

LAKES AT COCOA GROVE

**COMMUNITY DEVELOPMENT
DISTRICT**

March 21, 2024

**BOARD OF SUPERVISORS
PUBLIC HEARINGS AND
REGULAR MEETING
AGENDA**

**LAKES AT COCOA
GROVE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Lakes at Cocoa Grove Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

March 14, 2024

Board of Supervisors

Lakes at Cocoa Grove Community Development District

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

NOTE: Meeting Time

Dear Board Members:

The Board of Supervisors of the Lakes at Cocoa Grove Community Development District will hold a Public Hearings and Regular Meeting on March 21, 2024 at 10:00 a.m., at the offices of BSE Consultants Inc., 312 S. Harbor City Blvd., Melbourne, Florida 32901. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements
 - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
 - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
 - A. Affidavit/Proof of Publication
 - B. Mailed Notice to Property Owner(s)
 - C. Engineer's Report *(for informational purposes)*
 - D. Master Special Assessment Methodology Report *(for informational purposes)*
 - E. Consideration of Resolution 2024-38, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, And 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real

Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

4. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2024-39, Relating to the Annual Appropriations and Adopting the Budget for the Remainder of the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date
 5. Consideration of Resolution 2024-16, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
 6. Acceptance of Unaudited Financial Statements as of January 31, 2024
 7. Approval of February 20, 2024 Public Hearings, Regular Meeting and Audit Committee Meeting
 8. Staff Reports
 - A. District Counsel: *Kilinski / Van Wyk PLLC*
 - B. District Engineer: *BSE Consultants Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: TBD at __:__ A/PM
 - QUORUM CHECK
- | | | | | |
|--------|-------------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | ANA LAURA ROBAYNA | ☐ IN PERSON | ☐ PHONE | ☐ NO |
| SEAT 2 | BRIAN DOMINGUEZ | ☐ IN PERSON | ☐ PHONE | ☐ NO |
| SEAT 3 | RAFAEL NUÑEZ | ☐ IN PERSON | ☐ PHONE | ☐ NO |
| SEAT 4 | OMAR MESA | ☐ IN PERSON | ☐ PHONE | ☐ NO |
| SEAT 5 | ALICIA QUIÑONES | ☐ IN PERSON | ☐ PHONE | ☐ NO |
9. Board Members' Comments/Requests
 10. Public Comments
 11. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 801 901 3513

LAKES AT COCOA GROVE

COMMUNITY DEVELOPMENT DISTRICT

3A

PROOF OF PUBLICATION

Daphne Gillyard
c/o District Manager
Lakes At Cocoa Grove Cdd
2300 Glades RD # 401W
Boca Raton FL 33431-7386

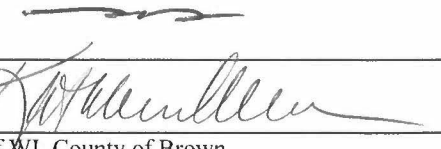
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Classified Legal CLEGL, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

02/27/2024, 03/05/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/05/2024



Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$3598.40

Order No: 9883749

of Copies:

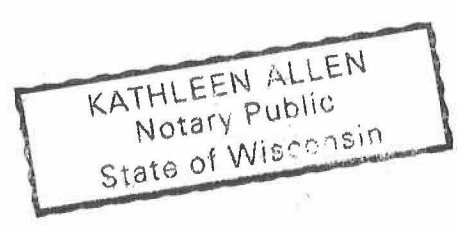
Customer No: 1262672

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.


KATHLEEN ALLEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Lakes at Cocoa Grove Community Development District ("District") will hold a public hearing on March 21, 2024 at 10:00 a.m., or as soon thereafter as the matter may be heard, at BSE Consultants Inc., 312 S Harbor City Blvd, Melbourne FL 32901 to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are geographically depicted below and in the Lakes at Cocoa Grove Community Development District Engineer's Report, dated February 20, 2024, as may be further amended (the master project described therein, the "CIP"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at c/o Wraithall, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"). This is a readvertised hearing on Master Assessments (hereinafter defined).

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements expected to be funded by the District ("Improvements") are described in the CIP, and are currently expected to include, but are not limited to, offsite roadways, potable water distribution system, reclaimed water distribution system, wastewater system, landscape and hardscape, environmental conservation/mitigation, and other improvements, all as more specifically described in the CIP, on file and available during normal business hours at the District Manager's Office. According to the CIP, the estimated cost of the Improvements, including contingency and professional services, is \$27,680,999.38.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Master Special Assessment Methodology Report, dated February 20, 2024, as may be amended and supplemented ("Assessment Report"), which is also on file and available during normal business hours at the District Manager's Office. The purpose of any such assessment is to secure the bonds issued to fund the Improvements.

As described in more detail in the Assessment Report, the District's assessments will be levied against all benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis and will be allocated on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan. Please consult the Assessment Report for a more detailed explanation of the methodology which includes an ERU factor based on lot and total lot area square footage.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$38,205,000.00 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows (hereinafter the "Maximum Assessments"):

Land Use	Total # of Units	ERU Factor	Proposed Maximum Principal Per Unit (10,000 Sq. Ft.)	Proposed Maximum Annual Assessment Per Unit (10,000 Sq. Ft.)
Units (per 10,000 Sq. Ft.)	374,979	1.0	\$101,885.49	\$9,627.90

* Includes costs of collection and early payment discounts when collected on the County tax bill. All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above. Specific maximum amounts expected per parcel or product type are set forth in the Assessment Report.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the Improvements. These annual assessments are anticipated to be collected on the Brevard County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of the notice. Notwithstanding the description of the Maximum Assessments herein, landowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing these bonds, as well as a collection protocol, will be determined. The fixed assessment amounts will be determined at a public meeting, pursuant to a supplemental assessment resolution, engineer's report and assessment methodology, but will in no event exceed the Maximum Assessments notified herein. Please note that the preceding statement only applies to capital (debt) assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operation and maintenance of the District.

At the same date, time, and place, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting should contact the District Manager's Office, Wraithall, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 571-0010, at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TDD) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2024-36

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS; THE PORTION TO BE PAID BY ASSESSMENTS; AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAN AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Lakes at Cocoa Grove Community Development District ("District") was established by Ordinance No. 27-2023 as adopted by the City Council of the City of Cocoa, Florida, on December 12, 2023, which became effective on January 8, 2024, and is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended, located entirely within the City of Cocoa, Florida; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, or construct certain improvements, including but not limited to: transportation facilities, utility facilities, recreational facilities, and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct,

enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements described in the Lakes at Cocoa Grove Community Development District Engineer's Report, dated February 20, 2024, attached hereto as Exhibit A and incorporated herein by reference ("Engineer's Report") and the improvements described therein, the "Improvements"; and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost of the Improvements by special assessments levied on benefited lands within the District pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments"); and

WHEREAS, the District is empowered by Chapters 170, 190, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the Board previously adopted Resolution No. 2024-31, declaring Assessments pursuant to Chapters 170 and 197, Florida Statutes, which resolution the Board now desires to rescind in its entirety and replace with this Resolution, for the purpose of resetting the hearing on said Assessments; and

WHEREAS, this Resolution shall serve as the "resolution required to declare special assessments" contemplated by Section 170.03, Florida Statutes, for the assessment hereof levied against the property as described in Exhibits A and B that secure the Assessments.

WHEREAS, as set forth in the Lakes at Cocoa Grove Master Special Assessment Methodology Report, dated February 20, 2024, attached hereto as Exhibit B and incorporated herein by reference ("Assessment Report"), and on file at Wraithall, Hunt and Associates, LLC 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office"), the District hereby finds and determines that:

- benefits from the Improvements will accrue to the property improved;
- the amount of those benefits will exceed the amount of the Assessments; and
- the Assessments are fairly and reasonably allocated.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT:

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. RESCIND AND REPLACEMENT OF RESOLUTION NO. 2024-31. Resolution No. 2024-31 is hereby rescinded and replaced in its entirety by this Resolution.

3. DECLARATION OF ASSESSMENTS. The Board hereby declares that it has determined to undertake all or a portion of the Improvements and to defray all or a portion of the cost thereof by the Assessments and is set forth in the Assessment Report attached as Exhibit B.

4. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A and as set forth in the Engineer's Report, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

5. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

- The total estimated construction cost of the Improvements is \$27,680,999.38 ("Estimated Cost").
- The Assessments will defray approximately \$38,205,000.00, which is the anticipated maximum par value of any bonds, and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, capitalized interest, and a debt service reserve as set forth in Exhibit B.
- The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Report attached as Exhibit B, as may be modified by supplemental assessment resolutions. Commencing with the years in which the Assessments are certified for collection, the Assessments shall each be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

6. ASSESSMENT PLAT. Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which are open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the maximum assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two (2) public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE: March 21, 2024
TIME: 10:00 a.m.
LOCATION: BSE Consultants, Inc.,
312 S. Harbor City Blvd., Suite 4
Melbourne, Florida 32901

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District Improvements as identified in the Engineer's Report and the preliminary assessment roll; a copy of which is on file at the District Records Office. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Brevard County (by two (2) publications one (1) week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of the hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Brevard County and to provide such other notice as may be required by law or desired in the best interests of the District.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 20th day of February, 2024.

ATTEST: LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT

/s/ Janet Sanchez Secretary/Assistant Secretary
Chair/Vice Chair, Board of Supervisors

Exhibit A: Lakes at Cocoa Grove Community Development District Engineer's Report, dated February 20, 2024

Exhibit B: Lakes at Cocoa Grove Master Special Assessment Methodology Report, dated February 20, 2024

LAKES AT COCOA GROVE

COMMUNITY DEVELOPMENT DISTRICT

3B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Han Liu, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Han Liu, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Lakes at Cocoa Grove Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Lakes at Cocoa Grove Community Development District.
4. I do hereby certify that on February 20, 2024, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent via United States Mail notifying affected landowner(s) in the Lakes at Cocoa Grove Community Development District of their rights under Chapter 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.


By: Han Liu, Financial Analyst

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 20th day of February 2024, by Han Liu for Wrathell, Hunt and Associates, LLC, who ☒ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC


Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

EXHIBIT A: Mailed Notice
EXHIBIT B: List of Addressees

9589 0770 5270 0163 1244 59

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Pos

\$

Sent To

Street and

City, State

**Mountain Cove Homes at Lakes at
Coca Grove, LLC
4878 SW 74th Court
Miami, FL 33155**



Lakes at Cocoa Groves Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

Via First Class U.S. Mail

February 20, 2024

Mountain Cove Homes at Lakes at Cocoa Grove, LLC
4878 SW 74th Court
Miami, FL 33155

**RE: *Lakes at Cocoa Grove Community Development District
Notice of Hearing on Assessments to Property
See attached Legal Description (Exhibit A)***

Dear Property Owner:

You are receiving this notice because Brevard County records indicate that you are a property owner within the Lakes at Cocoa Grove Community Development District (“**District**”). The District is a special-purpose unit of local government that was established pursuant to Chapter 190, *Florida Statutes*. The property that you own that is the subject of this notice is identified in the description attached as **Exhibit A**.

At the February 20, 2024, meeting of the District’s Board of Supervisors (“**Board**”), the District approved the *Lakes at Cocoa Grove Community Development District Engineer’s Report*, dated February 20, 2024, as amended and may be amended from time to time (“**Engineer’s Report**”). A copy of the Engineer’s Report is attached hereto as **Exhibit B**. The Engineer’s Report describes various infrastructure improvements being considered by the Board which may be built or acquired by the District that benefit lands within the District, including but not limited to roadways, potable water distribution system, reclaimed water distribution system, wastewater system, landscape and hardscape, and environmental conservation/mitigation, as more specifically described in the Engineer’s Report (“**Improvements**”). The Engineer’s Report estimates that the total cost of the Improvements for the District’s entire CIP, including contingency, is **\$27,680,999.38**.

As a property owner of assessable land within the District, the District is considering assessing your property to fund the Improvements in the manner set forth in the District’s *Master Special Assessment Methodology Report*, which has been amended since the District previously provided notice to you, and is dated February 20, 2024, a copy of which is attached hereto as **Exhibit C** (“**Assessment Report**”). The Assessments will defray up to approximately **\$38,205,000.00** in total bond costs, which includes the cost of the Improvements, plus financing-related costs, capitalized interest and a debt service reserve.

The purpose of any such assessment is to secure the bonds anticipated to be issued to finance the Improvements. As described in more detail in the Assessment Report, the District’s assessments will ultimately be levied against all benefitted lands within the District. The Assessment Report identifies the physical area contained within the District and assessment for

the property that is expected to be assessed. Initially, the allocation of assessments for the Improvements to be funded by the District will be determined on an equal pro-rata gross acre basis. As land is platted, the allocation of assessments will be determined on a first-platted, first-assessed basis within the District, which will be assigned to those properties at the per-unit amounts as follows, based on each property type's Equivalent Residential Unit ("ERU") factor, which includes the area/square footage of the lot and the total lot square footage anticipated in the District, and as further explained in more detail in the Assessment Report ("**Maximum Assessments**"):

Land Use	Total # of Units	ERU Factor	Proposed Maximum Principal Per Unit (10,000 Sq. Ft.)	Proposed Maximum Annual Assessment Per Unit (10,000 Sq. Ft.)*
Units (per 10,000 Sq. Ft.)	374.9798	1.0	\$101,885.49	\$9,627.90

** Includes costs of collection and early payment discounts when collected on the County tax bill. All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above. Specific maximum amounts expected per parcel or product type are as set forth in the Assessment Report.*

These numbers have changed since your prior mailed notice and these assessment proceedings shall replace any previously conducted proceedings. The total maximum assessment amount to be levied against each parcel, and the number of units contained within each parcel, is detailed in the Assessment Report, as such Assessment Report may be amended at the below referenced hearing. The total revenue that the District will collect by these assessments is anticipated to be **\$38,205,000.00**, exclusive of anticipated fees and costs of collection and enforcement, discounts for early payment, and the annual interest costs of the debt issued to finance the Improvements. The maximum annual revenue that the District will collect by these assessments is set forth in the table above, inclusive of anticipated fees and costs of collection and enforcement, discounts for early payment, and the annual interest costs, to be collected in not more than thirty (30) annual installments. The total assessment amount to be levied against property that you own is reflected on the preliminary assessment roll attached to the Assessment Report.

The assessments may appear on your regular tax bill issued by the Brevard County Tax Collector. However, the District may in its discretion at any time choose instead to directly collect these assessments. As provided in the Assessment Report, the assessments will constitute a lien against your property that may be prepaid in accordance with Chapter 170, *Florida Statutes*, or may be paid in not more than thirty (30) annual installments. The failure to pay any assessments collected on the tax roll will cause a tax certificate to be issued against your property within the District which may result in a loss of title. Alternatively, if the assessments are directly collected, the failure to pay such direct bill invoice may result in the District pursuing a foreclosure action, which may result in a loss of title.

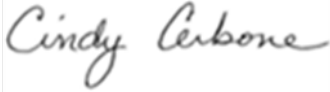
Notwithstanding the description of the Maximum Assessments herein, landowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing those bonds, as well as a collection protocol, will be determined. The fixed assessment amounts will be determined at a public meeting, pursuant to a supplemental

assessment resolution, engineer's report and methodology but will in no event exceed the Maximum Assessments noticed herein. Please note that the preceding statement only applies to capital (debt) assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operation and maintenance of the District.

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, this letter is to notify you that a public hearing for the above-mentioned assessments will be held on **March 21, 2024, at 10:00 a.m.** or as soon thereafter as the matter may be heard, **at BSE Consultants Inc., 312 S Harbor City Blvd, Melbourne FL 32901**. At this hearing, the Board will sit as an equalizing board to hear and consider testimony from any interested property owners as to the propriety and advisability of making the Improvements, or some phase thereof, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be assessed against each property so improved. All affected property owners have a right to appear at the hearing and to file written objections with the Board within twenty (20) days of this notice.

Information concerning the assessments and copies of applicable documents are on file and available during normal business hours at the District Manager's Office: Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010. You may appear at the hearing or submit your comments in advance to the attention of the District Manager at its address above.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Cerbone". The signature is written in dark ink on a white background.

Cindy Cerbone
District Manager

Enclosures

Exhibit A: Legal description of the Property

Exhibit B: *Lakes at Cocoa Grove Community Development District Engineer's Report*, dated February 20, 2024

Exhibit C: *Master Special Assessment Methodology Report*, dated February 20, 2024

Exhibit A

Legal Description of Property

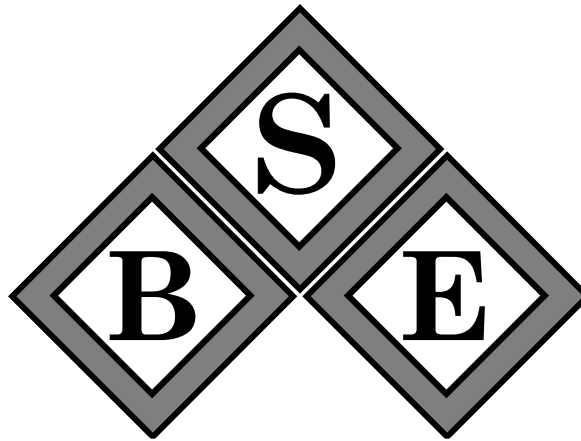
A parcel of land as described in O.R. Book 8563 Page 760 of the public Records of Brevard County, Florida and lying in Section 10, Township 24 South, Range 35 East and being more particularly described as follows;

Begin at the northeast corner of said Section 10; thence S. 00°31'49" E., along the east line of the northeast corner of said Section 10, a distance of 2602.21 feet to a point lying 44.08 feet N. 00°31'49" E. of the east quarter corner of said Section 10, said point also being on the northerly right-of-way line of State Road No. 528 as shown on Section Map 70007-2508; thence N. 74°59'21" W., along said north right-of-way line, a distance of 693.63 feet to the Point-of-Curvature of a 5879.58 foot radius circular curve concave southerly; thence easterly, along the arc of said curve, through a central angle of 16°24'08" a distance of 1683.16 ft. said curve having a chord bearing of N. 83°11'25" W. and a chord distance of 1677.42 ft.; thence S. 88°36'31" W., along said northerly right-of-way line, a distance of 858.67 feet; thence N. 87°23'29" W., along said northerly right-of-way line, a distance of 638.50 feet to the Point-of-Curvature of a 900.00 foot radius circular curve concave northeasterly, said curve also being the northeasterly right-of-way line of the State Road No. 528 and I-95 interchange; thence northwest along the arc of said curve, through a central angle of 31°18'50" a distance of 491.88 feet said curve having a chord bearing of N. 71°44'04" W. and a chord distance of 485.78 feet; thence N. 56°04'39" W., along said State Road 528/I-95 right-of-way line, a distance of 398.70 feet to a non-tangent point on a 969.79 foot radius circular curve concave northeasterly; thence northwesterly, along the arc of said curve, through a central angle of 37°46'38" a distance of 639.42 feet said curve having a chord bearing of N. 37°11'20" W. and a chord distance of 627.90 feet to a point on the easterly right-of-way line of I-95 per FDOT Map Section 70220; thence N. 00°11'53" W., along said easterly right-of-way line, a distance of 566.36 feet; thence N. 01°55'04" W., along said easterly right-of-way line, a distance of 300.93 feet; thence N. 01°21'38" W., along said easterly right-of-way line, a distance of 376.15 feet to a point on the south line of a borrow pit No. 19 Haul Road; thence N. 89°58'02" E., along said south line, a distance of 318.30 feet to a point on the west line of borrow pit No. 19 per FDOT Project No. 70220-2402; thence along the west, south, east and north lines of said borrow pit, the following four courses; S. 00°01'58" W. a distance of 500.00 feet; thence S. 89°58'02" E. a distance of 600.00 feet; thence N. 00°01'58" E. a distance of 550.00 feet; thence N. 89°58'02" W. a distance of 919.51 feet to a point on the aforesaid easterly right-of-way line of I-95; thence N. 01°20'38" W., along said easterly right-of-way line, a distance of 50.01 feet to a point on the north line of the northwest ¼ of said Section 10; thence S. 89°58'02" E., along said north line, a distance of 2337.02 feet to the north quarter corner of said Section 10; thence S. 89°58'06" E., along the north line of the northeast ¼ of said Section 10, a distance of 2665.57 feet to the Point-of-Beginning.

Containing 246.43 acres more or less and being subject to any easements and/or rights-of-ways of record.

