 16, 2015 (Ordinance No. 1589). In addition to the City, several outside entities make capital improvement investments within the City of Cocoa Beach, including:

- School Board of Brevard County (local public schools);
- City of Cocoa (potable water);
- Brevard County (solid waste and Space Coast Area Transit);
- Florida Department of Transportation (SR A1A and SR 520); and
- Space Coast Transportation Planning Organization (Minutemen Causeway and Beach Trail/SR A1A Urban Trail).

Future Comprehensive Plan Amendments

Before adoption of future comprehensive plan amendments, consult City Charter Section 6.07 (charter voting requirements on comprehensive plan amendments).

Format

The Capital Improvement Element (CIE) goal, objectives, and policies are consistent with the supporting data and analysis prepared for the Capital Improvement Element, reflecting the City’s desire to provide needed public facilities in order to promote a community in which people want to live, work, and visit. Data, the adopted CIP ordinance, and other background information supporting the CIE’s goal, objectives, and policies are located in this Element’s supporting data and analysis.



Policy I.1.6 As part of the annual budgeting process, and if deemed a requirement by the City Commission, the CIP will be presented to the City's Planning Board (acting as the Local Planning Agency) to ensure consistency with the Capital Improvements Element as well as the other Comprehensive Plan elements.

Policy I.1.7 This Element's Supporting Data and Analysis includes the capital improvement projects related to this Comprehensive Plan for FY 2015 through FY 2019. This and all future updated CIPs shall be adopted by ordinance without requiring an amendment to the City's Comprehensive Plan.

Objective 1.2 *To minimize community impacts as capital improvement projects are identified, funded, and constructed.*

Policy I.2.1 Publicly funded infrastructure shall not be constructed within the Coastal High Hazard Area (CHHA) unless the expenditure is consistent with the criteria established in the Coastal Management Element.

Policy I.2.2 The City Commission, consistent with the goals, objectives, and policies of the Future Land Use Element, will support the City's compact urban development pattern that maximizes existing facilities.

Objective 1.3 *To coordinate land use decisions with available and projected revenues and a schedule of capital improvements designed to maintain adopted level of service (LOS) standards and to meet future facility needs.*

Policy I.3.1 As new development and redevelopment projects are reviewed, the City shall determine, prior to the issuance of a development order, or development permit, whether there is sufficient facility capacity to accommodate the impacts of the new development or redevelopment and to maintain all applicable LOS standards as adopted by the City for: sanitary sewer, solid waste, potable water, stormwater management, parks and recreation, and transportation.



Policy I.3.2

The City shall use the following LOS standards in reviewing the impacts of new development and redevelopment.

- (a) Stormwater management
One inch times the square footage of the property for a site of less than 100 acres, or one-half inch times the square footage of the property for a site of 100 acres or more; and detention volume sufficient to ensure that post-development runoff will not exceed pre-development runoff for a 10-year/24-hour storm event
- (b) Potable water – 141 gallons per capita per day
- (c) Recreation – 10 acres per 1,000 population
- (d) Sanitary sewer – 100 gallons per capita per day (average daily) and 130 gallons per capita per day (peak daily)
- (e) Solid waste --- 8.0 pounds per capita per day
- (f) Transportation

	Daily/Peak
SR 520 west of SR A1A (state road)	LOS D/LOS D
SR A1A within the City of Cocoa Beach (state road)	LOS D/LOS D
All City collectors and local roads	LOS D/LOS D
- (g) Public School Facilities – LOS standard of 100% FISH Capacity each elementary, middle, high school, and any combination school

Capital improvement projects that are needed to ensure these LOS standards are listed in Table 1.



