

Section 4(f) Resources

Florida Department of Transportation

SR 524 FROM FRIDAY ROAD TO INDUSTRY ROAD

District: FDOT District 5

County: Brevard County

ETDM Number: 14321

Financial Management Number: 437983-1-21-01

Federal-Aid Project Number: D518-034-B

Project Manager: Maria Serrano-Acosta

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by the Florida Department of Transportation (FDOT) pursuant to 23 U.S.C. § 327 and a Memorandum of Understanding dated May 26, 2022 and executed by the Federal Highway Administration and FDOT. Submitted pursuant 49 U.S.C. § 303.

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Summary and Approval

Resource Name	Facility Type	Property Classification	Owner/Official with Jurisdiction	Recommended Outcome	OEM SME Action
Junny Rios Martinez Park	County Park	Park/Rec Area	City of Cocoa/Brevard County Parks and Recreation Department	No Use	Determination 11-19-2024
Eastern Florida State College Fred Gay Golf Academy	Golf Training Facility	Park/Rec Area	Eastern Florida State College	No Use	Determination 11-19-2024

Junny Rios Martinez Park

Facility Type: County Park

Property Classification: Park/Rec Area

Address and Coordinates:

Address: 2100 Westminster Dr, Cocoa, FL, 32926, USA

Latitude: 28.39010 Longitude: -80.78160

Description of Property:

Resource Location and Size of Property

The Junny Rios Martinez Park (referred to as the Park) is approximately 6 acres in overall size, separated into two areas on either side of Westminster Drive. The west area is approximately 3.46 acres and the east area is approximately 2.5 acres. The southern boundaries of both the west and east areas abut the north right of way (ROW) line of SR 524. See **Figure 1-1** for property information for the west and east areas from Brevard County Property Appraiser's office. The Park was named after the memory of a local youth Junny Rios-Martinez as shown on memorial marker at Park in **Figure 1-2**. The property was sold to the City of Cocoa in 1996. The project location map showing the location of the Park is included in the Project-Level Attachments as well as the deed showing property ownership from the County Clerk's website.



Figure 1-1: Brevard County Property Appraiser Information



Figure 1-2: Memorial Marker at Park

Park Property Access

Vehicle access to both the west and east areas of the Park are from driveway entrances located along either side of Westminster Drive, approximately 150 feet north of the northern ROW line of SR 524. Street level photos along Westminster Drive of the vehicle access points are shown on **Figure 1-3**. There are parking areas on both west and east areas. Concrete walking paths within both west and east areas of the Park connect to the existing sidewalk (approx. 6-foot width) along the north ROW line of SR 524. Street level photos of the sidewalk connection points along SR 524 are shown on **Figure 1-4**.

West Vehicle Entrance



East Vehicle Entrance

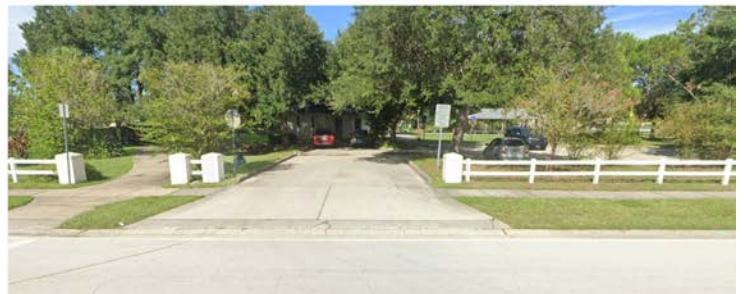


Figure 1-3: Vehicle Entrances to Park

SR 524 Sidewalk Access - West Area



SR 524 Sidewalk Access - East Area



Figure 1-4: Sidewalk Access Points to Park

Park Amenities

The Park provides recreation for local and Brevard County residents. Amenities for the west area include a walking path, tennis court, volleyball court, basketball court, covered shelter/pavilion. Amenities for the east area include a playground, covered shelter/pavilion and restrooms. The west pavilion is 100 square feet with 2 tables. The east pavilion is 1,200 square feet with 8 tables, 2 grills, water and electricity. Patrons rent and reserve use of the pavilions through the Brevard County website. The western portion of the west area is wooded. The eastern portion of the east area is open partially shaded green space. See **Figure 1-5** for location of Park entrances and amenities within the west and east areas. The Park sign located in the northeast corner of the SR 524 intersection with Westminster Drive is shown on **Figure 1-6**.