Exhibit B

Lakes at Cocoa Grove Community Development District Engineer's Report
dated February 20, 2024



**LAKES AT COCOA GROVE CDD
ENGINEER'S REPORT**

PREPARED FOR:

Board of Supervisors
Lakes at Cocoa Grove Community Development District

PREPARED BY:

B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite 4
Melbourne, Florida 32901

**February 20, 2024
B.S.E. File #11679**

LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT ENGINEER'S REPORT

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan (“**CIP**”), and estimated costs of the CIP, for the Lakes at Cocoa Grove Community Development District.

2. GENERAL SITE DESCRIPTION

The proposed District is located entirely within the City of Cocoa, and covers approximately 246.43 acres of land, more or less. The District is generally located at the northeast corner of State Road 528 and I-95 Interchange. A Location Map is provided in Figure 1.

3. PROPOSED CAPITAL IMPROVEMENT PLAN

The CIP is intended to provide public infrastructure improvements for the lands within the District, which are planned for 350 residential units. Table A and Exhibit A at the end of this report show the planned product types and land uses for the District.

The CIP infrastructure includes:

Stormwater Management System:

The stormwater collection and outfall system are a combination of roadway curbs, curb inlets, pipes, control structures and stormwater ponds designed to treat and attenuate stormwater runoff from District lands. The stormwater system will be designed consistent with the criteria established by the SJRWMD and the City for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system including the storm sewer inlets and piping within the right-of-way.

Water, Wastewater and Reclaim Utilities:

As part of the CIP, the District intends to construct water and wastewater utility infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection.

Wastewater improvements for the project will include an onsite gravity collection system, offsite and onsite force main and onsite lift stations. The City will install water and sewer mains along the connector road to the site.

An irrigation reclaim water distribution system will not be constructed and will be replaced with an Irrigation System as noted below.

The water and wastewater collection systems for all phases will be completed by the District and then dedicated to the City for operation and maintenance.

Hardscape, Landscape, and Irrigation:

The District will construct and/or install landscaping and hardscaping that will include a perimeter buffer outside of the gated community entrance. The project will at a minimum meet the City's design criteria and requirements for planting and irrigation but, in most cases, will exceed the requirements with enhancements for the benefit of the community. An irrigation system will be constructed in place of a reuse water system at the recommendation of SJRWMD in order to use a storm water harvesting system. All such landscaping, irrigation and hardscaping will be owned, maintained and funded by the District.

Environmental Conservation/Mitigation

The District will be responsible for the design, permitting, construction, maintenance, and government reporting of any on-site environmental conservation areas, including wetland environmental mitigation costs.

Professional Services

The CIP also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Off-Site Improvements

Offsite improvements will consist of roadway and utility extension to serve the community. The following offsite improvements are proposed:

- Connector road and associated drainage improvements – Osage/Angelica
- Intersection and turn-lane improvements at Grisom Parkway
- Landscaping Improvements

These improvements are required by the Development Agreement. This includes the connector roadway and associated drainage improvements, intersection improvements and landscaping. Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage and sidewalks. All roads will be designed in accordance with applicable City and other governmental standards.

NOTE: In the event that impact fee credits are generated from any roadway, utilities or other improvements funded by the District, any such credits, if any, will be the subject of a separate agreement between the applicable developer and the District. Pursuant to such an agreement, and without intending to alter the terms of such an agreement, the applicable developer may elect to retain such credits if the developer provides consideration equal to the market value of the credits in the form of work product, improvements and/or land (based on the lesser of appraised value or the developer's cost basis as it relates to land), or in the form of a cash paydown of certain debt assessments or a reduction in the acquisition cost to the District equal to the value of the credits.

4. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of the CIP have either been obtained or are currently under review by respective governmental authorities, and include the following:

Agency	Permit Description	Permit Status
City of Cocoa	Site Construction Plans, Utility Plans	Submitted – Under Review
Brevard County	R/W Permit – Driveway and Drainage Improvements	Bahia Street Access only – to be submitted by 1/8/24
St. Johns River Water Management District	Environmental Resource Permit	Permit issued
Florida Wildlife Commission	Gopher Tortoise Relocation	Permit issued
FDEP	Potable Water Permit	Not Yet Submitted – Pending City Staff approval of Utility Plans
FDEP	Sanitary Sewer Permit	Not Yet Submitted - Pending City Staff approval of Utility Plans

5. OPINION OF PROBABLE CONSTRUCTION COSTS

The table below presents, among other things, the cost estimate for the CIP. It is our professional opinion that the costs set forth below are reasonable and consistent with market pricing.

COST ESTIMATE

Improvement	TOTAL CIP Estimated Cost	O&M Entity
Engineering – Fee Allowance	\$595,000.00	n/a
Wetlands Environmental Mitigation	\$1,943,605.00	CDD
Street Curb & Gutter, Subgrade and Base ¹	\$2,474,360.75	CDD
Utilities and Sanitary Sewer System	\$5,723,715.00	City of Cocoa
Storm Drains	\$5,816,825.00	CDD
Water Distribution System (Potable Water)	\$2,493,688.73	City of Cocoa
Landscaping – Perimeter Buffer	\$600,000.00	CDD
Connector Road: Osage/Angelica ²	\$2,100,000.00	City of Cocoa/Brevard County

Roadway Drainage Improvements: Osage/Angelica	\$535,305.00	City of Cocoa/Brevard County
Connector Road Miscellaneous (mailbox relocation, ROW restoration)	\$225,000.00	City of Cocoa/Brevard County
Intersection Improvement @ Grissom - Allowance	\$500,000.00	Brevard County
Landscaping - Allowance	\$60,000.00	CDD
Contingency	\$4,613,499.90	n/a
TOTAL	\$27,680,999.38	

General Notes:

1. These costs estimates are preliminary and subject to final design and permitting.
2. These cost estimates do not include the costs for permitting fees, irrigation, and the testing of water and sewer pipes.
3. These costs do not include costs for installation of water and sewer connector pipes along Osage/Angelica.
4. The above pricing is based on Civil Engineering Drawings by DRMP dated 9/8/2022 (REV2). Engineering drawings are pending final approval from the City.
5. The HOA will be responsible for the maintenance of the asphalt on all on-site roadways, Cost includes for curb and gutter, sub-base and grade.
6. The Reuse Water System is to be replaced with an Irrigation System at the recommendation of the SJRWMD to use a Storm Water Harvesting System. This is not included in the CDD improvements costs. Note: The Storm Water Harvesting System has not yet been approved by the City.
7. Due to the volatile nature of the market, the cost of material and fuel cannot be guaranteed.
8. On-site lighting is not included in the CDD improvement costs.

6. CONCLUSIONS

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- The estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in the area in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- All of the improvements comprising the CIP are required by applicable development approvals issued pursuant to Section 380.06, Florida Statute;
- The CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course;
- The District will pay the lesser of the actual cost of the improvements or fair market value; and

- The assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs.
- Also, the CIP will constitute a system of improvements that will provide benefits, both general, and special and peculiar to all lands within the District. The general public, property owners, and property outside the District will benefit from the provisions of the District's CIP; however, these are incidental to the District's CIP, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enable properties within its boundaries to be developed.
- The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances. The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District, which may include a reasonable user fee implemented by the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property.

Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Hassan Kamal, P.E.
FL License No. 41951
February 20, 2024

TABLE A
The Lakes at Cocoa Grove

# Lot	PHASE	SQ. FT.	Frontage (LF)	Back (LF)	Depth (LF)
		BLOCK - A			
1	1	13,271.00	102.46'	89.45'	167.59'
2	1	14,521.00	85.83'	85.47'	170.00'
3	1	12,750.00	75.00'	75.00'	170.00'
4	1	12,750.00	75.00'	75.00'	170.00'
5	1	12,750.00	75.00'	75.00'	170.00'
6	1	12,751.00	75.00'	75.01'	170.00'
7	1	16,015.00	109.26'	95.00'	170.00'
8	1	12,750.00	75.00'	75.00'	170.00'
9	1	13,120.00	75.00'	75.00'	174.93'
10	1	13,120.00	75.00'	75.00'	174.94'
11	1	13,120.00	75.00'	75.00'	174.94'
12	1	13,121.00	75.00'	75.00'	174.94'
13	1	13,121.00	75.00'	75.00'	174.95'
14	1	13,121.00	75.00'	75.00'	174.95'
15	1	13,121.00	75.00'	75.00'	174.95'
16	1	13,122.00	75.00'	75.00'	174.96'
17	1	17,320.00	116.50'	102.23'	170.73'
18	1	12,805.00	75.00'	75.00'	170.73'
19	1	12,805.00	75.00'	75.00'	170.73'
20	1	12,805.00	75.00'	75.00'	170.74'
21	1	12,805.00	75.00'	75.00'	170.74'
22	1	12,806.00	75.00'	75.00'	170.74'
23	1	13,572.00	73.16'	85.80'	171.45'
24	1	26,606.00	59.14'	211.93'	246.74'
25	1	22,168.00	59.14'	213.83'	246.74'
26	1	11,689.00	72.39'	87.85'	147.14'
27	1	10,939.00	75.00'	75.00'	145.85'
28	1	10,939.00	75.00'	75.00'	145.85'
29	1	10,939.00	75.00'	75.00'	145.85'
30	1	10,939.00	75.00'	75.00'	145.85'
31	1	10,939.00	75.00'	75.00'	145.85'
32	1	10,939.00	75.00'	75.00'	145.85'
33	1	10,939.00	75.00'	75.00'	145.85'
34	1	10,939.00	75.00'	75.00'	145.85'
35	1	10,939.00	75.00'	75.00'	145.85'
36	1	10,939.00	75.00'	75.00'	145.85'
37	1	10,939.00	75.00'	75.00'	145.86'
38	1	10,939.00	75.00'	75.00'	145.86'
39	1	10,939.00	75.00'	75.00'	145.86'
40	1	10,939.00	75.00'	75.00'	145.86'

BLOCK - B					
1	1	10,476.00	102.69'	88.42'	120.00'
2	1	9,000.00	75.00'	75.00'	120.00'
3	1	9,000.00	75.00'	75.00'	120.00'
4	1	9,000.00	75.00'	75.00'	120.00'
5	1	9,000.00	75.00'	75.00'	120.00'
6	1	9,000.00	75.00'	75.00'	120.00'
7	1	9,000.00	75.00'	75.00'	120.00'
8	1	9,000.00	75.00'	75.00'	120.00'
9	1	9,000.00	75.00'	75.00'	120.00'
10	1	9,000.00	75.00'	75.00'	120.00'
11	1	9,000.00	75.00'	75.00'	120.00'
12	1	10,537.00	109.98'	90.00'	120.00'
13	1	9,000.00	75.00'	75.00'	120.00'
14	1	9,000.00	75.00'	75.00'	120.00'
15	1	9,000.00	75.00'	75.00'	120.00'
16	1	10,781.00	105.23'	90.95'	120.00'
17	1	9,300.00	77.50'	77.50'	120.00'
18	1	9,300.00	77.50'	77.50'	120.00'
19	1	9,000.00	75.00'	75.00'	120.00'
20	1	9,000.00	75.00'	75.00'	120.00'
21	1	11,897.00	60.73'	137.57'	120.00'
22	1	13,532.00	53.42'	172.12'	120.00'
23	1	13,532.00	53.42'	172.12'	120.00'
24	1	13,532.00	53.42'	172.12'	120.00'
25	1	13,967.00	147.65'	78.54'	120.00'
26	1	9,300.00	77.50'	77.50'	120.00'
27	1	9,300.00	77.50'	77.50'	120.00'
28	1	9,000.00	75.00'	75.00'	120.00'
29	1	10,690.00	104.27'	93.26'	120.00'

BLOCK - C					
1	1	9,035.00	75.49'	75.00'	124.29'
2	1	9,000.00	75.00'	75.00'	120.00'
3	1	11,266.00	109.27'	95.00'	120.00'
4	3	9,000.00	75.00'	75.00'	120.00'
5	3	9,000.00	75.00'	75.00'	120.00'
6	3	9,000.00	75.00'	75.00'	120.00'
7	3	9,842.00	92.46'	71.57'	120.06'
8	3	10,344.00	102.68'	69.69'	120.06'
9	3	9,000.00	75.00'	75.00'	120.00'
10	3	9,000.00	75.00'	75.00'	120.00'
11	3	9,000.00	75.00'	75.00'	120.00'
12	3	9,000.00	75.00'	75.00'	120.00'
13	3	9,000.00	75.00'	75.00'	120.00'
14	3	9,000.00	75.00'	75.00'	120.00'

15	3	9,000.00	75.00'	75.00'	120.00'
16	3	9,000.00	75.00'	75.00'	120.00'
17	3	9,000.00	75.00'	75.00'	120.00'
18	3	10,656.00	108.94'	68.61'	120.11'
19	3	12,841.00	151.44'	62.43'	120.11'
20	3	9,000.00	75.00'	75.00'	120.00'
21	3	9,000.00	75.00'	75.00'	120.00'
22	3	9,000.00	75.00'	75.00'	120.00'
23	3	9,000.00	75.00'	75.00'	120.00'
24	3	9,000.00	75.00'	75.00'	120.00'
25	3	9,058.00	76.20'	74.76'	120.00'
26	3	9,279.00	80.79'	73.85'	120.00'
27	3	9,000.00	75.00'	75.00'	120.00'
28	3	9,000.00	75.00'	75.00'	120.00'
29	3	9,000.00	75.00'	75.00'	120.00'
30	3	9,000.00	75.00'	75.00'	120.00'
31	3	9,000.00	75.00'	75.00'	120.00'
32	3	12,827.00	127.91'	75.20'	128.55'

BLOCK - D					
1	1	9,889.00	94.05'	75.00'	166.27'
2	1	9,000.00	75.00'	75.00'	120.00'
3	1	9,000.00	75.00'	75.00'	120.00'
4	1	9,000.00	75.00'	75.00'	120.00'
5	1	9,000.00	75.00'	75.00'	120.00'
6	1	9,000.00	75.00'	75.00'	120.00'
7	1	9,000.00	75.00'	75.00'	120.00'
8	1	9,000.00	75.00'	75.00'	120.00'
9	1	10,666.00	104.27'	90.00'	120.00'
10	3	9,000.00	75.00'	75.00'	120.00'
11	3	9,000.00	75.00'	75.00'	120.00'
12	3	9,000.00	75.00'	75.00'	120.00'
13	3	9,859.00	70.17'	94.13'	120.00'
14	3	10,076.00	69.01'	98.91'	120.00'
15	3	10,666.00	104.27'	90.00'	120.00'
16	3	9,000.00	75.00'	75.00'	120.00'
17	3	9,300.00	77.50'	77.50'	120.00'
18	3	11,145.00	117.76'	67.88'	120.00'
19	3	13,532.00	53.42'	172.12'	120.00'
20	3	13,532.00	53.42'	172.12'	120.00'
21	3	13,532.00	53.42'	172.12'	120.00'
22	3	13,004.00	56.58'	160.17'	120.63'
23	3	11,471.00	112.70'	71.63'	120.63'
24	3	9,300.00	77.50'	77.50'	120.00'
25	3	9,000.00	75.00'	75.00'	120.00'
26	3	10,666.00	104.27'	90.00'	120.00'

27	3	9,000.00	75.00'	75.00'	120.00'
28	3	9,000.00	75.00'	75.00'	120.00'
29	3	9,000.00	75.00'	75.00'	120.00'
30	3	9,000.00	75.00'	75.00'	120.00'
31	3	9,000.00	75.00'	75.00'	120.00'
32	3	9,000.00	75.00'	75.00'	120.00'
33	3	9,084.00	75.38'	75.00'	125.22'

BLOCK - E

1	2	9,000.00	75.00'	75.00'	120.00'
2	2	9,000.00	75.00'	75.00'	120.00'
3	2	9,000.00	75.00'	75.00'	120.00'
4	2	9,000.00	75.00'	75.00'	120.00'
5	2	9,000.00	75.00'	75.00'	120.00'
6	2	9,000.00	75.00'	75.00'	120.00'
7	2	9,000.00	75.00'	75.00'	120.00'
8	2	9,000.00	75.00'	75.00'	120.00'
9	2	9,000.00	75.00'	75.00'	120.00'
10	2	9,149.00	77.19'	75.00'	131.56'

BLOCK - F

1	2	10,666.00	104.27'	90.00'	120.00'
2	2	9,000.00	75.00'	75.00'	120.00'
3	2	9,000.00	75.00'	75.00'	120.00'
4	2	9,000.00	75.00'	75.00'	120.00'
5	2	9,000.00	75.00'	75.00'	120.00'
6	2	9,000.00	75.00'	75.00'	120.00'
7	2	9,000.00	75.00'	75.00'	120.00'
8	2	9,000.00	75.00'	75.00'	120.00'
9	2	9,000.00	75.00'	75.00'	120.00'
10	2	9,000.00	75.00'	75.00'	120.00'
11	2	10,712.00	104.31'	90.00'	120.00'
12	2	10,666.00	104.27'	90.00'	120.00'
13	2	9,000.00	75.00'	75.00'	120.00'
14	2	9,000.00	75.00'	75.00'	120.00'
15	2	9,000.00	75.00'	75.00'	120.00'
16	2	9,000.00	75.00'	75.00'	120.00'
17	2	9,000.00	75.00'	75.00'	120.00'
18	2	9,000.00	75.00'	75.00'	120.00'
19	2	9,000.00	75.00'	75.00'	120.00'
20	2	9,000.00	75.00'	75.00'	120.00'
21	2	9,000.00	75.00'	75.00'	120.00'
22	2	10,666.00	104.27'	90.00'	120.00'

BLOCK - G

1	2	10,666.00	104.27'	90.00'	120.00'
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2	2	9,000.00	75.00'	75.00'	120.00'
3	2	9,000.00	75.00'	75.00'	120.00'
4	2	9,000.00	75.00'	75.00'	120.00'
5	2	9,000.00	75.00'	75.00'	120.00'
6	2	9,000.00	75.00'	75.00'	120.00'
7	2	10,666.00	104.27'	90.00'	120.00'
8	4	10,666.00	104.27'	90.00'	120.00'
9	4	9,000.00	75.00'	75.00'	120.00'
10	4	9,000.00	75.00'	75.00'	120.00'
11	4	9,000.00	75.00'	75.00'	120.00'
12	4	9,000.00	75.00'	75.00'	120.00'
13	4	9,000.00	75.00'	75.00'	120.00'
14	4	10,665.00	104.27'	90.00'	120.00'

BLOCK - H					
1	2	10,141.00	94.14'	74.88'	120.00'
2	2	10,060.00	94.30'	73.36'	120.00'
3	2	9,919.00	69.77'	95.54'	120.00'
4	2	9,513.00	72.05'	86.49'	120.00'
5	2	9,000.00	75.00'	75.00'	120.00'
6	2	9,000.00	75.00'	75.00'	120.00'
7	2	9,000.00	75.00'	75.00'	120.00'
8	2	9,000.00	75.00'	75.00'	120.00'
9	2	9,000.00	75.00'	75.00'	120.00'
10	2	9,000.00	75.00'	75.00'	120.00'
11	2	9,000.00	75.00'	75.00'	120.00'
12	2	10,938.00	114.73'	67.58'	120.00'
13	2	15,357.00	198.64'	57.30'	120.00'
14	2	9,000.00	75.00'	75.00'	120.00'
15	2	9,000.00	75.00'	75.00'	120.00'
16	2	9,033.00	74.80'	75.74'	120.00'
17	2	9,051.00	74.69'	76.16'	120.00'
18	2	9,051.00	74.69'	76.16'	120.00'
19	2	9,051.00	74.69'	76.17'	120.00'
20	2	9,051.00	74.70'	76.16'	120.00'
21	2	9,051.00	74.69'	76.16'	120.00'
22	2	9,051.00	74.70'	76.17'	120.00'
23	2	9,051.00	74.69'	76.16'	120.00'
24	2	9,051.00	74.69'	76.16'	120.00'
25	2	9,051.00	74.70'	76.17'	120.00'
26	2	9,051.00	74.69'	76.16'	120.00'
27	2	9,051.00	74.70'	76.17'	120.00'
28	2	9,051.00	74.69'	76.16'	120.00'
29	2	9,051.00	74.70'	76.17'	120.00'
30	2	9,051.00	74.69'	76.16'	120.00'
31	2	9,051.00	74.70'	76.17'	120.00'