Table 1 (continued)
Five Year Capital Improvements Schedule (FY 2015 – 2019)

CIP #	Fund	Dept/ Div	Project Name	Financing	2014	2015	2016	2017	2018	Total Capital Costs
001 - General Fund										
CP-PW-11-IR	001	3510	Industry Road Extension	TRIF	\$445,000					\$445,000
CP-PW-13-SR	001	3510	State Road 524 Project Development and Environment (PD&E) Study	Revenue	\$300,000			\$620,000	\$3,380,000	\$4,300,000
				FDOT	\$1,200,000		\$5,000,000			\$6,200,000
				Combination			\$1,350,000	\$44,780,000		\$46,130,000
TOTAL GENERAL FUND					\$1,945,000	\$0	\$6,350,000	\$45,400,000	\$3,380,000	\$57,075,000
421 - Water/Sewer Fund										
CP-WS-08-03	421	4025	INDIAN RIVER WATER MAIN REPLACEMENT	2014 Bond	\$1,800,000					\$1,800,000
CP-WS-12-FL	421	4025	SR-520 WATER MAIN REPLACEMENT	Revenue		\$675,000				\$675,000
CP-WS-11-35	421	4025	COCOA VILLAGE/ROCKLEDGE W/M REPLACEMENT	Revenue		\$693,000				\$693,000
CP-WS-07-11	421	4055	Wewahootee Pump Station Upgrade	2010 Bond	\$1,325,430					\$1,325,430
CP-WS-12-WF	421	4055	Raw Water Well Rehabilitation	Revenue	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,250,000
CP-WS-10-01	421	4055	Industrial Park Pump Station Improvements	2014 Bond	\$3,695,990	\$1,654,010				\$5,350,000
CP-WS-12-PL	421	4055	Pipe Infrastructure Assessment and Replacement	Revenue	\$1,600,000	\$2,100,000	\$3,600,000	\$3,600,000	\$5,500,000	\$16,400,000
CP-WS-13-PT	421	4055	WT-04 Additional Finished Water Storage	2018 Bond					\$646,710	\$646,710
CP-WS-12-VF	421	4055	WT-17 High Service Pump Station VFD	2016 Bond			\$131,304	\$769,385	\$427,436	\$1,328,125
CP-WS-12-WW	421	4055	WT-19 36 inch Washwater Pipe	Revenue			\$361,860	\$548,140		\$910,000
CP-WS-12-DP	421	4055	WT-25 Redundant Finished Flow Pipe and Metering Vault	2016 Bond	\$20,790	\$133,210	\$1,044,831	\$341,169		\$1,540,000
CP-WS-14-WS	421	4055	WT-31 Finished Water Service Line Yard Piping and Redundant Tap	Revenue				\$95,385	\$114,615	\$210,000
CP-WS-05-01	421	4055	Raw Water Transmission Main Improvements	2010 Bond	\$201,570					\$201,570
				2014 Bond	\$3,384,907	\$6,563,097				\$9,948,004
CP-WS-12-CL	421	4120	Refurbish Automatic Back-Wash Filters (Effluent Filter)	Revenue	\$700,000					\$700,000
CP-WS-14-IP	421	4120	Influent Pump Replacement	Revenue		\$135,000				\$135,000
TOTAL WATER/SEWER FUND					\$12,978,687	\$12,203,317	\$5,387,995	\$5,604,079	\$6,938,761	\$43,112,839



Table 1 (continued)
Five Year Capital Improvements Schedule (FY 2015 – 2019)

5 YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR PARKS AND RECREATION											
Parks	FY 2015	Funding Source	FY 2016	Funding Source	FY 2017	Funding Source	FY 2018	Funding Source	FY 2019	Funding Source	FIVE YR. TOTAL
Aquatic Center Stadium Seating			45000	General Fund							45000
Fischer Park Improvements			21000	General Fund							21000
Bicentennial Park Improvements			150000	General Fund							150000
Ramp Rd/Country Club Kayak Launches	6000	General Fund									6000
Ramp Rd Boat Ramp Project	110,000	General Fund									110000

5 YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR TRANSPORTATION											
PROJECT(S)	FY 2015	Funding Source	FY 2016	Funding Source	FY 2017	Funding Source	FY 2018	Funding Source	FY 2019	Funding Source	FIVE YR. TOTAL
Ramp Rd/Country Club Kayak Launches	6000	General Fund									6000
Ramp Road Boat Ramp Project	110000	General Fund									110000



Table 1 (continued)
Five Year Capital Improvements Schedule (FY 2015 – 2019)