Figure 1-5: Park Amenities and Access Points Map



Figure 1-6: Park Sign Located at Northwest Corner of SR 524 at Westminster Drive

Owner/Official with Jurisdiction: City of Cocoa/Brevard County Parks and Recreation Department

Relationship Between the Property and the Project

Preferred Alternative Improvements at Park location

See **Figure 1-7** for the proposed SR 524 improvements in relation to the Park property from the Concept Plans. The entrances to the west and east areas of the Park are not located along SR 524 and are located along Westminster Drive. The Park entrances will remain as existing. The SR 524 intersection with Westminster Drive is currently unsignalized and will remain unsignalized with the Preferred Alternative. The Preferred Alternative provides a full median opening at the Westminster Drive location, so full vehicle access to and from SR 524 at Westminster Drive will remain as existing. An eastbound left turn lane and a westbound right turn lane will be provided along SR 524 at the Westminster Drive intersection.

The proposed SR 524 northern roadway edge of pavement will not move closer to the Park than the existing edge of pavement. The existing 6-foot sidewalk along the north ROW line of SR 524 will be replaced with a wider 14-foot-wide shared use path with the same connections to the west and east areas of the Park.

Concept Plan Sheet 9



Concept Plan Sheet 10



Figure 1-7: Concept Plans Showing Project Improvements Adjacent to Park

Impact Evaluation

The SR 524 improvements will not directly impact any element or amenity within the west or east areas of the Park property, nor obstruct the existing Park sign. There are no off-site stormwater management ponds proposed within or adjacent to the limits of the Park. There will be no temporary occupancy for grading or to provide staging or access areas for the project.

A *Noise Study Report* was prepared for this project. The projected noise level for the west and east areas of the Park does not exceed the relevant threshold in paragraph f(2) of CFR 774.15(f). The existing average noise level for the west and east Park areas is 64.7 A-weighted decibels (dB[A]). With the proposed improvements, the traffic noise for both sites will decrease to an average of 63.6 dB(A). At 63.7 and 63.5 dB(A). Neither west nor east area receptors are predicted to exceed the Noise Abatement Criteria (Category C, which is 67.0 dB[A]) after the project is built. There are no noise impacts predicted for the Park receptors; therefore, abatement consideration is not required.

No acquisition or occupation of land from the protected properties, on either a temporary or permanent basis, will occur. Additionally, there are no meaningful proximity impacts to the protected properties, and there will be no impacts to the access and usage of the protected properties.

Yes No

Will the property be "used" within the meaning of Section 4(f)?

Recommended Outcome: No Use

OEM SME Determination Date: 11-19-2024

Eastern Florida State College Fred Gay Golf Academy

Facility Type: Golf Training Facility

Property Classification: Park/Rec Area

Address and Coordinates:

Address: 3570 State Road 524, Cocoa, FL, 32926, USA

Latitude: 28.39550 Longitude: -80.77419

Description of Property:

Location and Size of Property

The Fred Gay Golf Academy (referred to as the Golf Academy) is approximately 13.47 acres in size. The southern boundary abuts the northerly right of way (ROW) line of SR 524 between Lance Boulevard to the west and London Boulevard to the east. See **Figure 2-1** for property information from Brevard County Property Appraiser's office. The property was sold to the Brevard Community College, now named Eastern Florida State College, in 1976. The golf academy was named for businessman Fred Gay in 2008, who was a longtime supporter of the college's athletic programs. The project location map showing the location of the Golf Academy is in the Project-Level Attachments.