32	2	9,051.00	74.69'	76.16'	120.00'
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BLOCK - I					
1	2	9,089.00	76.48'	75.00'	120.00'
2	2	9,091.00	76.52'	75.00'	120.00'
3	2	9,091.00	76.52'	75.00'	120.00'
4	2	9,091.00	76.52'	75.00'	120.00'
5	2	9,091.00	76.52'	75.00'	120.00'
6	2	9,091.00	76.52'	75.00'	120.00'
7	2	9,091.00	76.52'	75.00'	120.00'
8	2	9,091.00	76.52'	75.00'	120.00'
9	2	9,091.00	76.52'	75.00'	120.00'
10	2	9,061.00	76.26'	74.75'	120.00'
11	2	9,061.00	76.26'	74.75'	120.00'
12	2	9,061.00	76.26'	74.75'	120.00'
13	2	9,061.00	76.26'	74.75'	120.00'
14	2	9,061.00	76.26'	74.75'	120.00'
15	2	9,061.00	76.26'	74.75'	120.00'
16	2	9,063.00	76.31'	74.74'	120.00'
17	2	9,011.00	75.00'	75.00'	120.44'
18	2	9,079.00	75.00'	75.01'	121.83'
19	2	9,828.00	71.90'	87.80'	126.65'
20	2	13,319.00	94.96'	151.72'	126.65'

BLOCK - J					
1	2	13,969.00	88.55'	128.55'	119.93'
2	2	10,768.00	69.39'	110.17'	119.93'
3	2	9,000.00	75.00'	75.00'	120.00'
4	2	9,000.00	75.00'	75.00'	120.00'
5	2	9,000.00	75.00'	75.00'	120.00'
6	2	9,000.00	75.00'	75.00'	120.00'
7	2	9,000.00	75.00'	75.00'	120.00'
8	2	9,000.00	75.00'	75.00'	120.00'
9	2	8,998.00	75.01'	75.00'	119.57'
10	2	12,908.00	100.37'	120.40'	120.00'
11	2	9,000.00	75.00'	75.00'	120.00'
12	2	9,000.00	75.00'	75.00'	120.00'

BLOCK - K					
1	4	10,940.00	75.00'	75.00'	145.86'
2	4	11,669.00	80.00'	80.00'	145.86'
3	4	11,669.00	80.00'	80.00'	145.86'
4	4	10,940.00	75.00'	75.00'	145.87'
5	4	10,940.00	75.00'	75.00'	145.87'
6	4	10,940.00	75.00'	75.00'	145.87'
7	4	10,940.00	75.00'	75.00'	145.87'

8	4	10,940.00	75.00'	75.00'	145.87'
9	4	10,941.00	75.00'	75.00'	145.87'
10	4	10,941.00	75.00'	75.00'	145.87'
11	4	10,941.00	75.00'	75.00'	145.88'
12	4	10,941.00	75.00'	75.00'	145.88'
13	4	10,941.00	75.00'	75.00'	145.88'
14	4	10,941.00	75.00'	75.00'	145.88'
15	4	10,941.00	75.00'	75.00'	145.88'
16	4	16,048.00	110.00'	110.00'	145.89'
17	4	16,048.00	110.00'	110.00'	145.89'
18	4	16,048.00	110.00'	110.00'	145.89'
19	4	16,048.00	110.00'	110.00'	145.89'
20	4	16,049.00	110.00'	110.00'	145.90'
21	4	16,049.00	110.00'	110.00'	145.90'
22	4	16,049.00	110.00'	110.00'	145.90'
23	4	16,049.00	110.00'	110.00'	145.90'
24	4	16,050.00	110.00'	110.00'	145.91'
25	4	18,317.00	89.20'	158.09'	168.77'
26	4	30,592.00	78.42'	180.53'	168.77'
27	4	15,415.00	94.58'	124.83'	145.34'
28	4	15,425.00	110.00'	110.00'	140.24'
29	4	15,424.00	110.00'	110.00'	140.23'
30	4	15,423.00	110.00'	110.00'	140.22'
31	4	15,422.00	110.00'	110.00'	140.21'
32	4	15,421.00	110.00'	110.00'	140.20'
33	4	15,420.00	110.00'	110.00'	140.19'
34	4	15,419.00	110.00'	110.00'	140.18'
35	4	15,418.00	110.00'	110.00'	140.17'
36	4	15,417.00	110.00'	110.00'	140.16'
37	4	15,416.00	110.00'	110.00'	140.15'
38	4	15,415.00	110.00'	110.00'	140.14'
39	4	15,414.00	110.00'	110.00'	140.13'

BLOCK - L					
1	4	13,090.00	110.00'	110.00'	119.00'
2	4	13,090.00	110.00'	110.00'	119.00'
3	4	13,090.00	110.00'	110.00'	119.00'
4	4	13,090.00	110.00'	110.00'	119.00'
5	4	13,090.00	110.00'	110.00'	119.00'
6	4	13,090.00	110.00'	110.00'	119.00'
7	4	13,090.00	110.00'	110.00'	119.00'
8	4	13,090.00	110.00'	110.00'	119.00'
9	4	13,090.00	110.00'	110.00'	119.00'
10	4	13,090.00	110.00'	110.00'	119.00'
11	4	13,090.00	110.00'	110.00'	119.00'
12	4	13,160.00	110.00'	111.18'	119.01'

13	4	13,854.00	137.80'	119.01'	119.16'
14	4	13,108.00	110.00'	110.00'	119.16'
15	4	13,108.00	110.00'	110.00'	119.16'
16	4	13,107.00	110.00'	110.00'	119.16'
17	4	13,107.00	110.00'	110.00'	119.16'
18	4	13,107.00	110.00'	110.00'	119.15'
19	4	13,106.00	110.00'	110.00'	119.15'
20	4	13,106.00	110.00'	110.00'	119.15'
21	4	13,106.00	110.00'	110.00'	119.15'
22	4	13,106.00	110.00'	110.00'	119.14'
23	4	8,935.00	75.00'	75.00'	119.14'
24	4	8,935.00	75.00'	75.00'	119.14'
25	4	10,845.00	104.27'	90.00'	121.99'
26	4	9,149.00	75.00'	75.00'	121.99'
27	4	9,149.00	75.00'	75.00'	121.99'
28	4	9,149.00	75.00'	75.00'	121.99'
29	4	9,150.00	75.00'	75.00'	122.00'
30	4	9,150.00	75.00'	75.00'	122.00'
31	4	9,592.00	72.51'	84.74'	122.00'
32	4	12,756.00	57.66'	151.45'	122.00'
33	4	11,494.00	41.76'	129.19'	120.00'
34	4	9,000.00	75.00'	75.00'	120.00'
35	4	9,000.00	75.00'	75.00'	120.00'
36	4	9,000.00	75.00'	75.00'	120.00'
37	4	9,300.00	77.50'	77.50'	120.00'
38	4	9,300.00	77.50'	77.50'	120.00'
39	4	9,000.00	75.00'	75.00'	120.00'
40	4	9,000.00	75.00'	75.00'	120.00'
41	4	9,000.00	75.00'	75.00'	120.00'
42	4	9,000.00	75.00'	75.00'	120.00'
43	4	9,000.00	75.00'	75.00'	120.00'
44	4	10,666.00	104.27'	90.00'	120.00'

BLOCK - M					
1	4	11,940.00	114.89'	100.62'	120.00'
2	4	9,000.00	75.00'	75.00'	120.00'
3	4	9,000.00	75.00'	75.00'	120.00'
4	4	9,000.00	75.00'	75.00'	120.00'
5	4	9,300.00	77.50'	77.50'	120.00'
6	4	9,300.00	77.50'	77.50'	120.00'
7	4	10,666.00	104.27'	90.00'	120.00'
8	4	9,000.00	75.00'	75.00'	120.00'
9	4	9,000.00	75.00'	75.00'	120.00'
10	4	9,000.00	75.00'	75.00'	120.00'
11	4	9,000.00	75.00'	75.00'	120.00'
12	4	9,000.00	75.00'	75.00'	120.00'

13	4	10,666.00	104.27'	90.00'	120.00'
14	4	9,600.00	80.00'	80.00'	120.00'
15	4	9,240.00	77.00'	77.00'	120.00'
16	4	9,240.00	77.00'	77.00'	120.00'
17	4	9,240.00	77.00'	77.00'	120.00'
18	4	9,240.00	77.00'	77.00'	120.00'
19	4	10,980.00	106.89	92.62'	120.00'
20	4	9,000.00	75.00'	75.00'	120.00'
21	4	9,000.00	75.00'	75.00'	120.00'
22	4	9,000.00	75.00'	75.00'	120.00'
23	4	9,000.00	75.00'	75.00'	120.00'

350

PRELIMINARY SUBDIVISION AND LARGE SCALE SITE PLAN PREPARED FOR

Lakes at Cocoa Grove Subdivision

SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA



PROT RIGHT-OF-WAY MAP OF
SR 9 (I-95)
SECTION 10.20
APPROVED DATE 05-20-2005

POINT-OF-BEGINNING
NE CORNER OF SEC 10,
TWP 24 S, RNG 35 E
RNG 24 1/4" CM (NO ID)
CSP #2042617

FOOT RIGHT-OF-WAY MAP OF
SR 528 & SR 9 (I-95)
INTERCHANGE
SECTION 10.20-25.08
LAST REVISED 09-29-2014



MASTER SITE PLAN
N.T.S.

AMENITIES SCHEDULE		
Tract	Description	Phase
D	GAZEBO	4
H	RECREATION / PARK	1
H	FENCED TOT LOT PLAY AREA	1
I	WOODEN BOARDWALK / GAZEBO	2
L	WILDLIFE VIEWING AREA	2
M	RECREATION / PARK	2
N	OPEN SPACE / RECREATION	2
O	RECREATION / PARK	4
P	RECREATION / PARK	4
P	FISHING PIER	4
Q	CONCERT EVENT AREA	2
Q	CLUBHOUSE / FITNESS GYM	2
Q	POOL & POOL DECK	2
Q	FENCED TOT LOT PLAY AREA	2
Q	TENNIS COURTS (2)	2
Q	BASKETBALL COURT (1)	2
R	SPORTS FIELD / RECREATION	2
S	RECREATION	2
	8' FITNESS PATH (PEDWAY)	ALL PHASES

PROPOSED LOTS PER PHASE	
Phase	Number of Lots
1	81
2	103
3	53
4	113
Total	350

GENERAL STATEMENT

This Preliminary Subdivision, Preliminary Plat and Large Scale Site Plan is for the proposed construction of a 350 lot single family subdivision to be constructed in 4 phases, along with associated roadway, sidewalks, utilities and stormwater lakes. The existing site vegetation consists of vacant land, borrow pits, and jurisdictional wetlands. Surrounding property conditions consist of residential property, S.R.528 and Interstate 95.

PROJECT CONTACTS

ENGINEER:

DRMP, INC. 100 PARNELL STREET
MERRITT ISLAND, FLORIDA 32953
PHONE: (321) 453-0010
CONTACT: SCOTT A. NICKLE, V.P.

OWNER/AGENT/APPLICANT:

MOUNTAIN COVE HOMES AT LAKES OF COCOA GROVE, LLC
4878 SW 74TH COURT
MIAMI, FL 33155
CONTACT: VICTOR F. SOLORZANO

SURVEYOR:

DRMP, INC.
100 PARNELL STREET
MERRITT ISLAND, FLORIDA 32953
PHONE: (321) 453-0010
CONTACT: JOSEPH B. CABANISS, P.L.S.

ENVIRONMENTAL CONSULTANT:

BIO-TECH CONSULTING INC
3025 E. SOUTH ST.
ORLANDO, FL 32803
PHONE: (407) 884-5969
CONTACT: STEPHANIE SALVILLA, PROJECT MANAGER

SITE DATA

EXISTING ZONING: RU-1-7
IMPERVIOUS SURFACE RATIO (ISR): 0.36
SITE AREA: 248.43+ ACRES
PROPOSED LOTS: 350
(TO BE COMPLETED IN 4 PHASES)
PROPOSED DENSITY: 1.42 LOTS PER ACRE
MINIMUM LOT WIDTH: 75' per code
MINIMUM LOT DEPTH: 100' per code
MINIMUM LOT SIZE: 7,500 S.F.
MAXIMUM HEIGHT: 35 FEET
AVERAGE LOT AREA: 160.35 ACRES OCCUPIED BY RESIDENTIAL
LOTS/350 LOTS = 0.25 ACRE PER LOT AVERAGE

SETBACKS

FRONT = 25'
REAR = 15'
SIDE INTERIOR = 8'
SIDE CORNER = 15'

DESCRIPTION:

A PARCEL OF LAND AS DESCRIBED IN O.R. BOOK 8563 PAGE 760 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE S. 00°31'49" E., ALONG THE EAST LINE OF THE NORTHEAST CORNER OF SAID SECTION 10, A DISTANCE OF 2602.21 FEET TO A POINT LYING 44.08 FEET N. 00°31'49" E. OF THE EAST QUARTER CORNER OF SAID SECTION 10, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 528 AS SHOWN ON SECTION MAP 70007-2508; THENCE N. 74°59'21" W., ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 693.63 FEET TO THE POINT-OF-CURVATURE OF A 5879.58 FOOT RADIUS CIRCULAR CURVE CONCAVE SOUTHERLY; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°24'08" A DISTANCE OF 1683.16 FT. SAID CURVE HAVING A CHORD BEARING OF N. 83°11'25" W. AND A CHORD DISTANCE OF 1677.42 FT.; THENCE S. 88°36'31" W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 858.87 FEET; THENCE N. 87°23'29" W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 638.50 FEET TO THE POINT-OF-CURVATURE OF A 900.00 FOOT RADIUS CIRCULAR CURVE CONCAVE NORTHEASTERLY; SAID CURVE ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE STATE ROAD NO. 528 AND I-95 INTERCHANGE; THENCE NORTHWEST ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°18'50" A DISTANCE OF 491.88 FEET SAID CURVE HAVING A CHORD BEARING OF N. 71°44'04" W. AND A CHORD DISTANCE OF 485.78 FEET; THENCE N. 56°04'39" W., ALONG SAID STATE ROAD 528/I-95 RIGHT-OF-WAY LINE, A DISTANCE OF 398.70 FEET TO A NON-TANGENT POINT ON A 969.79 FOOT RADIUS CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°46'38" A DISTANCE OF 639.42 FEET SAID CURVE HAVING A CHORD BEARING OF N. 37°11'20" W. AND A CHORD DISTANCE OF 627.90 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF I-95 PER FDOT MAP SECTION 70220; THENCE N. 00°11'53" W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 566.36 FEET; THENCE N. 01°55'04" W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 300.93 FEET; THENCE N. 01°21'38" W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 378.15 FEET TO A POINT ON THE SOUTH LINE OF A BORROW PIT NO. 19 HAIL ROAD; THENCE N. 89°58'02" E., ALONG SAID SOUTH LINE, A DISTANCE OF 318.30 FEET TO A POINT ON THE WEST LINE OF BORROW PIT NO. 19 PER FDOT PROJECT NO. 70220-2402; THENCE ALONG THE WEST, SOUTH, EAST AND NORTH LINES OF SAID BORROW PIT, THE FOLLOWING FOUR COURSES: S. 00°11'58" W. A DISTANCE OF 800.00 FEET; THENCE S. 89°58'02" E. A DISTANCE OF 800.00 FEET; THENCE N. 00°11'58" E. A DISTANCE OF 550.00 FEET; THENCE N. 89°58'02" W. A DISTANCE OF 919.51 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF I-95; THENCE N. 01°20'38" W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.01 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE S. 89°58'02" E., ALONG SAID NORTH LINE, A DISTANCE OF 2337.02 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE S. 89°58'06" E., ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 2665.57 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 248.43 ACRES MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAYS OF RECORD.

FIRE SPRINKLER NOTE

Utilities and fire protection design is based on each individual lot containing a single family home with a total under roof area (including garages, patios etc.) of less than 5,000 S.F.

Homes greater than 5,000 S.F. may require a sprinkler system, and additional fire hydrants could also be required.

FDOT NOTE

ALL CONSTRUCTION TO COMPLY WITH 2023 FDOT SPECIFICATIONS

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11	PRELIMINARY PLAT COVER SHEET
12-21	PRELIMINARY PLAT
22	MASTER SITE AMENITIES AND DRAINAGE PLAN
23-30	PAVING, GRADING & DRAINAGE PLAN
31	MASTER UTILITIES PLAN
32-39	UTILITIES PLAN
40-65	PLAN & PROFILES
66-68	LIFT STATION DETAIL SHEETS
69-76	SECTIONS & CONSTRUCTION DETAILS
77-79	STANDARD WATERLINE DETAIL SHEETS
80-81	STANDARD WATERLINE TECHNICAL PROVISIONS
82-83	STANDARD SANITARY SEWER DETAIL SHEETS
84-85	STORMWATER POLLUTION PREVENTION PLAN
86-87	SURFACE WATER & WETLAND IMPACT PLAN
88-89	AMENITIES PLAN
L1 - L15	LANDSCAPE PLAN - BY OTHERS
IR1 - IR14	IRRIGATION PLAN - BY OTHERS
EXH A	OVERALL TREE ESTIMATE - BY OTHERS
E001-E701	ELECTRICAL PHOTOMETRIC PLAN - BY OTHERS

WATER STATEMENT

Potable water for the proposed site will be accomplished via a connection to and extension of the existing public waterline owned & operated by the City of Cocoa Utilities Dept. and located within Bahia Street right-of-way at the north of the property and Osage Street right-of-way at the east of the property.

SEWER STATEMENT

Sanitary sewer will be provided to each lot via gravity sewer system. A Lift Station will pump the sewage via a forcemain to the end of an existing sewer system within Grissom Parkway right-of-way owned and operated by City of Cocoa Utility Services Dept.

STORMWATER STATEMENT

Stormwater runoff will be conveyed to wet detention stormwater lakes located within site for pre-treatment of the stormwater and attenuation of a 25 year - 24 hour storm event, in accordance with City of Cocoa and SURMMD criteria and ordinances.

FLOOD ZONE INFORMATION

SUBJECT PARCEL LIES IN ZONE "X" (AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "A" (AREAS OF SPECIAL FLOOD HAZARD - NO BASE FLOOD ELEVATION DETERMINED) AS DETERMINED FROM FLOOD INSURANCE RATE MAPS 12009C03204 DATED 2021-01-29 & 12009C03256 DATED 2014-03-17 (MOST RECENT MAP AVAILABLE @MSC.FEMA.GOV), AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITY COMPANY CONTACTS

BREVARD COUNTY WATER RESOURCES

2725 JUDGE FRAN JAMIESON WAY
VIERA, FLORIDA 32940
PHONE: (321) 639-2089

FLORIDA CITY GAS

OPERATIONS DEPT.
4180 S. U.S. HIGHWAY No.1
ROCKLEDGE, FLORIDA 32955
PHONE: (321) 638-3424

FLORIDA POWER&LIGHT

270 PIONEER ROAD
MERRITT ISLAND, FLORIDA 32952
PHONE: (321) 455-6125

CITY OF COCOA UTILITIES DEPT.