5 YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR WASTEWATER											
PROJECT(S)	FY 2015	Funding Source	FY 2016	Funding Source	FY 2017	Funding Source	FY 2018	Funding Source	FY 2019	Funding Source	FIVE YR. TOTAL
Rehabilitation of Sewer Systems	1,800,000	Utilities System Fund, Rates	300,000	Utilities System Fund, Rates	300,000	Utilities System Fund, Rates					2400000
Automatee Sludge Delivery System to greenhouse		Utilities System Fund, Rates	110,000	Utilities System Fund, Rates							110000
Hydraulic Press Rehab	3,000	Utilities System Fund, Rates									3000
Air Compressor & Air Tools	3,500	Utilities System Fund, Rates									3500
Automated Sludge Delivery System to Greenhouse	110,000	Utilities System Fund, Rates									110000
Flowmeters (2)	6,400	Utilities System Fund, Rates									6400
Polymer Feed System for Centifuge	-		10,000	Utilities System Fund, Rates							10000
Step Screen Replacements (Plant 1 & 2)	-						240,000	Utilities System Fund, Rates			240000
Retrofit Enhancements to Existing Sand Filters (2)	-								1,000,000		1000000
Replacement of Critical Components	60,000	Utilities System Fund, Rates	60,000	Utilities System Fund, Rates	60,000	Utilities System Fund, Rates	60,000	Utilities System Fund, Rates	60,000	Utilities System Fund, Rates	300,000
Replacement of Major Equipment	75,000	Utilities System Fund, Rates	75,000	Utilities System Fund, Rates	75,000	Utilities System Fund, Rates	75,000	Utilities System Fund, Rates	75,000	Utilities System Fund, Rates	375,000



Table 1 (continued)
Five Year Capital Improvements Schedule (FY 2015 – 2019)

5 YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR SOLID WASTE											
PROJECT(S)	FY 2015	Funding Source	FY 2016	Funding Source	FY 2017	Funding Source	FY 2018	Funding Source	FY 2019	Funding Source	FIVE YR. TOTAL
Central Disposal Facility:New Scale House and entrance Road	4334000	DA, Impact Fees,	450000	DA, Impact Fees,							4784000
Central Disposal Facility S. Landfills-Cell 1	2275000	DA, Impact Fees	13700000	DA, Impact Fees, Bonds	2125000	DA, Impact Fees, Bonds					18100000
US 192 Class III landfill SWM	3405000	DA, Impact Fees	8900000	DA, Impact Fees, Bonds	9900000	DA, Impact Fees, Bonds	2000000	DA, Impact Fees, Bonds			22205000
CDF Property Acquisition SWM	175000	DA, Impact Fees	150000	DA, Impact Fees							325000
CDF Slurry Wall Final Closure	6,800,000	Escrow Funds	\$ 325,000	DA, Impact Fees	6,800,000	Escrow Funds	6,240,000	DA, Impact Fees	\$ 15,600,000	Escrow Funds	29349000
Sarno Road Clopsure - Phase II	100,000	DA, Impact Fees	\$ 3,245,000	DA, Impact Fees, Bonds							3345000
Sarno Road Clopsure - Phase III							50000	Fees	6322800	Fees, Bonds	6372800
CDF Citizens Drop-off Center							957600	DA, Impact Fees			957600
South County Transfer Station-Land Acquisition	2500000	DA, Impact Fees	2500000	DA, Impact Fees							5000000
South County Yard Waste Facility									5140105	DA, Impact Fees	5140105
Tistusville Transfer Station Land Acquisition -SWM			2055000	DA, Impact Fees							2055000
Multi-Use Education			105000							DA,Fees	105000