Figure 2-1: Property Information from Brevard County Property Appraiser Website

Park Property Access

Vehicle access to the Golf Academy is from a driveway entrance located along the north side of SR 524 approximately 875 feet east of Lance Boulevard. A street level photo along SR 524 showing the Golf Academy access point is shown on **Figure 2-2**. There is a gate which restricts access outside of operating hours. The Eastern Florida State College website

indicates the hours of operation are seven days a week from 9 a.m. to 5:15 p.m. Pedestrian access utilizes the same driveway entrance as vehicles. A chain link fence separates the Golf Academy facilities from SR 524 and adjacent properties.

Vehicle Entrance along North Side of SR 524

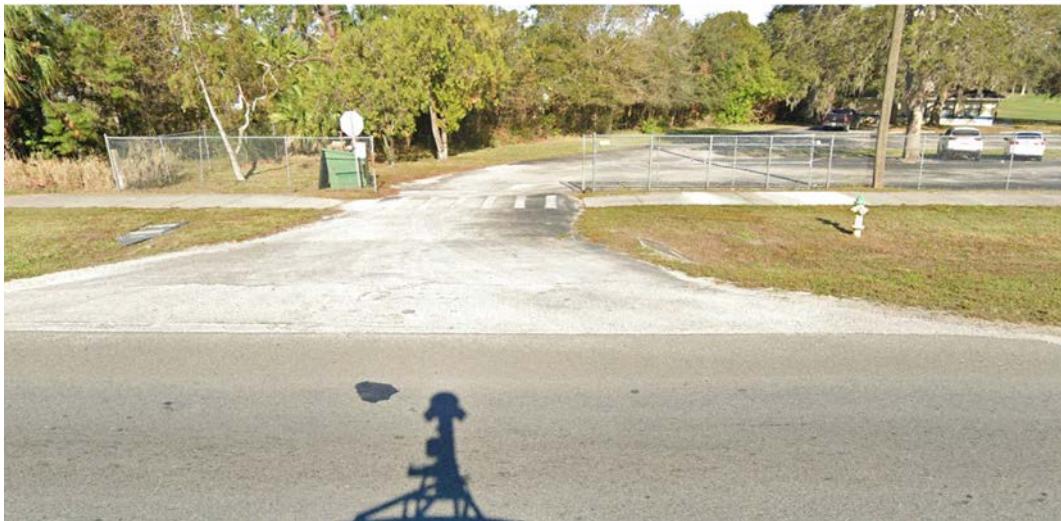


Figure 2-2: Vehicle Access to Golf Academy from SR 524

Golf Academy Amenities

The Golf Academy provides recreation for local residents and Eastern Florida State College students. The facility includes a public tee (100 yards long by 12 yards wide), a 6,500-square-foot putting green, two short-game areas with a practice bunker, a full-size classroom for college students, and a team room for members of the Eastern Florida State College men's and women's golf teams. See **Figure 2-3** for map showing the location of the Golf Academy entrance and amenities. The Golf Academy's sign located along the north side of SR 524 on Golf Academy property is shown on **Figure 2-4**.



Figure 2-3: Golf Academy Entrance and Amenities



Figure 2-4: Golf Academy Sign

Owner/Official with Jurisdiction: Eastern Florida State College

Relationship Between the Property and the Project

Preferred Alternative Improvements in Relation to Golf Academy

See **Figure 2-5** for the proposed SR 524 improvements in relation to the Resource property from the Concept Plans. The unsignalized entrance to the Golf Academy is located along the north side of SR 524. The existing entrance will remain. Vehicle access to and from the Golf Academy with the Preferred Build Alternative is shown on **Figure 2-6**. The ingress from the east and egress to the west will remain as in the existing condition. A directional median opening providing a dedicated left turn lane for vehicles along SR 524 is proposed which will provide ingress access to the Golf Academy from the west. Egress from the Golf Academy to the east will require vehicles to turn right onto SR 524, travel approximately 800-feet to the west and make a u-turn at the proposed median opening at Lance Boulevard to head east on SR 524.

The proposed SR 524 northern roadway edge of pavement will not move closer to the Golf Academy than the existing edge of pavement. The existing sidewalk along the north ROW line of SR 524 will be replaced with a wider 14-foot-wide shared use path. The shared use path will be connected to the Golf Academy entrance at the same location as the existing SR 524 sidewalk connection.