351 SHEARER BLVD
COCOA, FLORIDA 32922
PHONE: (321) 433-8710

SPECTRUM

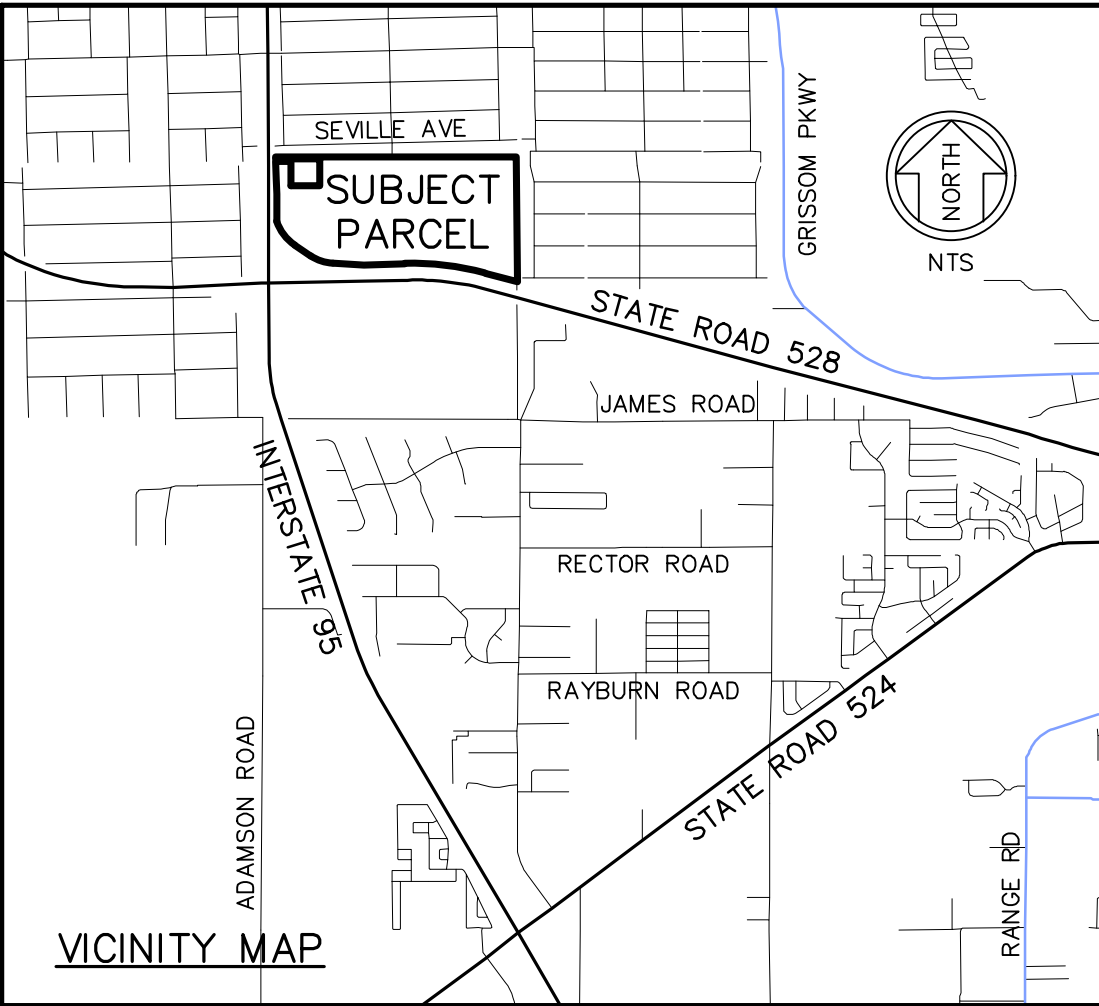
720 MAGNOLIA AVENUE
MELBOURNE, FLORIDA 32935
PHONE: (321) 757-6395

AT&T

712 FLORIDA AVE.
COCOA, FLORIDA 32922
PHONE: (321) 723-8040

SUNSHINE 811

www.sunshine811.com
(800) 432-4770



REV.	DATE	BY	DESCRIPTION
1	07/12/22	JUG	REV. PER CITY OF COCOA COMMENTS
2	09/18/22	JUG	REV. PER SURVAD COMMENTS
3	09/02/23	JUG	REV. PER CITY OF COCOA COMMENTS
4	01/24/24	JUG	REV. PER CITY OF COCOA COMMENTS

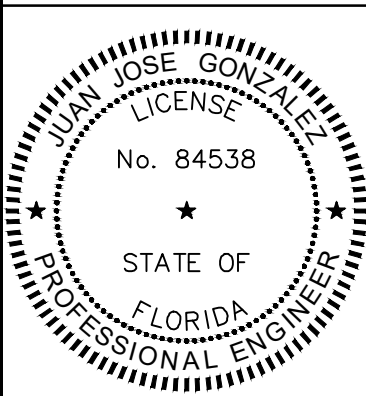
DSN BY	DRW BY	CHK BY	APPR BY
LB	LB	JUG	JUG

CONSTRUCTION PLANS FOR
Lakes at Cocoa Grove
SUBDIVISION
CITY OF COCOA, FLORIDA

COVER SHEET



DRMP, Inc.

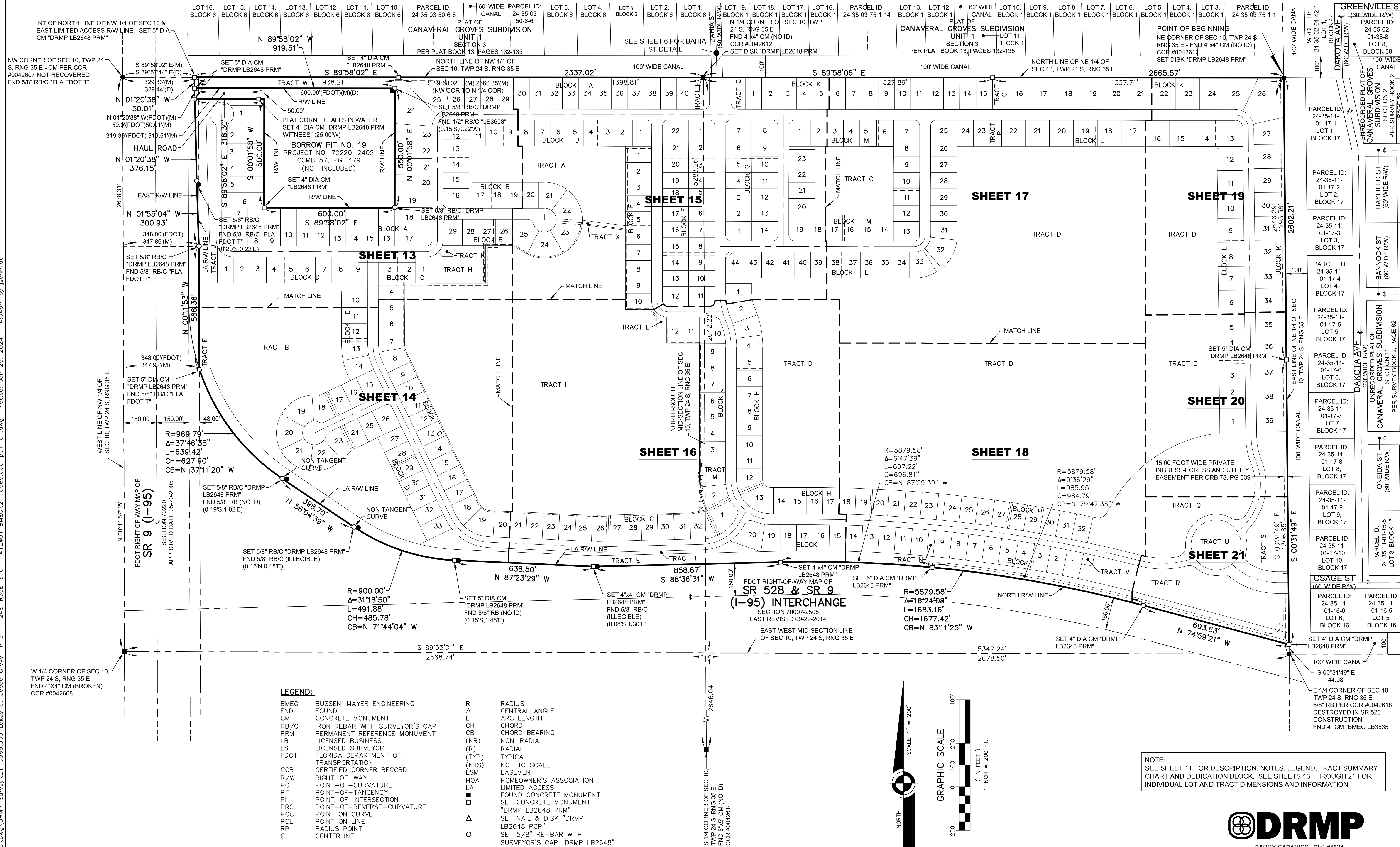


Juan Jose Gonzalez, P.E.
State of Florida #84538
PROJECT NUMBER: 21-0569.000
SCALE: NTS
DATE: February 21, 2020
SHEET: 1

Lakes at Cocoa Grove

A SUBDIVISION LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____
SHEET 2 OF 11
SECTION 10 TWP. 24 S., RANGE 35 E.



CONSTRUCTION PLANS FOR		PRELIMINARY PLAT COVER SHEET		DRMP, Inc.	
Lakes at Cocoa Grove SUBDIVISION		CITY OF COCOA, FLORIDA		DRMP, Inc. ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS	
DSN BY	LB	DRN BY	LB	Certificate of Authorization No. 2648 100 Parnell Street Suite A, Merritt Island, FL 32953 Phone 321.453.0010 WWW.DRMP.COM	
CHK BY	JUG	CHK BY	JUG	State of Florida # 84538 Professional Engineer	
APPR BY	JUG	APPR BY	JUG	No. 84538 STATE OF FLORIDA PROFESSIONAL ENGINEER	
DATE	NO.	DATE	NO.	Juan Jose Gonzalez, P.E. State of Florida # 84538 PROJECT NUMBER: 21-0569.000 SCALE: 1" = 200' DATE: February 21, 2020 SHEET: 12	

DRMP
J. BARRY CABANISS PLS #4524
CERTIFICATE OF AUTHORIZATION NO. LB 2648
100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PHONE NO.: (321) 453-0010

SURVEY DEPT. 12

SUBMITTED FOR PERMITTING PURPOSES ONLY - NOT FOR CONSTRUCTION

Exhibit C

Master Special Assessment Methodology Report, dated February 20, 2024

LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment Methodology Report

February 20, 2024



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the "Report") was developed to provide a financing plan and a special assessment methodology for the Lakes at Cocoa Grove Community Development District (the "District"), located within the City of Cocoa in Brevard County, Florida, as related to funding the costs of public infrastructure improvements (the "Capital Improvement Plan" or "CIP") contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents the projections for financing the District's "Capital Improvement Plan", as described in the Master Engineer's Report developed by B.S.E Consultants, Inc. (the "District Engineer") and dated February 20, 2024 (the "Engineer's Report"), which improvements set forth therein make up the "Capital Improvement Plan", as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Capital Improvement Plan.

1.3 Special Benefits and General Benefits

The public infrastructure improvements undertaken and funded by the District as part of the Capital Improvement Plan create special and peculiar benefits, different in kind and degree from the general and incidental benefits to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District's Capital Improvement Plan enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the Capital Improvement Plan. However, these benefits are only incidental since the Capital Improvement Plan is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the Capital Improvement Plan and do not depend upon the Capital Improvement Plan to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

The Capital Improvement Plan will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the Capital Improvement Plan. Even though the exact value of the benefits provided by the Capital Improvement Plan is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the Capital Improvement Plan as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District will serve the Lakes at Cocoa Grove development (the "Development"), a master planned residential development located within the City of Cocoa in Brevard County, Florida. The District currently consists of approximately 246.43 +/- acres and is generally located at the northeast corner of State Road 528 and I-95 Interchange.

2.2 The Development Program

The development of Lakes at Cocoa Grove is anticipated to be conducted by Mountain Cove Homes at Lakes at Cocoa Grove, LLC or an affiliated entity (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan envisions a total of 350 residential dwelling units with a total lot area of 3,749,798 square feet, although land use types

and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for the District.

3.0 The Capital Improvement Plan

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 The Capital Improvement Plan

The Capital Improvement Plan needed to serve the Development is projected to consist of improvements which will serve all of the lands in the District. The District, however, reserves the right to create distinct assessment areas to coincide with the phases of development. The Capital Improvement Plan will consist of engineering – fee allowance, wetland environmental mitigation, street curb & gutter, subgrade, and base, utilities and sanitary sewer system, storm drains, water distribution system (potable water) landscaping – perimeter buffer, connector road: Osage/Angelica, roadway drainage improvements: Osage/Angelica, connector road miscellaneous (mailbox relocation, ROW restoration), intersection improvement at Grissom - allowance, landscaping – allowance, and contingencies as set forth in more detail in the Engineer's Report. At the time of this writing, the total cost of the Capital Improvement Plan is estimated to total approximately \$27,680,999.38.

The public infrastructure improvements that comprise the Capital Improvement Plan will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the Capital Improvement Plan.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. As of the time of writing of this Report, the District will most likely acquire completed improvements from the Developer, although the District maintains the complete flexibility to either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund the costs of the Capital Improvement Plan as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$38,205,000 in par amount of special assessment bonds (the "Bonds") as illustrated in Table 3 in the *Appendix*.

Please note that the purpose of this Report is to allocate the benefit of the Capital Improvement Plan to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Capital Improvement Plan. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$38,205,000 to finance approximately \$27,680,999.38 in Capital Improvement Plan costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvements and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$38,205,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the Capital Improvement Plan outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the District and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties within the District that derive special and peculiar benefits from the Capital Improvement Plan. All properties within the District that receive special benefits from the Capital Improvement Plan will be assessed for their fair share of the debt issued in order to finance all or a portion of the Capital Improvement Plan.

5.2 Benefit Allocation

The most current development plan for the District envisions the development of 350 residential dwelling units with a total lot area of 3,749,798 square feet, although, unit numbers and land use types may change throughout the development period.

The public infrastructure improvements that comprise the Capital Improvement Plan will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of the improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the District to be developable, both the public infrastructure improvements that comprise the Capital Improvement Plan and their combined benefit will be greater than the

sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Capital Improvement Plan have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem special assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem special assessment amount levied on that parcel.

The benefit associated with the Capital Improvement Plan of the District is proposed to be allocated to the different unit types within the District in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within the District based on the relative density of development and the intensity of use of master infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind different ERU weights is supported by the fact that generally and on average units with smaller lot sizes will use and benefit from the District's improvements less than units with larger lot sizes, as for instance, generally and on average units with smaller lot sizes produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than units with larger lot sizes. Additionally, the value of the units with larger lot sizes is likely to appreciate by more in terms of dollars than that of the units with smaller lot sizes as a result of the implementation of the Capital Improvement Plan. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different unit types from the District's improvements.

Table 5 in the *Appendix* presents the apportionment of the non-ad valorem special assessments associated with funding the District's Capital Improvement Plan (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

Amenities. No Bond Assessments are allocated herein to any private amenities or other common areas planned for the development. If owned by a homeowner's association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly benefit all platted lots in the District. If the common elements are owned by the District, then they would be governmental property not subject to the Bond Assessments and would be open to the general public, subject to District rules and policies. As such, no Bond Assessments will be assigned to the amenities and common areas.

Government Property. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Bond Assessments without specific consent thereto. If at any time, any real property on which Bond Assessments are imposed is sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer by way of a mandatory true-up payment without any further action of the District.

5.3 Assigning Debt

The Bond Assessments will initially be levied on all of the gross acre land in the District. Consequently, the Bond Assessments will be levied on approximately 246.43 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$38,205,000 will be preliminarily levied on approximately 246.43 +/- gross acres at a rate of \$155,033.88 per acre.

As the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the District.

Further, to the extent that any residential land which has not been platted is sold to another developer or builder, the Bond Assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

Transferred Property. In the event unplatted land is sold to a third party (the “Transferred Property”), the Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs (as herein defined) assigned by the Developer to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be responsible for the total Bond Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total Bond Assessment is allocated to the Transferred Property at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total Bond Assessments initially allocated to the Transferred Property will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e., equal assessment per gross acre until platting).

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, public infrastructure improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums; and
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the Capital Improvement Plan make the land in the District developable and saleable and when implemented jointly as parts of the Capital Improvement Plan, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the Capital Improvement Plan by different unit types.

Accordingly, no acre or parcel of property within the District will be lienied for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned Equivalent Residential Units ("ERUs") as set forth in Table 4 in the Appendix ("Development Plan"). At such time as lands are to be platted (or replatted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

- a. If a Proposed Plat results in the same amount of ERUs (and thus Bond Assessments) able to be imposed on the "Remaining Unplatted Lands" (i.e., those remaining unplatted lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Bond Assessments to the product types being platted and the remaining property in accordance with this Report, and

cause the Bond Assessments to be recorded in the District's improvement lien book.

b. If a Proposed Plat within the District has more than the anticipated ERUs (and Bond Assessments) such that the Remaining Unplatted Developable Lands would be assigned fewer ERUs (and Bond Assessments) than originally contemplated in the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the Property or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat within the District has fewer than the anticipated ERUs (and Bond Assessments) such that the Remaining Unplatted Developable Lands would have to be assigned more ERUs (and Bond Assessments) in order to fully assign all of the ERUs originally contemplated in the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the difference between: (i) the Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer and District Counsel, shall determine in his or her sole discretion what amount of ERUs (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the development, b) the revised, overall development plan showing the number and type of units reasonably planned for the development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient assessments to pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Bond Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

5.7 Assessment Roll

The Bond Assessments in the amount of \$38,205,000 are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, Bond Assessments shall be paid in no more than thirty (30) annual principal installments.

5.8 Additional Items Regarding Bond Assessment Imposition and Allocation

This Report is intended to establish the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein comprising the Capital Improvement Plan. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

As noted herein, the Capital Improvement Plan functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund improvements within any benefitted property or designated assessment area within the District, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties.

As set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to “buy down” the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the Developer to pay down Bond Assessment will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District’s Capital Improvement Plan. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Report. For additional information on the bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Lakes at Cocoa Grove

Community Development District

Development Plan

Unit Type	Total Number of Units
Units (per 10,000 Sq. Ft.)	374.9798
Total	374.9798

Table 2

Lakes at Cocoa Grove

Community Development District

Capital Improvement Plan

Improvement	Total CIP Costs
Engineering - Fee Allowance	\$595,000.00
Wetlands Environmental Mitigation	\$1,943,605.00
Street Curb & Gutter, Subgrade and Base	\$2,474,360.75
Utilities and Sanitary Sewer System	\$5,723,715.00
Storm Drains	\$5,816,825.00
Water Distribution System (Potable Water)	\$2,493,688.73
Landscaping - Perimeter Buffer	\$600,000.00
Connector Road: Osage/Angelica	\$2,100,000.00
Roadway Drainage Improvements: Osage/Angelica	\$535,305.00
Connector Road Miscellaneous (mailbox relocation, ROW restoration)	\$225,000.00
Intersection Improvement at Grissom - Allowance	\$500,000.00
Landscaping - Allowance	\$60,000.00
Contingency	\$4,613,499.90
Total	\$27,680,999.38

Table 3

Lakes at Cocoa Grove

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$38,205,000.00
Total Sources	\$38,205,000.00

Uses

Project Fund Deposits:	
Project Fund	\$27,680,999.38
Other Fund Deposits:	
Debt Service Reserve Fund	\$3,393,652.09
Capitalized Interest Fund	\$6,112,800.00
Delivery Date Expenses:	
Costs of Issuance	\$1,014,100.00
Rounding	\$3,448.53
Total Uses	\$38,205,000.00

Coupon Rate: 8.00%
 CAPI Length: 24 Months
 Bond Duration: 30 Years
 Underwriter's Discount Rate: 2%
 Cost Of Issuance: \$250,000

Table 4

Lakes at Cocoa Grove

Community Development District

Benefit Allocation

Unit Type	Total Number of Units	ERU per Unit	Total ERU
Units (per 10,000 Sq. Ft.)	374.9798	1.00	374.9798
Total	374.9798		374.9798

Table 5

Lakes at Cocoa Grove

Community Development District

Bond Assessment Apportionment

Unit Type	Total Number of Units	Total Cost Allocation	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit (per 10,000 Sq. Ft.)	Annual Bond Assessment Debt Service per Unit (per 10,000 Sq. Ft.) paid in March*
Units (per 10,000 Sq. Ft.)	374.9798	\$27,680,999.38	\$38,205,000.00	\$101,885.49	\$9,627.90
Total	374.9798	\$27,680,999.38	\$38,205,000.00		

* Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

Exhibit “B”

The debt assessment lien is being placed on property described in the attached legal description. For notice purposes, listed below are the potentially applicable County Property Appraiser parcels, and property owners, developers/potential property owners, and developers that will be included on a mailing list related to debt assessments:

24-35-10-00-3 - MOUNTAIN COVE HOMES AT LAKES AT COCOA GROVE LLC

MOUNTAIN COVE HOMES AT LAKES AT COCOA GROVE LLC
4878 SW 74TH CT
MIAMI, FL 33155

LAKES AT COCOA GROVE

COMMUNITY DEVELOPMENT DISTRICT

3C



**LAKES AT COCOA GROVE CDD
ENGINEER'S REPORT**

PREPARED FOR:

Board of Supervisors
Lakes at Cocoa Grove Community Development District

PREPARED BY:

B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite 4
Melbourne, Florida 32901

**February 20, 2024
B.S.E. File #11679**

LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT ENGINEER'S REPORT

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan (“CIP”), and estimated costs of the CIP, for the Lakes at Cocoa Grove Community Development District.