**CITY OF COCOA BEACH
2025 COMPREHENSIVE PLAN**

**Section X
Intergovernmental Coordination Element
Goals, Objectives, and Policies**

Adopted August 6, 2015 by Ordinance No. 1591



X – INTERGOVERNMENTAL COORDINATION ELEMENT

Table of Contents

		Page Number
INTRODUCTION		1
 GOAL, OBJECTIVES, AND POLICIES		
Goal I	Collaborative planning, decision making and development review	2
	Objective I.1	2
	Policy I.1.1	2
	Policy I.1.2	2
	Policy I.1.3	2
	Policy I.1.4	2
	Objective I.2	2
	Policy I.2.1	2
	Policy I.2.2	3
	Policy I.2.3	3
	Policy I.2.4	3
	Policy I.2.5	3
	Policy I.2.6	3
	Policy I.2.7	3
	Policy I.2.8	3
	Policy I.2.9	3
	Policy I.2.10	4
	Policy I.2.11	4
	Policy I.2.12	4
	Policy I.2.13	4
	Policy I.2.14	4
	Policy I.2.15	4
	Policy I.2.16	4
	Policy I.2.17	5
	Policy I.2.18	5
	Policy I.2.19	5
	Policy I.2.20	5
	Policy I.2.21	5
	Policy I.2.22	5
	Policy I.2.23	5



X – INTERGOVERNMENTAL COORDINATION ELEMENT Table of Contents (continued)

	Page Number
Policy I.2.24	5
Policy I.2.25	6



INTRODUCTION

In order to implement many of the goals, objectives, and policies within the City's Comprehensive Plan, the City needs to coordinate community decisions and activities with local jurisdictions and governmental agencies. As specified in Section 163.3177(6)(h), "An intergovernmental coordination element showing relationships and stating principles and guidelines to be used in coordinating the adopted comprehensive plan with the plans of school boards, regional water supply authorities, and other units of local government providing services but not having regulatory authority over the use of land, with the comprehensive plans of adjacent municipalities, the county, adjacent counties, or the region...", provides guidance for preparing the City's Intergovernmental Coordination Element (ICE). In addition, the ICE needs to identify procedures for addressing joint planning areas, annexations, and joint infrastructure service areas. Also, an interlocal agreement needs to be in place with the local school board related to potential impacts of proposed development, levels of service, and the capacity of school facilities.

The City of Cocoa Beach recognizes that the decisions made by the City affect not only its citizens and visitors but also adjacent communities. Likewise, outside entities (especially those responsible for services within the City) can make decisions that can affect the City's operations and quality of life. This Intergovernmental Coordination Element provides the framework for establishing and maintaining the City's working relationships with its federal, state, regional, and local partners, supporting the need to communicate regularly about potential changes and investments.

Future Comprehensive Plan Amendments

Before adoption of future comprehensive plan amendments, consult City Charter Section 6.07 (charter voting requirements on comprehensive plan amendments).

Format

The following ICE goal, objectives, and policies are consistent with the supporting data and analysis prepared for this Element, reflecting the City's desire to work with its area partners as one means of shaping the City's future. Data, interlocal agreements, and other background information supporting the ICE's goal, objectives, and policies are located in the Element's supporting data and analysis.



Land Use

Policy I.2.2 As amendments are considered to the City’s Comprehensive Plan, affected local jurisdictions and agencies shall be consulted prior to the transmittal of amendments to the State planning agency.

Policy I.2.3 As part of the approval review process for any development or redevelopment project, outside jurisdictions and governmental agencies shall be consulted to ensure consistencies with related plans and that services can be provided. This coordination will occur before the proposed goes before the LPA and City Commission for review and approval, if and when required to be reviewed by them.

Natural Resources

Policy I.2.4 The City shall continue to participate in the Banana River Lagoon Basin Management Action Plan (BRLMAP) stakeholders meetings to ensure that community decisions support the implementation of the BRLMAP.

Policy I.2.5 To ensure that decisions are made to support healthy and vibrant beaches, the City shall continue to coordinate activities with Brevard County, the Florida Department of Environmental Protection, the U.S. Army Corps of Engineers, and other appropriate entities.

Policy I.2.6 The North Thousand Islands Management Plan shall be implemented through the City’s coordination with Brevard County and the Florida Department of Environmental Protection.

Policy I.2.7 Given its coastal location, the City shall continue to work closely with Brevard County, adjacent beach communities, and the East Central Florida Regional Planning Council to implement the Region’s emergency evacuation plan.