Figure 2-5: Concept Plans Showing Project Improvements Adjacent to Golf Academy

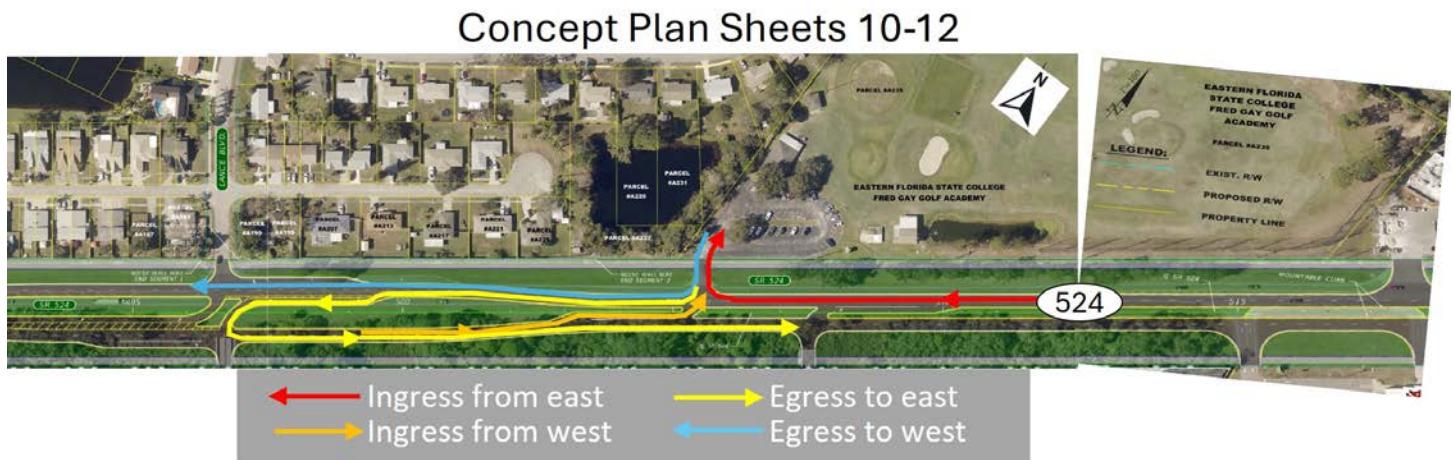


Figure 2-6: Proposed Access to and from the Golf Academy

Impact Evaluation

The SR 524 improvements will not directly impact any element or amenity within the Golf Academy, nor obstruct the existing Golf Academy sign. There are no off-site stormwater management ponds proposed within the limits of the Golf Academy. There will be no temporary occupancy for grading or to provide staging or access areas for the project.

A *Noise Study Report* was prepared for this project. The projected noise level for the Golf Academy does not exceed the relevant threshold in paragraph f(2) of CFR 774.15(f). The existing and no-build noise levels for the Golf Academy are 59.8 and 60.6 dB[A] respectively . With the proposed improvements, the predicted noise level is 58.3 dB(A), a 1.5 dB(A) decrease from existing condition. There are no noise impacts predicted for the Golf Academy receptor; therefore, abatement consideration is not required.

No acquisition or occupation of land from the protected properties, on either a temporary or permanent basis, will occur. Additionally, there are no meaningful proximity impacts to the protected properties, and there will be no impacts to the access and usage of the protected properties. Therefore, the project will have No Use of this recreational Section 4(f) resource.

Yes No

Will the property be "used" within the meaning of Section 4(f)?