2. GENERAL SITE DESCRIPTION

The proposed District is located entirely within the City of Cocoa, and covers approximately 246.43 acres of land, more or less. The District is generally located at the northeast corner of State Road 528 and I-95 Interchange. A Location Map is provided in Figure 1.

3. PROPOSED CAPITAL IMPROVEMENT PLAN

The CIP is intended to provide public infrastructure improvements for the lands within the District, which are planned for 350 residential units. Table A and Exhibit A at the end of this report show the planned product types and land uses for the District.

The CIP infrastructure includes:

Stormwater Management System:

The stormwater collection and outfall system are a combination of roadway curbs, curb inlets, pipes, control structures and stormwater ponds designed to treat and attenuate stormwater runoff from District lands. The stormwater system will be designed consistent with the criteria established by the SJRWMD and the City for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system including the storm sewer inlets and piping within the right-of-way.

Water, Wastewater and Reclaim Utilities:

As part of the CIP, the District intends to construct water and wastewater utility infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection.

Wastewater improvements for the project will include an onsite gravity collection system, offsite and onsite force main and onsite lift stations. The City will install water and sewer mains along the connector road to the site.

An irrigation reclaim water distribution system will not be constructed and will be replaced with an Irrigation System as noted below.

The water and wastewater collection systems for all phases will be completed by the District and then dedicated to the City for operation and maintenance.

Hardscape, Landscape, and Irrigation:

The District will construct and/or install landscaping and hardscaping that will include a perimeter buffer outside of the gated community entrance. The project will at a minimum meet the City's design criteria and requirements for planting and irrigation but, in most cases, will exceed the requirements with enhancements for the benefit of the community. An irrigation system will be constructed in place of a reuse water system at the recommendation of SJRWMD in order to use a storm water harvesting system. All such landscaping, irrigation and hardscaping will be owned, maintained and funded by the District.

Environmental Conservation/Mitigation

The District will be responsible for the design, permitting, construction, maintenance, and government reporting of any on-site environmental conservation areas, including wetland environmental mitigation costs.

Professional Services

The CIP also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Off-Site Improvements

Offsite improvements will consist of roadway and utility extension to serve the community. The following offsite improvements are proposed:

- Connector road and associated drainage improvements – Osage/Angelica
- Intersection and turn-lane improvements at Grisom Parkway
- Landscaping Improvements

These improvements are required by the Development Agreement. This includes the connector roadway and associated drainage improvements, intersection improvements and landscaping. Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage and sidewalks. All roads will be designed in accordance with applicable City and other governmental standards.

NOTE: In the event that impact fee credits are generated from any roadway, utilities or other improvements funded by the District, any such credits, if any, will be the subject of a separate agreement between the applicable developer and the District. Pursuant to such an agreement, and without intending to alter the terms of such an agreement, the applicable developer may elect to retain such credits if the developer provides consideration equal to the market value of the credits in the form of work product, improvements and/or land (based on the lesser of appraised value or the developer's cost basis as it relates to land), or in the form of a cash paydown of certain debt assessments or a reduction in the acquisition cost to the District equal to the value of the credits.

4. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of the CIP have either been obtained or are currently under review by respective governmental authorities, and include the following:

Agency	Permit Description	Permit Status
City of Cocoa	Site Construction Plans, Utility Plans	Submitted – Under Review
Brevard County	R/W Permit – Driveway and Drainage Improvements	Bahia Street Access only – to be submitted by 1/8/24
St. Johns River Water Management District	Environmental Resource Permit	Permit issued
Florida Wildlife Commission	Gopher Tortoise Relocation	Permit issued
FDEP	Potable Water Permit	Not Yet Submitted – Pending City Staff approval of Utility Plans
FDEP	Sanitary Sewer Permit	Not Yet Submitted - Pending City Staff approval of Utility Plans

5. OPINION OF PROBABLE CONSTRUCTION COSTS

The table below presents, among other things, the cost estimate for the CIP. It is our professional opinion that the costs set forth below are reasonable and consistent with market pricing.

COST ESTIMATE

Improvement	TOTAL CIP Estimated Cost	O&M Entity
Engineering – Fee Allowance	\$595,000.00	n/a
Wetlands Environmental Mitigation	\$1,943,605.00	CDD
Street Curb & Gutter, Subgrade and Base ¹	\$2,474,360.75	CDD
Utilities and Sanitary Sewer System	\$5,723,715.00	City of Cocoa
Storm Drains	\$5,816,825.00	CDD
Water Distribution System (Potable Water)	\$2,493,688.73	City of Cocoa
Landscaping – Perimeter Buffer	\$600,000.00	CDD
Connector Road: Osage/Angelica ²	\$2,100,000.00	City of Cocoa/Brevard County

Roadway Drainage Improvements: Osage/Angelica	\$535,305.00	City of Cocoa/Brevard County
Connector Road Miscellaneous (mailbox relocation, ROW restoration)	\$225,000.00	City of Cocoa/Brevard County
Intersection Improvement @ Grissom - Allowance	\$500,000.00	Brevard County
Landscaping - Allowance	\$60,000.00	CDD
Contingency	\$4,613,499.90	n/a
TOTAL	\$27,680,999.38	

General Notes:

1. These costs estimates are preliminary and subject to final design and permitting.
2. These cost estimates do not include the costs for permitting fees, irrigation, and the testing of water and sewer pipes.
3. These costs do not include costs for installation of water and sewer connector pipes along Osage/Angelica.
4. The above pricing is based on Civil Engineering Drawings by DRMP dated 9/8/2022 (REV2). Engineering drawings are pending final approval from the City.
5. The HOA will be responsible for the maintenance of the asphalt on all on-site roadways, Cost includes for curb and gutter, sub-base and grade.
6. The Reuse Water System is to be replaced with an Irrigation System at the recommendation of the SJRWMD to use a Storm Water Harvesting System. This is not included in the CDD improvements costs. Note: The Storm Water Harvesting System has not yet been approved by the City.
7. Due to the volatile nature of the market, the cost of material and fuel cannot be guaranteed.
8. On-site lighting is not included in the CDD improvement costs.

6. CONCLUSIONS

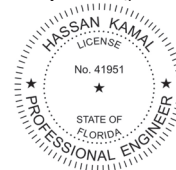
The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- The estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in the area in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- All of the improvements comprising the CIP are required by applicable development approvals issued pursuant to Section 380.06, Florida Statute;
- The CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course;
- The District will pay the lesser of the actual cost of the improvements or fair market value; and

- The assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs.
- Also, the CIP will constitute a system of improvements that will provide benefits, both general, and special and peculiar to all lands within the District. The general public, property owners, and property outside the District will benefit from the provisions of the District's CIP; however, these are incidental to the District's CIP, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enable properties within its boundaries to be developed.
- The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances. The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District, which may include a reasonable user fee implemented by the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property.

Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.



Digitally signed
by Hassan Kamal
Date: 2024.02.07
12:28:04 -05'00'

Hassan Kamal, P.E.
FL License No. 41951
February 20, 2024

TABLE A
The Lakes at Cocoa Grove

# Lot	PHASE	SQ. FT.	Frontage (LF)	Back (LF)	Depth (LF)
		BLOCK - A			
1	1	13,271.00	102.46'	89.45'	167.59'
2	1	14,521.00	85.83'	85.47'	170.00'
3	1	12,750.00	75.00'	75.00'	170.00'
4	1	12,750.00	75.00'	75.00'	170.00'
5	1	12,750.00	75.00'	75.00'	170.00'
6	1	12,751.00	75.00'	75.01'	170.00'
7	1	16,015.00	109.26'	95.00'	170.00'
8	1	12,750.00	75.00'	75.00'	170.00'
9	1	13,120.00	75.00'	75.00'	174.93'
10	1	13,120.00	75.00'	75.00'	174.94'
11	1	13,120.00	75.00'	75.00'	174.94'
12	1	13,121.00	75.00'	75.00'	174.94'
13	1	13,121.00	75.00'	75.00'	174.95'
14	1	13,121.00	75.00'	75.00'	174.95'
15	1	13,121.00	75.00'	75.00'	174.95'
16	1	13,122.00	75.00'	75.00'	174.96'
17	1	17,320.00	116.50'	102.23'	170.73'
18	1	12,805.00	75.00'	75.00'	170.73'
19	1	12,805.00	75.00'	75.00'	170.73'
20	1	12,805.00	75.00'	75.00'	170.74'
21	1	12,805.00	75.00'	75.00'	170.74'
22	1	12,806.00	75.00'	75.00'	170.74'
23	1	13,572.00	73.16'	85.80'	171.45'
24	1	26,606.00	59.14'	211.93'	246.74'
25	1	22,168.00	59.14'	213.83'	246.74'
26	1	11,689.00	72.39'	87.85'	147.14'
27	1	10,939.00	75.00'	75.00'	145.85'
28	1	10,939.00	75.00'	75.00'	145.85'
29	1	10,939.00	75.00'	75.00'	145.85'
30	1	10,939.00	75.00'	75.00'	145.85'
31	1	10,939.00	75.00'	75.00'	145.85'
32	1	10,939.00	75.00'	75.00'	145.85'
33	1	10,939.00	75.00'	75.00'	145.85'
34	1	10,939.00	75.00'	75.00'	145.85'
35	1	10,939.00	75.00'	75.00'	145.85'
36	1	10,939.00	75.00'	75.00'	145.85'
37	1	10,939.00	75.00'	75.00'	145.86'
38	1	10,939.00	75.00'	75.00'	145.86'
39	1	10,939.00	75.00'	75.00'	145.86'
40	1	10,939.00	75.00'	75.00'	145.86'

BLOCK - B					
1	1	10,476.00	102.69'	88.42'	120.00'
2	1	9,000.00	75.00'	75.00'	120.00'
3	1	9,000.00	75.00'	75.00'	120.00'
4	1	9,000.00	75.00'	75.00'	120.00'
5	1	9,000.00	75.00'	75.00'	120.00'
6	1	9,000.00	75.00'	75.00'	120.00'
7	1	9,000.00	75.00'	75.00'	120.00'
8	1	9,000.00	75.00'	75.00'	120.00'
9	1	9,000.00	75.00'	75.00'	120.00'
10	1	9,000.00	75.00'	75.00'	120.00'
11	1	9,000.00	75.00'	75.00'	120.00'
12	1	10,537.00	109.98'	90.00'	120.00'
13	1	9,000.00	75.00'	75.00'	120.00'
14	1	9,000.00	75.00'	75.00'	120.00'
15	1	9,000.00	75.00'	75.00'	120.00'
16	1	10,781.00	105.23'	90.95'	120.00'
17	1	9,300.00	77.50'	77.50'	120.00'
18	1	9,300.00	77.50'	77.50'	120.00'
19	1	9,000.00	75.00'	75.00'	120.00'
20	1	9,000.00	75.00'	75.00'	120.00'
21	1	11,897.00	60.73'	137.57'	120.00'
22	1	13,532.00	53.42'	172.12'	120.00'
23	1	13,532.00	53.42'	172.12'	120.00'
24	1	13,532.00	53.42'	172.12'	120.00'
25	1	13,967.00	147.65'	78.54'	120.00'
26	1	9,300.00	77.50'	77.50'	120.00'
27	1	9,300.00	77.50'	77.50'	120.00'
28	1	9,000.00	75.00'	75.00'	120.00'
29	1	10,690.00	104.27'	93.26'	120.00'

BLOCK - C					
1	1	9,035.00	75.49'	75.00'	124.29'
2	1	9,000.00	75.00'	75.00'	120.00'
3	1	11,266.00	109.27'	95.00'	120.00'
4	3	9,000.00	75.00'	75.00'	120.00'
5	3	9,000.00	75.00'	75.00'	120.00'
6	3	9,000.00	75.00'	75.00'	120.00'
7	3	9,842.00	92.46'	71.57'	120.06'
8	3	10,344.00	102.68'	69.69'	120.06'
9	3	9,000.00	75.00'	75.00'	120.00'
10	3	9,000.00	75.00'	75.00'	120.00'
11	3	9,000.00	75.00'	75.00'	120.00'
12	3	9,000.00	75.00'	75.00'	120.00'
13	3	9,000.00	75.00'	75.00'	120.00'
14	3	9,000.00	75.00'	75.00'	120.00'

15	3	9,000.00	75.00'	75.00'	120.00'
16	3	9,000.00	75.00'	75.00'	120.00'
17	3	9,000.00	75.00'	75.00'	120.00'
18	3	10,656.00	108.94'	68.61'	120.11'
19	3	12,841.00	151.44'	62.43'	120.11'
20	3	9,000.00	75.00'	75.00'	120.00'
21	3	9,000.00	75.00'	75.00'	120.00'
22	3	9,000.00	75.00'	75.00'	120.00'
23	3	9,000.00	75.00'	75.00'	120.00'
24	3	9,000.00	75.00'	75.00'	120.00'
25	3	9,058.00	76.20'	74.76'	120.00'
26	3	9,279.00	80.79'	73.85'	120.00'
27	3	9,000.00	75.00'	75.00'	120.00'
28	3	9,000.00	75.00'	75.00'	120.00'
29	3	9,000.00	75.00'	75.00'	120.00'
30	3	9,000.00	75.00'	75.00'	120.00'
31	3	9,000.00	75.00'	75.00'	120.00'
32	3	12,827.00	127.91'	75.20'	128.55'

BLOCK - D					
1	1	9,889.00	94.05'	75.00'	166.27'
2	1	9,000.00	75.00'	75.00'	120.00'
3	1	9,000.00	75.00'	75.00'	120.00'
4	1	9,000.00	75.00'	75.00'	120.00'
5	1	9,000.00	75.00'	75.00'	120.00'
6	1	9,000.00	75.00'	75.00'	120.00'
7	1	9,000.00	75.00'	75.00'	120.00'
8	1	9,000.00	75.00'	75.00'	120.00'
9	1	10,666.00	104.27'	90.00'	120.00'
10	3	9,000.00	75.00'	75.00'	120.00'
11	3	9,000.00	75.00'	75.00'	120.00'
12	3	9,000.00	75.00'	75.00'	120.00'
13	3	9,859.00	70.17'	94.13'	120.00'
14	3	10,076.00	69.01'	98.91'	120.00'
15	3	10,666.00	104.27'	90.00'	120.00'
16	3	9,000.00	75.00'	75.00'	120.00'
17	3	9,300.00	77.50'	77.50'	120.00'
18	3	11,145.00	117.76'	67.88'	120.00'
19	3	13,532.00	53.42'	172.12'	120.00'
20	3	13,532.00	53.42'	172.12'	120.00'
21	3	13,532.00	53.42'	172.12'	120.00'
22	3	13,004.00	56.58'	160.17'	120.63'
23	3	11,471.00	112.70'	71.63'	120.63'
24	3	9,300.00	77.50'	77.50'	120.00'
25	3	9,000.00	75.00'	75.00'	120.00'
26	3	10,666.00	104.27'	90.00'	120.00'

27	3	9,000.00	75.00'	75.00'	120.00'
28	3	9,000.00	75.00'	75.00'	120.00'
29	3	9,000.00	75.00'	75.00'	120.00'
30	3	9,000.00	75.00'	75.00'	120.00'
31	3	9,000.00	75.00'	75.00'	120.00'
32	3	9,000.00	75.00'	75.00'	120.00'
33	3	9,084.00	75.38'	75.00'	125.22'

BLOCK - E

1	2	9,000.00	75.00'	75.00'	120.00'
2	2	9,000.00	75.00'	75.00'	120.00'
3	2	9,000.00	75.00'	75.00'	120.00'
4	2	9,000.00	75.00'	75.00'	120.00'
5	2	9,000.00	75.00'	75.00'	120.00'
6	2	9,000.00	75.00'	75.00'	120.00'
7	2	9,000.00	75.00'	75.00'	120.00'
8	2	9,000.00	75.00'	75.00'	120.00'
9	2	9,000.00	75.00'	75.00'	120.00'
10	2	9,149.00	77.19'	75.00'	131.56'

BLOCK - F

1	2	10,666.00	104.27'	90.00'	120.00'
2	2	9,000.00	75.00'	75.00'	120.00'
3	2	9,000.00	75.00'	75.00'	120.00'
4	2	9,000.00	75.00'	75.00'	120.00'
5	2	9,000.00	75.00'	75.00'	120.00'
6	2	9,000.00	75.00'	75.00'	120.00'
7	2	9,000.00	75.00'	75.00'	120.00'
8	2	9,000.00	75.00'	75.00'	120.00'
9	2	9,000.00	75.00'	75.00'	120.00'
10	2	9,000.00	75.00'	75.00'	120.00'
11	2	10,712.00	104.31'	90.00'	120.00'
12	2	10,666.00	104.27'	90.00'	120.00'
13	2	9,000.00	75.00'	75.00'	120.00'
14	2	9,000.00	75.00'	75.00'	120.00'
15	2	9,000.00	75.00'	75.00'	120.00'
16	2	9,000.00	75.00'	75.00'	120.00'
17	2	9,000.00	75.00'	75.00'	120.00'
18	2	9,000.00	75.00'	75.00'	120.00'
19	2	9,000.00	75.00'	75.00'	120.00'
20	2	9,000.00	75.00'	75.00'	120.00'
21	2	9,000.00	75.00'	75.00'	120.00'
22	2	10,666.00	104.27'	90.00'	120.00'

BLOCK - G

1	2	10,666.00	104.27'	90.00'	120.00'
---	---	-----------	---------	--------	---------

2	2	9,000.00	75.00'	75.00'	120.00'
3	2	9,000.00	75.00'	75.00'	120.00'
4	2	9,000.00	75.00'	75.00'	120.00'
5	2	9,000.00	75.00'	75.00'	120.00'
6	2	9,000.00	75.00'	75.00'	120.00'
7	2	10,666.00	104.27'	90.00'	120.00'
8	4	10,666.00	104.27'	90.00'	120.00'
9	4	9,000.00	75.00'	75.00'	120.00'
10	4	9,000.00	75.00'	75.00'	120.00'
11	4	9,000.00	75.00'	75.00'	120.00'
12	4	9,000.00	75.00'	75.00'	120.00'
13	4	9,000.00	75.00'	75.00'	120.00'
14	4	10,665.00	104.27'	90.00'	120.00'

BLOCK - H					
1	2	10,141.00	94.14'	74.88'	120.00'
2	2	10,060.00	94.30'	73.36'	120.00'
3	2	9,919.00	69.77'	95.54'	120.00'
4	2	9,513.00	72.05'	86.49'	120.00'
5	2	9,000.00	75.00'	75.00'	120.00'
6	2	9,000.00	75.00'	75.00'	120.00'
7	2	9,000.00	75.00'	75.00'	120.00'
8	2	9,000.00	75.00'	75.00'	120.00'
9	2	9,000.00	75.00'	75.00'	120.00'
10	2	9,000.00	75.00'	75.00'	120.00'
11	2	9,000.00	75.00'	75.00'	120.00'
12	2	10,938.00	114.73'	67.58'	120.00'
13	2	15,357.00	198.64'	57.30'	120.00'
14	2	9,000.00	75.00'	75.00'	120.00'
15	2	9,000.00	75.00'	75.00'	120.00'
16	2	9,033.00	74.80'	75.74'	120.00'
17	2	9,051.00	74.69'	76.16'	120.00'
18	2	9,051.00	74.69'	76.16'	120.00'
19	2	9,051.00	74.69'	76.17'	120.00'
20	2	9,051.00	74.70'	76.16'	120.00'
21	2	9,051.00	74.69'	76.16'	120.00'
22	2	9,051.00	74.70'	76.17'	120.00'
23	2	9,051.00	74.69'	76.16'	120.00'
24	2	9,051.00	74.69'	76.16'	120.00'
25	2	9,051.00	74.70'	76.17'	120.00'
26	2	9,051.00	74.69'	76.16'	120.00'
27	2	9,051.00	74.70'	76.17'	120.00'
28	2	9,051.00	74.69'	76.16'	120.00'
29	2	9,051.00	74.70'	76.17'	120.00'
30	2	9,051.00	74.69'	76.16'	120.00'
31	2	9,051.00	74.70'	76.17'	120.00'