Recreation

Policy I.2.8 With two of Brevard County’s parks located within the City of Cocoa Beach, the City shall continue to work with Brevard County so that the area’s recreational needs are met.

Policy I.2.9 The City shall continue to coordinate with the School Board of Brevard County as the terms of the joint use facilities interlocal agreement are implemented. The City shall also look for future opportunities to serve local recreational needs jointly with Brevard County Public Schools.



Transportation

- Policy I.2.10 Since the Florida Department of Transportation (FDOT) owns and operates two state facilities (SR A1A and SR 520) within the City of Cocoa Beach, the City shall continue to work closely with FDOT to ensure that future decisions about and investments in these facilities will meet local service needs while being compatible with the City's setting.
- Policy I.2.11 As the area's metropolitan planning organization, the Space Coast Transportation Planning Organization (TPO) serves as the clearinghouse for local project priorities and potential funding opportunities. The City shall continue to participate on the TPO's committees as a formal means for incorporating the City's priorities into the TPO's plans.
- Policy I.2.12 With Brevard County providing the City's local transit service (Space Coast Area Transit or SCAT), the City of Cocoa Beach shall continue to consult the County about service needs and potential funding sources.

Infrastructure

- Policy I.2.13 The City shall monitor and participate, as necessary, in the City of Cocoa's water supply planning process including updates to its water supply facility work plan and consumptive use permit to ensure that the City's future potable water needs are met. The City shall coordinate with the St. Johns River Water Management District to ensure that existing and future potable water needs are consistent with the regional water supply plan.
- Policy I.2.14 The City shall maintain, and update as necessary, its current potable water service agreement with the City of Cocoa.
- Policy I.2.15 The City will maintain a water supply facilities work plan that is coordinated with SJRWMD's regional water supply plan by updating the work plan and related comprehensive plan policies within 18 months of an update to SJRWMD's regional water supply plan that affects the City. In addition, the City will participate in the development of updates to SJRWMD's regional water supply plan and other water supply development-related initiatives facilitated by SJRWMD that affect the City.
- Policy I.2.16 The City shall continue to coordinate with the following sanitary sewer customers: Patrick Air Force Base, City of Cape Canaveral, and Canaveral Port Authority to ensure that existing and future needs are met.



Policy I.2.17 For stormwater management, the City shall coordinate with the U.S. Environmental Protection Agency as it meets its obligations under the National Pollution Discharge Elimination System permit.

Policy I.2.18 The City shall work closely with its solid waste provider and Brevard County to ensure that County facilities can handle the City's future solid waste needs.

Schools

Policy I.2.19 The City will continue to participate in the public school facilities working group to ensure that the public schools within Cocoa Beach remain open.

Policy I.2.20 The City will continue to meet its obligations with the School Board of Brevard County as specified in existing Interlocal Agreement. Revisions to this Agreement may be needed as state statutes are changed.

Capital Improvements

Policy I.2.21 During the City's annual budgeting process, the City shall consult with the appropriate local jurisdictions and governmental agencies to ensure consistency of investments and priorities.

Cape Canaveral Hospital Special District

Policy I.2.22 The Cape Canaveral Hospital Special District has developed a Public Facilities Report, dated July 2004. The City and Cape Canaveral Hospital Special District will work together to form an Interlocal Agreement (ILA).

Policy I.2.23 As required, the City and Cape Canaveral Hospital will report to the Planning Board on an annual basis regarding the status of future hospital facilities, and the relationship the City land development regulations and the Special Laws of Florida, Chapter 2003-337.

Policy I.2.24 The City will work in partnership with the Cape Canaveral Hospital Special District to ensure to the fullest extent possible that mitigation required due to filling of submerged lands when appropriate occurs within the City limits.



Policy I.2.25

As required with any new hospital developments, should they occur at any time in the future, the City will work with the Cape Canaveral Hospital Special District to identify minimum Level-of-Service standards for implementation of the facilities plan. Included in this coordination will be the identification of any necessary improvements to public facilities to ensure that future development will permit no adverse degradation to water, sewer, stormwater and traffic systems, and pursuant to Chapter 189.4155(1)(a) Florida Statutes.