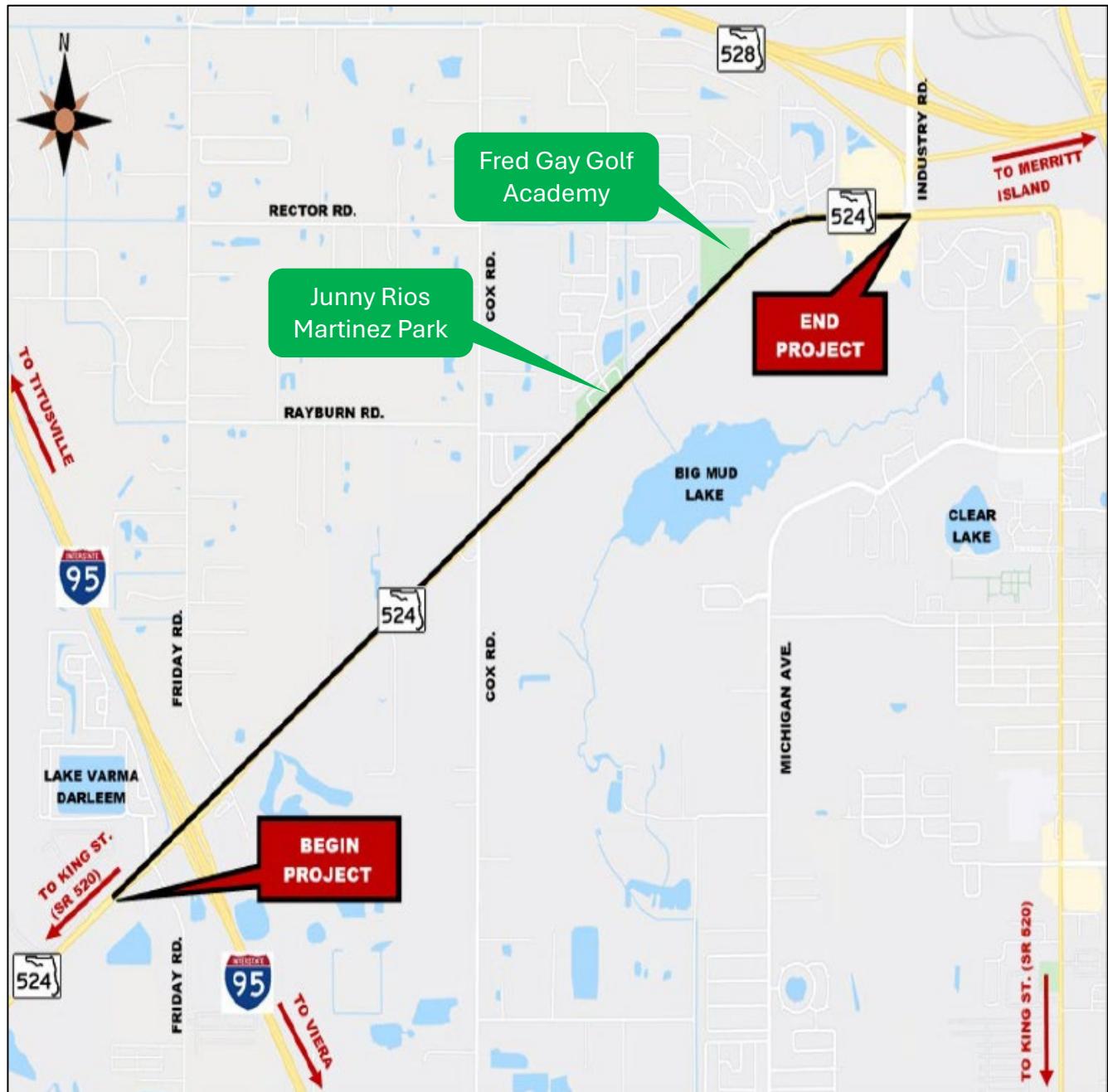
Recommended Outcome: No Use

OEM SME Determination Date: 11-19-2024

Project-Level Attachments

Location Map with Section 4(f) Resources

DRAFT



Resource Attachments

Junny Rios Martinez Park

Location Map Junny Rios Martinez Park

Junny Rios Martinez Park - Ownership Deed to City of Cocoa

Eastern Florida State College Fred Gay Golf Academy

Location Map Fred Gay Golf Academy