32	2	9,051.00	74.69'	76.16'	120.00'
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BLOCK - I					
1	2	9,089.00	76.48'	75.00'	120.00'
2	2	9,091.00	76.52'	75.00'	120.00'
3	2	9,091.00	76.52'	75.00'	120.00'
4	2	9,091.00	76.52'	75.00'	120.00'
5	2	9,091.00	76.52'	75.00'	120.00'
6	2	9,091.00	76.52'	75.00'	120.00'
7	2	9,091.00	76.52'	75.00'	120.00'
8	2	9,091.00	76.52'	75.00'	120.00'
9	2	9,091.00	76.52'	75.00'	120.00'
10	2	9,061.00	76.26'	74.75'	120.00'
11	2	9,061.00	76.26'	74.75'	120.00'
12	2	9,061.00	76.26'	74.75'	120.00'
13	2	9,061.00	76.26'	74.75'	120.00'
14	2	9,061.00	76.26'	74.75'	120.00'
15	2	9,061.00	76.26'	74.75'	120.00'
16	2	9,063.00	76.31'	74.74'	120.00'
17	2	9,011.00	75.00'	75.00'	120.44'
18	2	9,079.00	75.00'	75.01'	121.83'
19	2	9,828.00	71.90'	87.80'	126.65'
20	2	13,319.00	94.96'	151.72'	126.65'

BLOCK - J					
1	2	13,969.00	88.55'	128.55'	119.93'
2	2	10,768.00	69.39'	110.17'	119.93'
3	2	9,000.00	75.00'	75.00'	120.00'
4	2	9,000.00	75.00'	75.00'	120.00'
5	2	9,000.00	75.00'	75.00'	120.00'
6	2	9,000.00	75.00'	75.00'	120.00'
7	2	9,000.00	75.00'	75.00'	120.00'
8	2	9,000.00	75.00'	75.00'	120.00'
9	2	8,998.00	75.01'	75.00'	119.57'
10	2	12,908.00	100.37'	120.40'	120.00'
11	2	9,000.00	75.00'	75.00'	120.00'
12	2	9,000.00	75.00'	75.00'	120.00'

BLOCK - K					
1	4	10,940.00	75.00'	75.00'	145.86'
2	4	11,669.00	80.00'	80.00'	145.86'
3	4	11,669.00	80.00'	80.00'	145.86'
4	4	10,940.00	75.00'	75.00'	145.87'
5	4	10,940.00	75.00'	75.00'	145.87'
6	4	10,940.00	75.00'	75.00'	145.87'
7	4	10,940.00	75.00'	75.00'	145.87'

8	4	10,940.00	75.00'	75.00'	145.87'
9	4	10,941.00	75.00'	75.00'	145.87'
10	4	10,941.00	75.00'	75.00'	145.87'
11	4	10,941.00	75.00'	75.00'	145.88'
12	4	10,941.00	75.00'	75.00'	145.88'
13	4	10,941.00	75.00'	75.00'	145.88'
14	4	10,941.00	75.00'	75.00'	145.88'
15	4	10,941.00	75.00'	75.00'	145.88'
16	4	16,048.00	110.00'	110.00'	145.89'
17	4	16,048.00	110.00'	110.00'	145.89'
18	4	16,048.00	110.00'	110.00'	145.89'
19	4	16,048.00	110.00'	110.00'	145.89'
20	4	16,049.00	110.00'	110.00'	145.90'
21	4	16,049.00	110.00'	110.00'	145.90'
22	4	16,049.00	110.00'	110.00'	145.90'
23	4	16,049.00	110.00'	110.00'	145.90'
24	4	16,050.00	110.00'	110.00'	145.91'
25	4	18,317.00	89.20'	158.09'	168.77'
26	4	30,592.00	78.42'	180.53'	168.77'
27	4	15,415.00	94.58'	124.83'	145.34'
28	4	15,425.00	110.00'	110.00'	140.24'
29	4	15,424.00	110.00'	110.00'	140.23'
30	4	15,423.00	110.00'	110.00'	140.22'
31	4	15,422.00	110.00'	110.00'	140.21'
32	4	15,421.00	110.00'	110.00'	140.20'
33	4	15,420.00	110.00'	110.00'	140.19'
34	4	15,419.00	110.00'	110.00'	140.18'
35	4	15,418.00	110.00'	110.00'	140.17'
36	4	15,417.00	110.00'	110.00'	140.16'
37	4	15,416.00	110.00'	110.00'	140.15'
38	4	15,415.00	110.00'	110.00'	140.14'
39	4	15,414.00	110.00'	110.00'	140.13'

BLOCK - L					
1	4	13,090.00	110.00'	110.00'	119.00'
2	4	13,090.00	110.00'	110.00'	119.00'
3	4	13,090.00	110.00'	110.00'	119.00'
4	4	13,090.00	110.00'	110.00'	119.00'
5	4	13,090.00	110.00'	110.00'	119.00'
6	4	13,090.00	110.00'	110.00'	119.00'
7	4	13,090.00	110.00'	110.00'	119.00'
8	4	13,090.00	110.00'	110.00'	119.00'
9	4	13,090.00	110.00'	110.00'	119.00'
10	4	13,090.00	110.00'	110.00'	119.00'
11	4	13,090.00	110.00'	110.00'	119.00'
12	4	13,160.00	110.00'	111.18'	119.01'

13	4	13,854.00	137.80'	119.01'	119.16'
14	4	13,108.00	110.00'	110.00'	119.16'
15	4	13,108.00	110.00'	110.00'	119.16'
16	4	13,107.00	110.00'	110.00'	119.16'
17	4	13,107.00	110.00'	110.00'	119.16'
18	4	13,107.00	110.00'	110.00'	119.15'
19	4	13,106.00	110.00'	110.00'	119.15'
20	4	13,106.00	110.00'	110.00'	119.15'
21	4	13,106.00	110.00'	110.00'	119.15'
22	4	13,106.00	110.00'	110.00'	119.14'
23	4	8,935.00	75.00'	75.00'	119.14'
24	4	8,935.00	75.00'	75.00'	119.14'
25	4	10,845.00	104.27'	90.00'	121.99'
26	4	9,149.00	75.00'	75.00'	121.99'
27	4	9,149.00	75.00'	75.00'	121.99'
28	4	9,149.00	75.00'	75.00'	121.99'
29	4	9,150.00	75.00'	75.00'	122.00'
30	4	9,150.00	75.00'	75.00'	122.00'
31	4	9,592.00	72.51'	84.74'	122.00'
32	4	12,756.00	57.66'	151.45'	122.00'
33	4	11,494.00	41.76'	129.19'	120.00'
34	4	9,000.00	75.00'	75.00'	120.00'
35	4	9,000.00	75.00'	75.00'	120.00'
36	4	9,000.00	75.00'	75.00'	120.00'
37	4	9,300.00	77.50'	77.50'	120.00'
38	4	9,300.00	77.50'	77.50'	120.00'
39	4	9,000.00	75.00'	75.00'	120.00'
40	4	9,000.00	75.00'	75.00'	120.00'
41	4	9,000.00	75.00'	75.00'	120.00'
42	4	9,000.00	75.00'	75.00'	120.00'
43	4	9,000.00	75.00'	75.00'	120.00'
44	4	10,666.00	104.27'	90.00'	120.00'

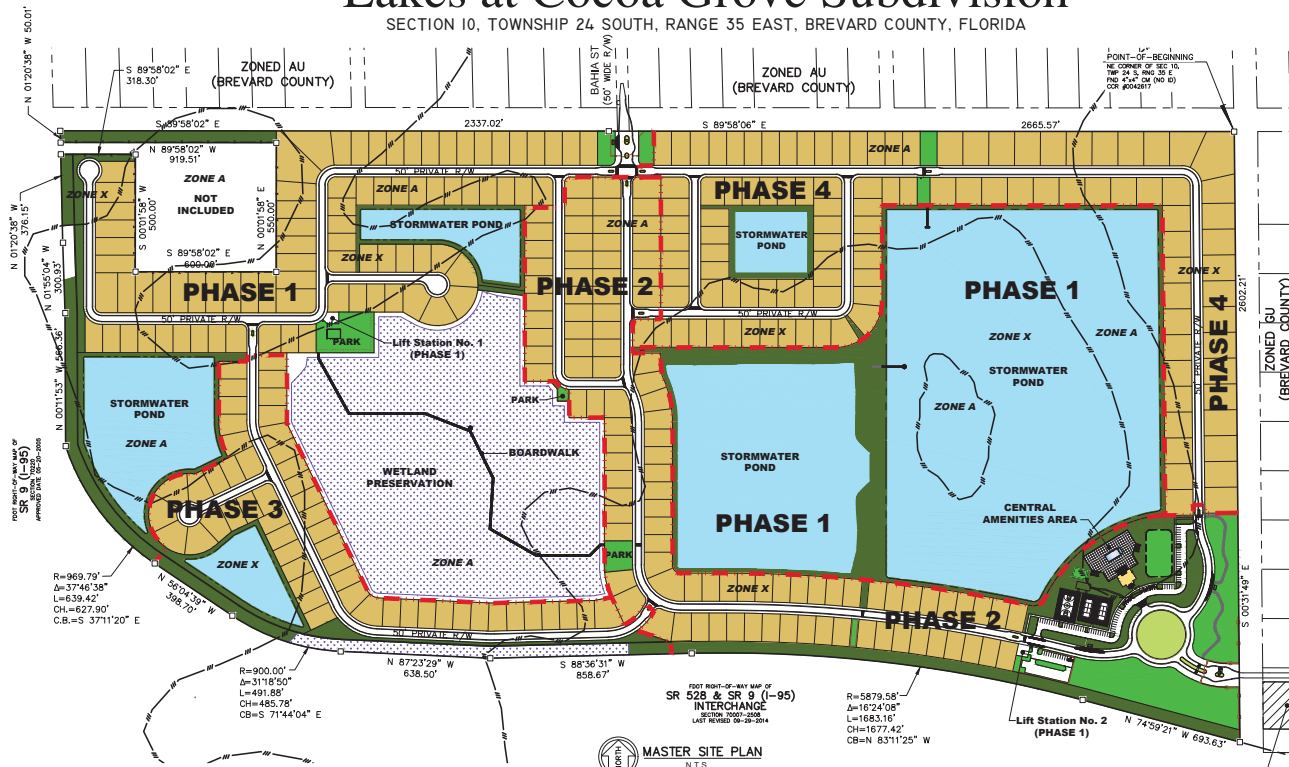
BLOCK - M					
1	4	11,940.00	114.89'	100.62'	120.00'
2	4	9,000.00	75.00'	75.00'	120.00'
3	4	9,000.00	75.00'	75.00'	120.00'
4	4	9,000.00	75.00'	75.00'	120.00'
5	4	9,300.00	77.50'	77.50'	120.00'
6	4	9,300.00	77.50'	77.50'	120.00'
7	4	10,666.00	104.27'	90.00'	120.00'
8	4	9,000.00	75.00'	75.00'	120.00'
9	4	9,000.00	75.00'	75.00'	120.00'
10	4	9,000.00	75.00'	75.00'	120.00'
11	4	9,000.00	75.00'	75.00'	120.00'
12	4	9,000.00	75.00'	75.00'	120.00'

13	4	10,666.00	104.27'	90.00'	120.00'
14	4	9,600.00	80.00'	80.00'	120.00'
15	4	9,240.00	77.00'	77.00'	120.00'
16	4	9,240.00	77.00'	77.00'	120.00'
17	4	9,240.00	77.00'	77.00'	120.00'
18	4	9,240.00	77.00'	77.00'	120.00'
19	4	10,980.00	106.89	92.62'	120.00'
20	4	9,000.00	75.00'	75.00'	120.00'
21	4	9,000.00	75.00'	75.00'	120.00'
22	4	9,000.00	75.00'	75.00'	120.00'
23	4	9,000.00	75.00'	75.00'	120.00'

350

EXHIBIT A1

PRELIMINARY SUBDIVISION AND LARGE SCALE SITE PLAN PREPARED FOR Lakes at Cocoa Grove Subdivision SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA



MASTER SITE PLAN
N.T.S.

AMENITIES SCHEDULE		
Tract	Description	Phase
D	GAZEBO	4
H	RECREATION / PARK	1
H	FENCED TOT LOT PLAY AREA	1
I	WOODEN BOARDWALK / GAZEBO	2
L	WILDLIFE VIEWING AREA	2
M	RECREATION / PARK	2
N	OPEN SPACE / RECREATION	2
O	RECREATION / PARK	2
P	RECREATION / PARK	4
P	FISHING PIER	4
Q	CONCERT EVENT AREA	2
Q	CLUBHOUSE / FITNESS GYM	2
Q	POOL & POOL DECK	2
Q	FENCED TOT LOT PLAY AREA	2
Q	TENNIS COURTS (2)	2
Q	BASKETBALL COURT (1)	2
R	SPORTS FIELD / RECREATION	2
S	RECREATION	2
	8' FITNESS PATH (PEDWAY)	ALL PHASES

PROPOSED LOTS PER PHASE	
Phase	Number of Lots
1	81
2	103
3	63
4	113
Total	360

GENERAL STATEMENT

This Preliminary Subdivision, Preliminary Plot and Large Scale Site Plan is for the proposed construction of a 350 lot single family subdivision to be constructed in 4 phases, along with associated roadways, sidewalks, utilities and stormwater lakes. The existing site vegetation consists of vacant land, borrow pits, and jurisdictional wetlands. Surrounding property conditions consist of residential property, S.R.528 and Interstate 95.

PROJECT CONTACTS

ENGINEER:
DRMP, INC. 100 PARNELL STREET
MERRITT ISLAND, FLORIDA 32953
PHONE: (321) 453-0010
CONTACT: SCOTT A. NIKLE, V.P.

OWNER/AGENT/APPLICANT:
MOUNTAIN COVE HOMES AT LAKES OF COCOA GROVE, LLC
4875 SW 74TH COURT
MIAMI, FL 33155
CONTACT: VICTOR F. SOLORZANO

SURVEYOR:

DRMP, INC.
100 PARNELL STREET
MERRITT ISLAND, FLORIDA 32953
PHONE: (321) 453-0010
CONTACT: JOSEPH B. CABANISS, P.L.S.

ENVIRONMENTAL CONSULTANT:

BIO-TECH CONSULTING INC.
3025 E. SOUTH ST.
ORLANDO, FL 32803
PHONE: (407) 894-9969
CONTACT: STEPHANIE SALVILLA, PROJECT MANAGER

SITE DATA

EXISTING ZONING: RU-1-7
IMPERVIOUS SURFACE RATIO (ISR): 0.36
SITE AREA: 246.43 ACRES
PROPOSED LOTS: 350
(TO BE COMPLETED IN 4 PHASES)
PROPOSED DENSITY: 1.42 LOTS PER ACRE
MINIMUM LOT WIDTH: 75' per code
MINIMUM LOT DEPTH: 100' per code
MINIMUM LOT SIZE: 7,500 S.F.
MAXIMUM HEIGHT: 35 FEET
AVERAGE LOT AREA: 160.35 ACRES OCCUPIED BY RESIDENTIAL LOTS/250 LOTS = 0.25 ACRE PER LOT AVERAGE

SETBACKS

FRONT = 25'
REAR = 15'
SIDE INTERIOR = 8'
SIDE CORNER = 15'

WATER STATEMENT

Potable water for the proposed site will be accomplished via a connection to and extension of the existing public waterline owned and operated by the City of Cocoa Utilities Dept. and located within Baha Street right-of-way at the north of the property and Gage Street right-of-way at the east of the property.

SEWER STATEMENT

Sanitary sewer will be provided to each lot via gravity sewer system. A Lift Station will pump the sewage via a force main to the end of an existing sewer system within Gage Parkway right-of-way owned and operated by City of Cocoa Utility Services Dept.

STORMWATER STATEMENT

Stormwater runoff will be conveyed to wet detention stormwater lakes located within site for pre-treatment of the stormwater and attenuation of a 25 year - 24 hour storm event. In accordance with City of Cocoa and S.F.R.M.D. criteria and ordinances.

FLOOD ZONE INFORMATION

SUBJECT PARCEL LIES IN ZONE "X" (AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "A" (AREAS OF SPECIAL FLOOD HAZARD - NO BASE FLOOD ELEVATION DETERMINED) AS DETERMINED FROM FLOOD INSURANCE RATE MAPS 120060020N DATED 2021-01-29 & 12006003202 DATED 2014-03-17 (MOST RECENT MAP AVAILABLE BREC-FEMA-COVL), AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITY COMPANY CONTACTS

BREVARD COUNTY WATER RESOURCES
2725 JUDGE FRANK JAMISON WAY
VLA, FLORIDA 32940
PHONE: (321) 639-5089

BREVARD COUNTY ROAD & BRIDGE
555 CONE ROAD
MERRITT ISLAND, FLORIDA 32952
PHONE: (321) 455-1389

CITY OF COCOA UTILITIES DEPT.
351 SHEPHERD BLVD
COCOA, FLORIDA 32922
PHONE: (321) 757-6395

FLORIDA CITY GAS
OPERATIONS DEPT.
4180 S. US HIGHWAY 101
ROCKLEDGE, FLORIDA 32985
PHONE: (321) 638-3424

FLORIDA POWER & LIGHT
270 PIONEER ROAD
MERRITT ISLAND, FLORIDA 32952
PHONE: (321) 455-6125

SUNSHINE 811
www.sunshine811.com
(800) 452-4770

SPECTRUM
720 MAGNOLIA AVENUE
MELBOURNE, FLORIDA 32935
PHONE: (321) 757-6395

DESCRIPTION:

A PARCEL OF LAND AS DESCRIBED IN O.R. BOOK 8563 PAGE 780 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE S. 00°31'49" E., ALONG THE EAST LINE OF THE NORTHEAST CORNER OF SAID SECTION 10, A DISTANCE OF 2602.21 FEET TO A POINT LYING 44.98 FEET N. 00°31'49" E. OF THE EAST QUARTER CORNER OF SAID SECTION 10; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 528 AS SHOWN ON SECTION MAP 70007-2508; THENCE N. 74°59'21" W., ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 693.63 FEET TO THE POINT-OF-CURVATURE OF A 587.58 FOOT RADIUS CIRCULAR CURVE CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°24'08" A DISTANCE OF 1683.19 FT. SAID CURVE HAVING A CHORD BEARING OF N. 83°11'25" W. AND A CHORD DISTANCE OF 1677.42 FT.; THENCE S. 88°36'31" W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 858.67 FEET; THENCE N. 87°23'29" W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 638.50 FEET TO THE POINT-OF-CURVATURE OF A 900.00 FOOT RADIUS CIRCULAR CURVE CONCAVE NORTHEASTERLY; SAID CURVE ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE STATE ROAD NO. 528 AND 1495 INTERCHANGE; THENCE NORTHWEST ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°18'09" A DISTANCE OF 491.88 FEET SAID CURVE HAVING A CHORD BEARING OF N. 71°40'04" W. AND A CHORD DISTANCE OF 485.78 FEET; THENCE N. 50°04'39" W., ALONG SAID STATE ROAD 528/95 RIGHT-OF-WAY LINE, A DISTANCE OF 386.70 FEET TO A NON-TANGENT POINT ON A 969.79 FOOT RADIUS CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°46'08" A DISTANCE OF 638.42 FEET SAID CURVE HAVING A CHORD BEARING OF N. 37°11'20" W. AND A CHORD DISTANCE OF 627.90 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 1495 PER FOOT MAP SECTION 70220; THENCE N. 00°11'55" W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 566.36 FEET; THENCE N. 01°55'04" W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 300.93 FEET; THENCE N. 01°21'38" W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 376.15 FEET TO A POINT ON THE SOUTH LINE OF A BORROW PIT NO. 19; HAIL ROAD; THENCE N. 89°58'02" E., ALONG SAID SOUTH LINE, A DISTANCE OF 318.30 FEET TO A POINT ON THE WEST LINE OF BORROW PIT NO. 19; PER FOOT PROJECT NO. 70220-2402; THENCE ALONG THE WEST, SOUTH, EAST AND NORTH LINES OF SAID BORROW PIT, THE FOLLOWING FOUR COURSES, S. 00°15'59" W., A DISTANCE OF 500.00 FEET; THENCE S. 89°58'02" E., A DISTANCE OF 600.00 FEET; THENCE N. 00°11'55" W., A DISTANCE OF 550.00 FEET; THENCE N. 89°58'02" W., A DISTANCE OF 918.51 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF 1495; THENCE N. 01°20'38" W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.01 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE S. 89°58'02" E., ALONG SAID NORTH LINE, A DISTANCE OF 2337.02 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE S. 89°58'02" E., ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 2665.57 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 246.43 ACRES MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS AND OTHER RIGHTS-OF-WAYS OF RECORD.

FIRE SPRINKLER NOTE

Fire and fire-protection design is based on each individual lot containing a single family home with a total under roof area (including porches, patios etc.) of less than 5,000 S.F. Homes greater than 5,000 S.F. may require a sprinkler system, and additional fire hydrants could also be required.

FDOT NOTE
ALL CONSTRUCTION TO COMPLY WITH 2023 FDOT SPECIFICATIONS

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET / MASTER SITE PLAN
2	GENERAL NOTES
3-10	EXISTING CONDITIONS/SURVEY DATA PLAN
11	PRELIMINARY PLAT COVER SHEET
12-21	PRELIMINARY PLAT
22	MASTER SITE AMENITIES AND DRAINAGE PLAN
23-30	PAVING, GRADING & DRAINAGE PLAN
31	MASTER UTILITIES PLAN
32-39	UTILITIES PLAN
40-45	PLAN & PROFILES
66-68	LIFT STATION DETAIL SHEETS
69-76	SECTIONS & CONSTRUCTION DETAILS
77-79	STANDARD WATERLINE DETAIL SHEETS
80-81	STANDARD WATERLINE TECHNICAL PROVISIONS
82-83	STANDARD SANITARY SEWER DETAIL SHEETS
84-85	STORMWATER POLLUTION PREVENTION PLAN
86-87	SURFACE WATER & WETLAND IMPACT PLAN
88-89	AMENITIES PLAN
90-91	LANDSCAPE PLAN - BY OTHERS
IR1 - IR14	IRRIGATION PLAN - BY OTHERS
EXH A	OVERALL TREE ESTIMATE - BY OTHERS
E001-E701	ELECTRICAL PHOTO METRIC PLAN - BY OTHERS

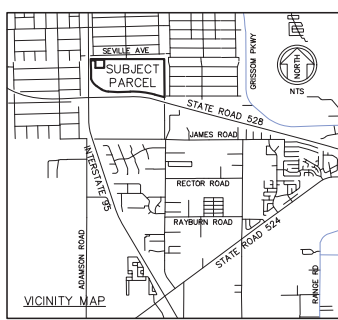
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ZONED VLDL (CITY OF COCOA)

ZONED AU (BREVARD COUNTY)



REV	BY	DATE	REVISION DESCRIPTION
1	DRMP	07/24/24	REV PER CITY OF COCOA COMMENTS
2	DRMP	07/12/23	REV PER CITY OF COCOA COMMENTS
3	DRMP	07/12/23	REV PER CITY OF COCOA COMMENTS
4	DRMP	07/12/23	REV PER CITY OF COCOA COMMENTS

CONSTRUCTION PLANS FOR
Lakes at Cocoa Grove SUBDIVISION
CITY OF COCOA, FLORIDA

COVER SHEET

DRMP, Inc.
REGISTERED PROFESSIONAL ENGINEER
No. 84538
STATE OF FLORIDA
159 Pine Street, Suite 200
Palm Beach, FL 33480
Phone: 321.453.0010 WWW.DRMP.COM

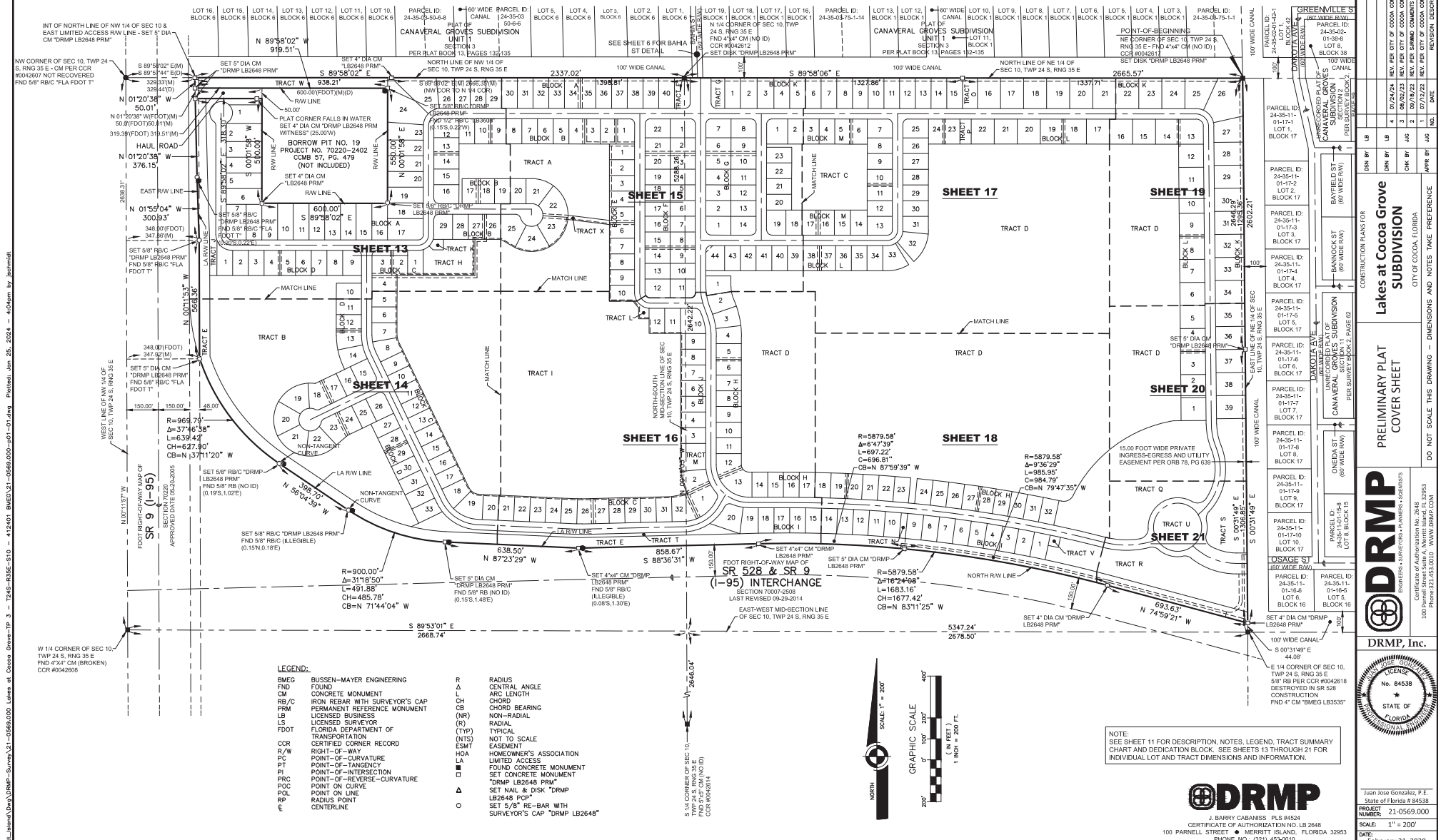
DRMP, Inc.
LICENSE
No. 84538
STATE OF FLORIDA
Juan Jose Gonzalez, P.E.
Project Engineer
No. 21-0569.000
SCALE: N.T.S.
DATE: February 21, 2020
SHEET: 1

EXHIBIT A2

Lakes at Cocoa Grove

A SUBDIVISION LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA.

PLAT BOOK PAGE
SHEET 2 OF 11
SECTION 10, TWP. 24 S., RANGE 35 E.



DRMP, Inc.
100 PARNELL STREET, SUITE 100, COCOA, FLORIDA 32903
PHONE 321.451.0010 WWW.DRMP.COM

DRMP
REGISTERED SURVEYOR - FLORIDA

DRMP
No. 84538
STATE OF FLORIDA
JAN 2018

DRMP
JUAN GONZALEZ, P.E.
State of Florida # 84538
PROJECT NUMBER: 21-0569.000
SCALE: 1" = 200'
DATE: February 21, 2020

DRMP
CONSTRUCTION PLANT FOR
SUBDIVISION
Lakes at Cocoa Grove
SUBDIVISION
CITY OF COCOA, FLORIDA
PRELIMINARY PLAT
COVER SHEET
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE

C:\Users\jgonzalez\Documents\21-0569.000 Lakes at Cocoa Grove.dwg 3 - 7/26/2020 10:00:00 AM - 4/24/2021 BMEG 21-0569.000-001-01.dwg Printed: Jan 25, 2024 - 4:04pm by jgonzalez

LAKES AT COCOA GROVE

COMMUNITY DEVELOPMENT DISTRICT

3D

LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment Methodology Report

February 20, 2024



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

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Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the "Report") was developed to provide a financing plan and a special assessment methodology for the Lakes at Cocoa Grove Community Development District (the "District"), located within the City of Cocoa in Brevard County, Florida, as related to funding the costs of public infrastructure improvements (the "Capital Improvement Plan" or "CIP") contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents the projections for financing the District's "Capital Improvement Plan", as described in the Master Engineer's Report developed by B.S.E Consultants, Inc. (the "District Engineer") and dated February 20, 2024 (the "Engineer's Report"), which improvements set forth therein make up the "Capital Improvement Plan", as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Capital Improvement Plan.

1.3 Special Benefits and General Benefits

The public infrastructure improvements undertaken and funded by the District as part of the Capital Improvement Plan create special and peculiar benefits, different in kind and degree from the general and incidental benefits to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District's Capital Improvement Plan enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the Capital Improvement Plan. However, these benefits are only incidental since the Capital Improvement Plan is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the Capital Improvement Plan and do not depend upon the Capital Improvement Plan to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

The Capital Improvement Plan will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the Capital Improvement Plan. Even though the exact value of the benefits provided by the Capital Improvement Plan is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the Capital Improvement Plan as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District will serve the Lakes at Cocoa Grove development (the "Development"), a master planned residential development located within the City of Cocoa in Brevard County, Florida. The District currently consists of approximately 246.43 +/- acres and is generally located at the northeast corner of State Road 528 and I-95 Interchange.

2.2 The Development Program

The development of Lakes at Cocoa Grove is anticipated to be conducted by Mountain Cove Homes at Lakes at Cocoa Grove, LLC or an affiliated entity (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan envisions a total of 350 residential dwelling units with a total lot area of 3,749,798 square feet, although land use types

and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for the District.

3.0 The Capital Improvement Plan

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 The Capital Improvement Plan

The Capital Improvement Plan needed to serve the Development is projected to consist of improvements which will serve all of the lands in the District. The District, however, reserves the right to create distinct assessment areas to coincide with the phases of development. The Capital Improvement Plan will consist of engineering – fee allowance, wetland environmental mitigation, street curb & gutter, subgrade, and base, utilities and sanitary sewer system, storm drains, water distribution system (potable water) landscaping – perimeter buffer, connector road: Osage/Angelica, roadway drainage improvements: Osage/Angelica, connector road miscellaneous (mailbox relocation, ROW restoration), intersection improvement at Grissom - allowance, landscaping – allowance, and contingencies as set forth in more detail in the Engineer's Report. At the time of this writing, the total cost of the Capital Improvement Plan is estimated to total approximately \$27,680,999.38.

The public infrastructure improvements that comprise the Capital Improvement Plan will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the Capital Improvement Plan.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. As of the time of writing of this Report, the District will most likely acquire completed improvements from the Developer, although the District maintains the complete flexibility to either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund the costs of the Capital Improvement Plan as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$38,205,000 in par amount of special assessment bonds (the "Bonds") as illustrated in Table 3 in the *Appendix*.

Please note that the purpose of this Report is to allocate the benefit of the Capital Improvement Plan to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Capital Improvement Plan. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$38,205,000 to finance approximately \$27,680,999.38 in Capital Improvement Plan costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvements and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$38,205,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the Capital Improvement Plan outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the District and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties within the District that derive special and peculiar benefits from the Capital Improvement Plan. All properties within the District that receive special benefits from the Capital Improvement Plan will be assessed for their fair share of the debt issued in order to finance all or a portion of the Capital Improvement Plan.

5.2 Benefit Allocation

The most current development plan for the District envisions the development of 350 residential dwelling units with a total lot area of 3,749,798 square feet, although, unit numbers and land use types may change throughout the development period.

The public infrastructure improvements that comprise the Capital Improvement Plan will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of the improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the District to be developable, both the public infrastructure improvements that comprise the Capital Improvement Plan and their combined benefit will be greater than the

sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Capital Improvement Plan have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem special assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem special assessment amount levied on that parcel.

The benefit associated with the Capital Improvement Plan of the District is proposed to be allocated to the different unit types within the District in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within the District based on the relative density of development and the intensity of use of master infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind different ERU weights is supported by the fact that generally and on average units with smaller lot sizes will use and benefit from the District's improvements less than units with larger lot sizes, as for instance, generally and on average units with smaller lot sizes produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than units with larger lot sizes. Additionally, the value of the units with larger lot sizes is likely to appreciate by more in terms of dollars than that of the units with smaller lot sizes as a result of the implementation of the Capital Improvement Plan. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different unit types from the District's improvements.

Table 5 in the *Appendix* presents the apportionment of the non-ad valorem special assessments associated with funding the District's Capital Improvement Plan (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

Amenities. No Bond Assessments are allocated herein to any private amenities or other common areas planned for the development. If owned by a homeowner's association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly benefit all platted lots in the District. If the common elements are owned by the District, then they would be governmental property not subject to the Bond Assessments and would be open to the general public, subject to District rules and policies. As such, no Bond Assessments will be assigned to the amenities and common areas.

Government Property. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Bond Assessments without specific consent thereto. If at any time, any real property on which Bond Assessments are imposed is sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer by way of a mandatory true-up payment without any further action of the District.

5.3 Assigning Debt

The Bond Assessments will initially be levied on all of the gross acre land in the District. Consequently, the Bond Assessments will be levied on approximately 246.43 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$38,205,000 will be preliminarily levied on approximately 246.43 +/- gross acres at a rate of \$155,033.88 per acre.

As the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the District.

Further, to the extent that any residential land which has not been platted is sold to another developer or builder, the Bond Assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

Transferred Property. In the event unplatted land is sold to a third party (the “Transferred Property”), the Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs (as herein defined) assigned by the Developer to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be responsible for the total Bond Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total Bond Assessment is allocated to the Transferred Property at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total Bond Assessments initially allocated to the Transferred Property will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e., equal assessment per gross acre until platting).

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, public infrastructure improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums; and
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the Capital Improvement Plan make the land in the District developable and saleable and when implemented jointly as parts of the Capital Improvement Plan, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the Capital Improvement Plan by different unit types.

Accordingly, no acre or parcel of property within the District will be lienied for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned Equivalent Residential Units ("ERUs") as set forth in Table 4 in the Appendix ("Development Plan"). At such time as lands are to be platted (or replatted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

- a. If a Proposed Plat results in the same amount of ERUs (and thus Bond Assessments) able to be imposed on the "Remaining Unplatted Lands" (i.e., those remaining unplatted lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Bond Assessments to the product types being platted and the remaining property in accordance with this Report, and

cause the Bond Assessments to be recorded in the District's improvement lien book.

b. If a Proposed Plat within the District has more than the anticipated ERUs (and Bond Assessments) such that the Remaining Unplatted Developable Lands would be assigned fewer ERUs (and Bond Assessments) than originally contemplated in the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the Property or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat within the District has fewer than the anticipated ERUs (and Bond Assessments) such that the Remaining Unplatted Developable Lands would have to be assigned more ERUs (and Bond Assessments) in order to fully assign all of the ERUs originally contemplated in the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the difference between: (i) the Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer and District Counsel, shall determine in his or her sole discretion what amount of ERUs (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the development, b) the revised, overall development plan showing the number and type of units reasonably planned for the development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient assessments to pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Bond Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

5.7 Assessment Roll

The Bond Assessments in the amount of \$38,205,000 are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, Bond Assessments shall be paid in no more than thirty (30) annual principal installments.

5.8 Additional Items Regarding Bond Assessment Imposition and Allocation

This Report is intended to establish the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein comprising the Capital Improvement Plan. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

As noted herein, the Capital Improvement Plan functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund improvements within any benefitted property or designated assessment area within the District, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties.

As set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to “buy down” the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the Developer to pay down Bond Assessment will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District’s Capital Improvement Plan. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Report. For additional information on the bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Lakes at Cocoa Grove

Community Development District

Development Plan

Unit Type	Total Number of Units
Units (per 10,000 Sq. Ft.)	374.9798
Total	374.9798

Table 2

Lakes at Cocoa Grove

Community Development District

Capital Improvement Plan

Improvement	Total CIP Costs
Engineering - Fee Allowance	\$595,000.00
Wetlands Environmental Mitigation	\$1,943,605.00
Street Curb & Gutter, Subgrade and Base	\$2,474,360.75
Utilities and Sanitary Sewer System	\$5,723,715.00
Storm Drains	\$5,816,825.00
Water Distribution System (Potable Water)	\$2,493,688.73
Landscaping - Perimeter Buffer	\$600,000.00
Connector Road: Osage/Angelica	\$2,100,000.00
Roadway Drainage Improvements: Osage/Angelica	\$535,305.00
Connector Road Miscellaneous (mailbox relocation, ROW restoration)	\$225,000.00
Intersection Improvement at Grissom - Allowance	\$500,000.00
Landscaping - Allowance	\$60,000.00
Contingency	\$4,613,499.90
Total	\$27,680,999.38

Table 3

Lakes at Cocoa Grove

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$38,205,000.00
Total Sources	\$38,205,000.00

Uses

Project Fund Deposits:	
Project Fund	\$27,680,999.38
Other Fund Deposits:	
Debt Service Reserve Fund	\$3,393,652.09
Capitalized Interest Fund	\$6,112,800.00
Delivery Date Expenses:	
Costs of Issuance	\$1,014,100.00
Rounding	\$3,448.53
Total Uses	\$38,205,000.00

Coupon Rate: 8.00%
 CAPI Length: 24 Months
 Bond Duration: 30 Years
 Underwriter's Discount Rate: 2%
 Cost Of Issuance: \$250,000

Table 4

Lakes at Cocoa Grove

Community Development District

Benefit Allocation

Unit Type	Total Number of Units	ERU per Unit	Total ERU
Units (per 10,000 Sq. Ft.)	374.9798	1.00	374.9798
Total	374.9798		374.9798

Table 5

Lakes at Cocoa Grove

Community Development District

Bond Assessment Apportionment

Unit Type	Total Number of Units	Total Cost Allocation	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit (per 10,000 Sq. Ft.)	Annual Bond Assessment Debt Service per Unit (per 10,000 Sq. Ft.) paid in March*
Units (per 10,000 Sq. Ft.)	374.9798	\$27,680,999.38	\$38,205,000.00	\$101,885.49	\$9,627.90
Total	374.9798	\$27,680,999.38	\$38,205,000.00		

* Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

Exhibit “B”

The debt assessment lien is being placed on property described in the attached legal description. For notice purposes, listed below are the potentially applicable County Property Appraiser parcels, and property owners, developers/potential property owners, and developers that will be included on a mailing list related to debt assessments:

24-35-10-00-3 - MOUNTAIN COVE HOMES AT LAKES AT COCOA GROVE LLC

MOUNTAIN COVE HOMES AT LAKES AT COCOA GROVE LLC
4878 SW 74TH CT
MIAMI, FL 33155

LAKES AT COCOA GROVE

COMMUNITY DEVELOPMENT DISTRICT

3E

RESOLUTION 2024-38

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Lakes at Cocoa Grove Community Development District ("**District**") previously indicated its intention to construct certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors ("**Board**") noticed and conducted a public hearing pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct stormwater management facilities; roadways; water and wastewater facilities; off-site improvements; electrical utilities (street lighting); recreational amenities; and other infrastructure projects and services necessitated by the development of, and serving lands within, the District, together the "**Improvements**."

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment bonds payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that: (i) the District provide the capital improvements ("**Capital Improvements**"), the nature and

location of which is described in the *Lakes at Cocoa Grove Community Development District Engineer's Report*, dated February 20, 2024 (the "**Engineer's Report**") (attached as **Exhibit A** hereto and incorporated herein by this reference), and which the plans and specifications are on file at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District Records Offices**"); (ii) the cost of such Capital Improvements be assessed against the lands specially benefited by such Capital Improvements; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Capital Improvements, the levying of such Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Capital Improvements which are to be assessed against the benefitted properties, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its Special Assessment Bonds, in one or more series (the "**Bonds**").