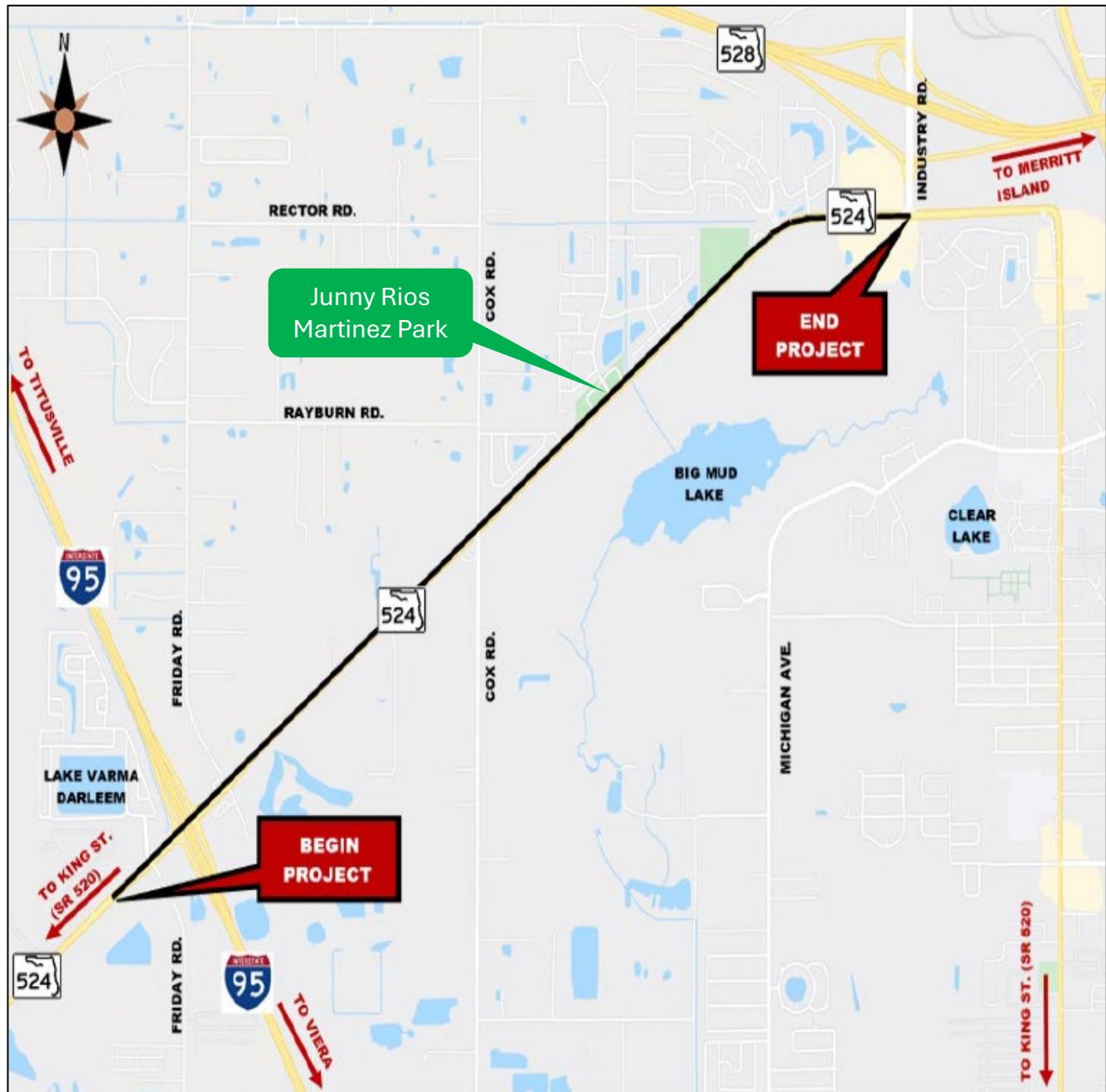
Junny Rios Martinez Park

Contents:

Location Map Junny Rios Martinez Park

Junny Rios Martinez Park - Ownership Deed to City of Cocoa

DRAFT



This Document Prepared By:

MICHAEL M. WALLIS, ESQUIRE
 MOSLEY, WALLIS & WHITEHEAD, P.A.
 1221 E. NEW HAVEN AVENUE
 MELBOURNE, FL 32901

CFN 96117493 07-08-96 02:05 pm
 OR Book/Page. 3586 / 4043

14524

Parcel ID Number: 24-35-13-00-525/24-35-13-00-521

Grantee #1 TIN:

Warranty Deed

This Indenture, Made this 28th day of June, 1996 A.D., Between FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF OSCEOLA COUNTY, a corporation existing under the laws of the United States of America

of the County of OSCEOLA, State of Florida, , grantor, and
 CITY OF COCOA, FLORIDA, A FLORIDA MUNICIPAL CORPORATION,

whose address is: 603 BREVARD AVENUE, COCOA, Florida 32926

of the County of BREVARD, State of Florida, , grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of -----
 ----- TEN & NO/100(\$10.00) ----- DOLLARS,
 and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
 granted, bargained and sold to the said GRANTEE and GRANTEE'S successors and assigns forever, the following described land,
 situate, lying and being in the County of BREVARD State of Florida to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record; taxes for the year 1996 and subsequent years.

Sandy Crawford

Clerk Of Courts, Brevard County

#Pgs 1	#Names 2	
Trust 1.00	Rec 5.00	Serv 0.00
Deed 735.00		Excise 0.00
Mtg 0.00		Int Tax 0.00

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.
 In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.
 Signed, sealed and delivered in our presence:

FIRST FEDERAL SAVINGS AND LOAN
 ASSOCIATION OF OSCEOLA COUNTY

By:

JAMES W. BURNS (Seal)
 JAMES W. BURNS, VICE-PRESIDENT
 P.O. Address 200 E. BROADWAY, KISSIMMEE, FL 34741

Printed Name: *JAMES W. BURNS*Witness: *DR. MICHAEL M. WALLIS*Printed Name: *DR. MICHAEL M. WALLIS*

Witness

STATE OF FLORIDA
 COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 28 day of June, 1996, by
 JAMES W. BURNS, VICE-PRESIDENT of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF OSCEOLA
 COUNTY,
 on behalf of the corporation. He is personally known to me.

(Corporate Seal)

Printed Name:

NOTARY PUBLIC

My Commission Expires

MICHAEL M. WALLIS
 My Commission Expires 11/27/98
 Last Notarized 15/10/97
 Notary Public
 800-422-1685

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 (813) 763-3333 Form FL.WD>2

LEGAL DESCRIPTION

Parcel A

Beginning at the Southeast corner of Cocoa North 7, as recorded in P.B. 30, Pages 33 & 34, of the Public Records of the City of Cocoa, Brevard County, Florida. Thence S.53°01'12"W 529.80 feet to the Northeasterly R.O.W. of Westminster Drive; thence S36° 58'48"E along said R.O.W. 225.01 feet to a curve concave to the North; thence along said curve having a radius of 25.00 feet, a central angle of 90°00'00" and a length of 39.27' to the Northwest R.O.W. of S.R. 524; thence N53°01'12"E, along said R.O.W. 318.57 feet to the East line of the Southwest 1/4 of Section 13, Township 24 South, Range 35 East, thence N00° 17'11"W, along said Section 311.79 feet to the Point of Beginning for this description.