(g) By Resolution 2024-36, the Board determined to provide the Capital Improvements and to defray the costs thereof by making Assessments on benefitted property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide all or a portion of the funds needed for the Capital Improvements prior to the collection of such Assessments. Resolution 2024-36 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2024-36, said Resolution 2024-36 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2024-36, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2024-36, fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the infrastructure improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On March 21, 2024, at the time and place specified in Resolution 2024-36 and the notice referred to in paragraph (k) above, the Board met as an Equalization Board, conducted such public hearing, and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Capital Improvements, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

- i. that the estimated costs of the Capital Improvements is as specified in the Engineer's Report, which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and
- ii. it is reasonable, proper, just and right to assess the cost of such Capital Improvements against the properties specially benefited thereby using the method determined by the Board set forth in the *Lakes at Cocoa Grove Community Development District Master Special Assessment Methodology Report*, dated February 20, 2024 (the "**Assessment Report**," attached hereto as **Exhibit B** and incorporated herein by this reference), for the Bonds, which results in the special assessments set forth on the final assessment roll included within such Exhibit B (the "**Assessments**"); and
- iii. the Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the issuance of the Bonds;
- iv. it is hereby declared that the Capital Improvements will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Assessments thereon when allocated as set forth in Exhibit B;
- v. that the costs of the Capital Improvements are fairly and reasonably apportioned to the properties specifically benefitted as set forth in Exhibit B;
- vi. it is in the best interests of the District that the Assessments be paid and collected as herein provided; and
- vii. it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Report in order to ensure that all parcels of real property benefiting from the Capital Improvements are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due;

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That construction of Capital Improvements initially described in Resolution No. 2024-36, and more specifically identified and described in Exhibit A attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Capital Improvements and the costs to be paid by Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Assessments on the parcels specially benefited by the Capital Improvements, all as specified in the final assessment roll set forth in Exhibit B, attached hereto, are hereby equalized,

approved, confirmed and levied. Immediately following the adoption of this Resolution, these Assessments, as reflected in Exhibit B attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any Bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of Bonds, including refunding bonds, by the District would result in a decrease of the Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such Bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Capital Improvements project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Assessment the difference, if any, between the Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Capital Improvements, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Capital Improvements and the adoption by the Board of a resolution accepting the Capital Improvements, unless such option has been waived by the owner of the land subject to the Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. All impact fee credits received and/or value received for impact fee credits shall be applied against the Capital Improvements costs and/or the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits which application may be addressed by such resolutions. At any time subsequent to thirty (30) days after the Capital Improvements have been completed and a resolution accepting the Capital Improvements has been adopted by the Board, the Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Assessments may

prepay the entire remaining balance of the Assessments at any time, or a portion of the remaining balance of the Assessment one time if there is also paid, in addition to the prepaid principal balance of the Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the “**Uniform Method**”). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For the period the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Brevard County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to the Assessment Report, attached hereto as Exhibit B, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, the Assessments securing the Bonds shall be allocated as set forth in the Assessment Report. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within the District, as the District’s boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District’s review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Assessments to be reallocated to the units being platted and the remaining property in accordance with Exhibit B, cause such reallocation to be recorded in the District’s Improvement Lien Book, and shall perform the true-up calculations described in Exhibit B, which process is incorporated herein as if fully set forth (the “**True-Up Methodology**”). Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District’s understanding with landowner and/or developer that it intends to develop the unit numbers and types shown in Exhibit B, on the net developable acres

and is intended to provide a formula to ensure that the appropriate ratio of the Assessments to gross acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in Exhibit B from being developed. In no event shall the District collect Assessments pursuant to this Resolution in excess of the total debt service related to the Capital Improvements, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Assessments collected in excess of the District's total debt service obligation for the Capital Improvements, the Board shall by resolution take appropriate action to equitably reallocate the Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or Assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Each such supplemental resolution shall also address the allocation of any impact fee credits expected to be received from the provision of the project funded by the corresponding series of Bonds issued or to be issued.

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Property owned by units of local, state, and federal government shall not be subject to the Assessments without specific consent thereto. If at any time, any real property on which Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Brevard County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Remainder of this page intentionally left blank]

APPROVED AND ADOPTED this 21st day of March 2024.

Attest:

**LAKES AT COCOA GROVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: *Lakes at Cocoa Grove Community Development District Engineer's Report*, dated February 20, 2024

Exhibit B: *Lakes at Cocoa Grove Community Development District Master Special Assessment Methodology Report*, dated February 20, 2024

LAKES AT COCOA GROVE

COMMUNITY DEVELOPMENT DISTRICT

4A



Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Daphne Gillyard
c/o District Manager
Lakes At Cocoa Grove Cdd
2300 Glades RD # 401W
Boca Raton FL 33431-7386

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

02/29/2024, 03/07/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/07/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$468.20

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1

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LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2023/2024
BUDGET; AND NOTICE OF
REGULAR BOARD OF
SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Lakes at Cocoa Grove Community Development District ("District") will hold a public hearing on March 21, 2024 at 10:00 a.m., at BSE Consultants Inc., 312 S Harbor City Blvd, Melbourne FL 32901 or the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the remainder of the fiscal year ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

Pub: 02/29, 03/07/2024; #9886963

KATHLEEN ALLEN
Notary Public
State of Wisconsin

LAKES AT COCOA GROVE

COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2024-39

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE REMAINDER OF THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lakes at Cocoa Grove Community Development District (“**District**”) was recently established by ordinance of the City Council of the City of Cocoa, Florida adopted on December 12, 2023, which became effective on January 8, 2024; and

WHEREAS, the District Manager has submitted to the Board of Supervisors (“**Board**”) of the District a proposed budget (“**Proposed Budget**”) for the remainder of the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared the Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal years.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, has

considered any proposed amendments thereto, and approves the appropriations reflected in the Proposed Budget, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, if applicable, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended (if applicable), shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Lakes at Cocoa Grove Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$77,432 to be raised by landowner funding agreement, levy assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 77,432
TOTAL ALL FUNDS	\$ 77,432

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within the Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year, may amend its Adopted Budget for that same fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 21st day of March, 2024.

ATTEST:

**LAKES AT COCOA GROVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A

Fiscal Year 2023/2024 Budget

**LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT
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**LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Proposed Budget FY 2024
REVENUES	
Landowner contribution	77,432
Total revenues	<u>77,432</u>
EXPENDITURES	
Professional & administrative	
Supervisors	6,000
Management/accounting/recording**	28,000
Legal	25,000
Engineering	2,000
Audit	-
Arbitrage rebate calculation*	-
Dissemination agent*	417
Trustee*	-
Telephone	200
Postage	500
Printing & binding	500
Legal advertising	6,500
Annual special district fee	175
Insurance	5,500
Contingencies/bank charges	750
Website hosting & maintenance	1,680
Website ADA compliance	210
Total expenditures	<u>77,432</u>
Excess/(deficiency) of revenues over/(under) expenditures	-
Fund balance - beginning (unaudited)	-
Fund balance - ending (projected)	-
Unassigned	-
Fund balance - ending	<u><u>\$ -</u></u>

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 6,000
-------------	----------

Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.

Management/accounting/recording**	28,000
-----------------------------------	--------

Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.

Legal	25,000
-------	--------

General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.

Engineering	2,000
-------------	-------

The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Audit	-
-------	---

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation*	-
-------------------------------	---

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Dissemination agent*	417
----------------------	-----

The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.

Trustee*	-
----------	---

Telephone	200
-----------	-----

Postage	500
---------	-----

Telephone and fax machine.

Printing & binding	500
--------------------	-----

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Legal advertising	6,500
-------------------	-------

Letterhead, envelopes, copies, agenda packages

Annual special district fee	175
-----------------------------	-----

The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Insurance	5,500
-----------	-------

Annual fee paid to the Florida Department of Economic Opportunity.

Contingencies/bank charges	750
----------------------------	-----

Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

Website hosting & maintenance	1,680
-------------------------------	-------

Website ADA compliance	210
------------------------	-----

Total expenditures	\$ 77,432
--------------------	--

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

LAKES AT COCOA GROVE

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2024-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Lakes at Cocoa Grove Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2023/2024 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING FISCAL YEAR 2023/2024 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2023/2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2024.

ATTEST:

**LAKES AT COCOA GROVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Offices of B.S.E. Consultants, Inc., 312 S. Harbor City Boulevard, Suite 4, Melbourne, Florida 32901</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
March 21, 2024	Public Hearings and Regular Meeting	11:00 AM
April __, 2024	Regular Meeting	__: __AM/PM
May __, 2024	Regular Meeting	__: __AM/PM
June __, 2024	Regular Meeting	__: __AM/PM
July __, 2024	Regular Meeting	__: __AM/PM
August __, 2024	Regular Meeting	__: __AM/PM
September __, 2024	Regular Meeting	__: __AM/PM

LAKES AT COCOA GROVE

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2024**

**LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2024**

	General Fund	Total Governmental Funds
ASSETS		
Due from Landowner	\$ 8,058	\$ 8,058
Total assets	<u>8,058</u>	<u>8,058</u>
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 2,058	\$ 2,058
Landowner advance	6,000	6,000
Total liabilities	<u>8,058</u>	<u>8,058</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	2,058	2,058
Total deferred inflows of resources	<u>2,058</u>	<u>2,058</u>
Fund balances:		
Restricted for:		
Unassigned	(2,058)	(2,058)
Total fund balances	<u>(2,058)</u>	<u>(2,058)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 8,058</u>	<u>\$ 8,058</u>

**LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ -	\$ 77,432	0%
Total revenues	-	-	77,432	0%
EXPENDITURES				
Professional & administrative				
Superviso fees	-	-	6,000	0%
Management/accounting/recording**	2,000	2,000	28,000	7%
Legal	-	-	25,000	0%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	417	0%
Telephone	16	16	200	8%
Postage	-	-	500	0%
Printing & binding	42	42	500	8%
Legal advertising	-	-	6,500	0%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	-	750	0%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	-	210	0%
Total expenditures	2,058	2,058	77,432	3%
Excess/(deficiency) of revenues over/(under) expenditures	(2,058)	(2,058)	-	
Fund balances - beginning	-	-	-	
Fund balances - ending	\$ (2,058)	\$ (2,058)	\$ -	

*These items will be realized when bonds are issued

LAKES AT COCOA GROVE

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT**

The Lakes at Cocoa Grove Community Development District held Public Hearings, a Regular Meeting and an Audit Committee Meeting on February 20, 2024, at 1:00 p.m., at the offices of BSE Consultants Inc., 312 S. Harbor City Blvd., Melbourne, Florida 32901.

Present at the meeting were:

Ana Laura Robayna	Chair
Brian Dominguez	Vice Chair
Omar Mesa	Assistant Secretary
Alicia Quiñones	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC
Molly Maggiano (via telephone)	District Counsel
Jennifer Kilinski (via telephone)	Kilinski Van Wyk PLLC
Hassan Kamal	District Engineer
Eduardo Robayna	Developer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 1:00 p.m.

Ms. Sanchez noted that the Oath of Office was administered to Mr. Mesa and Ms. Quiñones prior to the meeting.

Supervisors Robayna, Dominguez, Mesa and Quiñones were present. Supervisor Nuñez was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public were present.

▪ **Consideration of Financing Items**

This item, previously the Sixth Order of Business, was presented out of order.

A. Master Engineer's Report, dated February 20, 2024

Mr. Kamal reviewed the changes to the Master Engineer's Report dated February 20, 2024, which were based on input from Bond Counsel, Tax Bond Counsel and Ms. Kilinski.

Ms. Kilinski noted significant changes were made to the product types in Table A, which lists several variations amongst the planned unit types. Approval of the Engineer's Report and the Methodology Report are included as part of adopting the Assessment Resolution.

B. Special Assessment Methodology Report, dated February 20, 2024

Ms. Cerbone reviewed the changes to the Master Special Assessment Methodology Report dated February 20, 2024, which restates the same updates as the Engineer's Report, including transitioning to square footage instead of using a unit type or front footage.

To prepare for the bond validation, Ms. Cerbone stated District Management typically recommends spreading the maximum assessment costs across the entire project in case things change during the process; the amount will probably be lower than anticipated.

C. Resolution 2024-36, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

Ms. Kilinski presented Resolution 2024-36, which accomplishes the following:

- Declares the assessments and sets the public hearing on the Master Assessment Lien for March 21, 2024.
- Rescinds and replaces the previous assessment proceedings, as the key parties agreed it is best to apply assessments on a square footage basis, given the varied product types throughout the CDD.
- Approves the forms of the Engineer's Report and the Methodology Report.

On MOTION by Ms. Robayna and seconded by Mr. Mesa, with all in favor, Resolution 2024-36, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings on March 21, 2024, at 10:00 a.m., at BSE Consultants, Inc., 312 S. Harbor City Blvd., Suite 4, Melbourne, Florida 32901; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to
Supervisors Omar Mesa and Alicia
Quiñones

This item was addressed during the First Order of Business.

Ms. Sanchez provided and explained the following items:

A. Required Ethics Training and Disclosure Filing

- Sample Form 1 2023/Instructions

B. Membership, Obligation and Responsibilities**C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees****D. Form 8B – Memorandum of Voting Conflict for County, Municipal and other Local Public Officers****FOURTH ORDER OF BUSINESS**

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for

Severability; Providing for Conflict and
Providing for an Effective Date

A. Affidavit/Proof of Publication

B. Consideration of Resolution 2024-33, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Lakes at Cocoa Grove Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Dominguez and seconded by Ms. Quiñones, with all in favor, the Public Hearing was opened.

No members of the public present and no affected property owners spoke.

On MOTION by Ms. Robayna and seconded by Mr. Mesa, with all in favor, the Public Hearing was closed.

Ms. Sanchez presented Resolution 2024-33 and read the title.

On MOTION by Ms. Robayna and seconded by Ms. Quiñones, with all in favor, Resolution 2024-33, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Lakes at Cocoa Grove Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Amenity Rates and Disciplinary Rule, Pursuant to Sections 120.54 and 190.035, Florida Statutes

A. Affidavit/Proof of Publication

- 141 B. Consideration of Resolution 2024-34, Adopting Rules of Procedure; Providing a
142 Severability Clause; and Providing an Effective Date
143

144 On MOTION by Mr. Mesa and seconded by Ms. Quiñones, with all in favor, the
145 Public Hearing was opened.
146
147

148 There were no members of the public present.
149

150 On MOTION by Mr. Dominquez and seconded by Ms. Quiñones, with all in
151 favor, the Public Hearing was closed.
152

153 On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in
154 favor, Resolution 2024-34, Adopting Rules of Procedure; Providing a
155 Severability Clause; and Providing an Effective Date, was adopted.
156
157

- 158 C. Consideration of Resolution 2024-35, Adopting Amenity Policies and Rates Including
159 Suspension and Termination Policies; Providing a Severability Clause; and Providing an
160 Effective Date
161

162 On MOTION by Ms. Robayna and seconded by Ms. Quiñones, with all in favor,
163 Resolution 2024-35, Adopting Amenity Policies and Rates Including Suspension
164 and Termination Policies; Providing a Severability Clause; and Providing an
165 Effective Date, was adopted.
166
167

168 SIXTH ORDER OF BUSINESS

Consideration of Financing Items

- 169
170 A. Master Engineer's Report, dated February 20, 2024
171 B. Special Assessment Methodology Report, dated February 20, 2024
172 C. Resolution 2024-36, Declaring Special Assessments; Designating the Nature and
173 Location of the Proposed Improvements; Declaring the Total Estimated Cost of the
174 Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in
175 Which the Assessments are to Be Paid; Designating the Lands Upon Which the

Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

This Order of Business was presented following the Second Order of Business.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-37, Ratifying the Action of the District Manager in Re-Setting the Date, Time and Location of the Public Hearing on the Proposed Budget for Fiscal Year 2023/2024; Amending Resolution 2024-21 to Reset the Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date

Ms. Sanchez presented Resolution 2024-37. Due to a quorum issue, it was necessary to reset the March 28, 2024 public hearing date to March 21, 2024.

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, Resolution 2024-37, Ratifying the Action of the District Manager in Re-Setting the Date, Time and Location of the Public Hearing on the Proposed Budget for Fiscal Year 2023/2024; Amending Resolution 2024-21 to Reset the Hearing Thereon to March 21, 2024, at BSE Consultants, Inc., 312 S. Harbor City Blvd., Suite 4, Melbourne, Florida 32901; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services

- A. Affidavit of Publication
- B. RFQ Package
- C. Respondent: BSE Consultants, Inc.
- D. Competitive Selection Criteria/Ranking

Ms. Sanchez stated that, as the only respondent to the RFQ for Engineering Services, the Board can rank BSE Consultants, Inc., as the #1 ranked respondent and award the contract.

E. Award of Contract

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, awarding the District Engineering Services Contract to BSE Consultants, Inc., the #1 ranked respondent to the RFQ for Engineering Services, and authorizing District Staff to negotiate the District Engineering Services contract with BSE Consultants, Inc., was approved.

NINTH ORDER OF BUSINESS

Recess Regular Meeting/Commencement
of Audit Selection Committee Meeting

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, the Regular Meeting recessed and the Audit Selection Committee Meeting commenced.

TENTH ORDER OF BUSINESS

Review of Responses to Request for
Proposals (RFP) for Annual Audit Services

A. Affidavit of Publication

B. RFP Package

C. Respondents

I. Berger, Toombs, Elam, Gaines & Frank

II. Grau & Associates

Ms. Sanchez stated that she has worked with both respondents and voiced her opinion that both are highly qualified to perform the CDD's annual audit.

D. Auditor Evaluation Matrix/Ranking

Ms. Sanchez shared her proposed scores and ranking, as follows, in which she scored each respondent the full points in each category, except in the price category:

#1 Berger, Toombs, Elam, Gaines & Frank 100 points

#2 Grau & Associates 99 points

Ms. Cerbone stated that Berger, Toombs, Elam, Gaines & Frank bid \$4,445 with bonds and Grau & Associates bid \$4,700 with bonds.

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, accepting Ms. Sanchez's scores and ranking of the respondents to the Request for Proposals (RFP) for Annual Audit Services, as the Audit Committee's scores and ranking, was approved.

ELEVENTH ORDER OF BUSINESS**Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting**

On MOTION by Ms. Robayna and seconded by Ms. Quiñones, with all in favor, the Audit Selection Committee Meeting terminated and the Regular Meeting reconvened.

TWELFTH ORDER OF BUSINESS**Consider Recommendation of Audit Selection Committee**

- Award of Contract**

Ms. Sanchez presented the Audit Selection Committee's scores, ranking and recommendation, as follows:

#1	Berger, Toombs, Elam, Gaines & Frank	100 points
#2	Grau & Associates	99 points

On MOTION by Ms. Robayna and seconded by Mr. Mesa, with all in favor, accepting the Audit Selection Committee's scores, ranking and recommendation as the Board's own and awarding the Annual Audit Services contract to Berger, Toombs, Elam, Gaines & Frank, the #1 ranked respondent to the RFP for Annual Audit Services, was approved.

THIRTEENTH ORDER OF BUSINESS**Consideration of Resolution 2024-16, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date**

This item was deferred.

287

288 **FOURTEENTH ORDER OF BUSINESS** **Approval of Minutes**

289

290 **A. January 12, 2024 Landowners' Meeting**291 **B. January 12, 2024 Organizational Meeting**

292

293 **On MOTION by Ms. Robayna and seconded by Ms. Quiñones, with all in favor,**
294 **the January 12, 2024 Landowners' Meeting and the January 12, 2024**
295 **Organizational Meeting Minutes, as presented, were approved.**

296

297

298 **FIFTEENTH ORDER OF BUSINESS** **Staff Reports**

299

300 **A. District Counsel: Kilinski|Van Wyk PLLC**301 **B. District Engineer (Interim): BSE Consultants Inc.**

302 District Counsel and the District Engineer had nothing further to report.

303 **C. District Manager: Wrathell, Hunt and Associates, LLC**304 • **NEXT MEETING DATE: March 21, 2024 at 11:00 AM**305 ○ **QUORUM CHECK**

306

307 **SIXTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

308

309 It was noted that the Board prefers having the CDD meetings commence at 1:00 p.m.

310

311 **SEVENTEENTH ORDER OF BUSINESS** **Public Comments**

312

313 No members of the public spoke.

314

315 **EIGHTEENTH ORDER OF BUSINESS** **Adjournment**

316

317 **On MOTION by Mr. Dominguez and seconded by Ms. Robayna, with all in**
318 **favor, the meeting adjourned at 1:40 p.m.**

319

320

321

322

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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326

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328 _____
Secretary/Assistant Secretary

Chair/Vice Chair