Parcel B

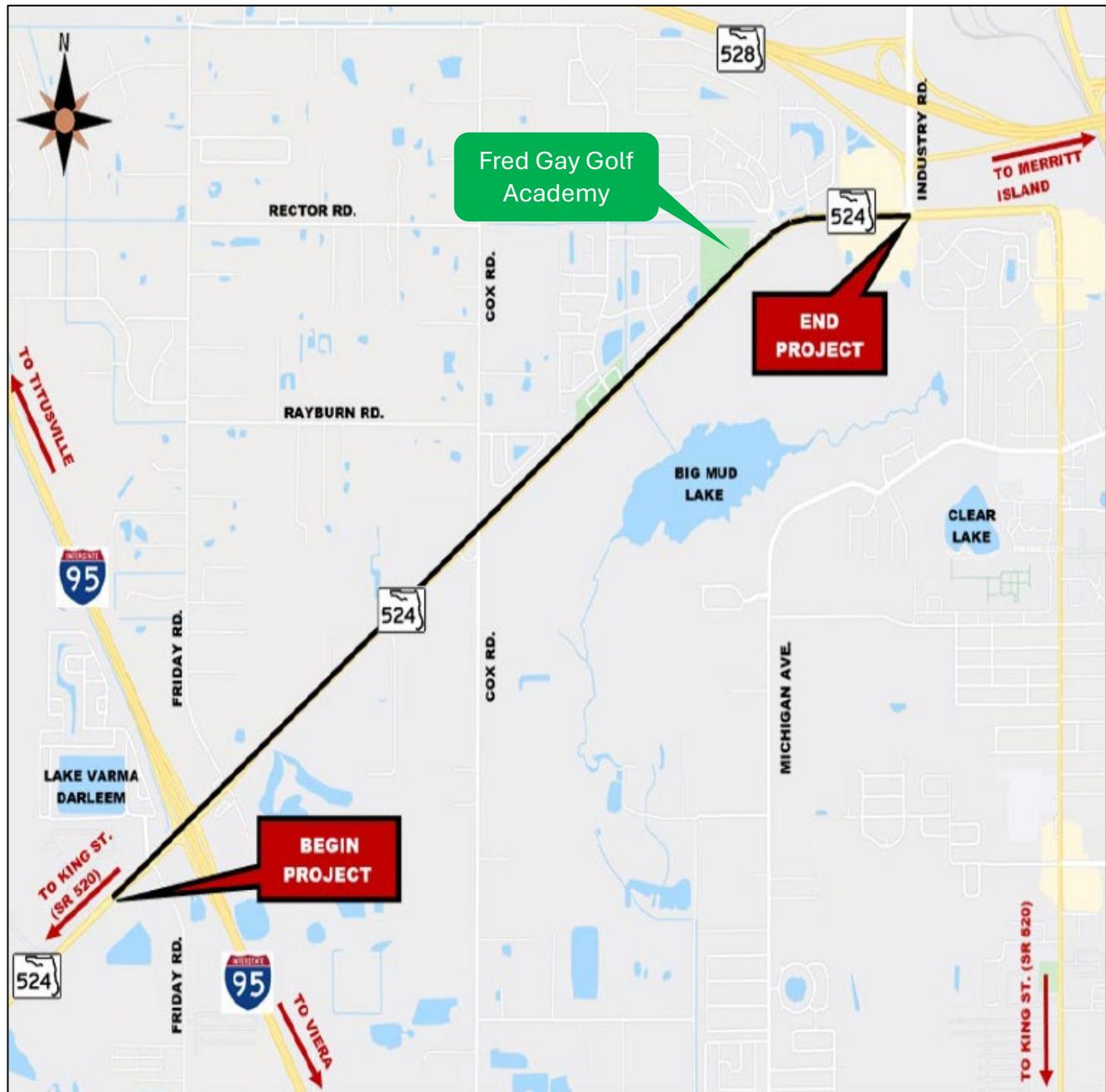
Commence at the South 1/4 corner of Section 13, Township 24 South, Range 35 East, Brevard County, Florida; thence run N.00 degrees 18'01"W, along said section 664.40 feet to the North right-of-way line of State Road No. 524; thence run S.53 degrees 01'12"W along said right-of-way 440.00 feet to the POB; thence continue S.53 degrees 01'12"W 670.33 feet; thence run N.00 degrees 08'28"W., 312.38 feet; thence run N.53 degrees 01'12"E., 508.04 feet; thence run S.36 degrees 58'48"E., 225.00 feet; thence run along the arc of a curve concave Southwesterly, having it's elements a radius of 25.00 feet, a central angle of 90 degrees 00'00" and an arc distance of 39.27 feet to the POINT OF BEGINNING. Said parcel containing 3.4502 acres, more or less.

Eastern Florida State College Fred Gay Golf Academy

Contents:

Location Map Fred Gay Golf Academy

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SR 524 PD&E Study
From N. Friday Road to Industry Road
FPID No. 437983-1-22-01
Brevard County

Project Location Map Fred Gay Golf Academy