

City of Cocoa

65 Stone Street
Cocoa, FL 32922



Special Meeting Agenda

Wednesday, June 12, 2024

6:00 PM

Special Meeting

Cocoa City Council Chambers

Planning and Zoning / Local Planning Agency

I. OPENING MATTERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA AND MINUTES:

AGENDA:

[24-334](#) Request approval of the Agenda for the Planning & Zoning Board Meeting held on Wednesday, June 12th, 2024, either as written or with amendments.

Attachments: [PZ Short Agenda 2024-06-12 Special DRAFT \(002\).pdf](#)

MINUTES:

[24-339](#) Request Board approval of the Minutes of the Planning & Zoning Meeting held on May 1, 2024, either as is or with amendments.

Attachments: [5-1-2024 Final Draft.pdf](#)

In accordance with the City Council's rules and procedures, residents or tax-payers of the City (upon any subject of general or public interest), City employees (regarding his/her employment), and water and sewer customers (on matters related to the City's water and/or sewer system), may address the City Council under Delegations on items not on the printed agenda by filling out a speaker card.

Speaker cards are located outside the Council meeting room and should be provided to the City Clerk. Please observe the time limit of five (5) minutes while speaking under Delegations. Delegations shall be limited to thirty (30) minutes unless extended by Council.

III. OLD BUSINESS:

IV. NEW BUSINESS:

- A. [24-333](#) Consideration of a Land Development Code Text Amendment to Appendix A, Article XI, Section 19 of the Code of Ordinances of the City of Cocoa to add truck parking facilities to the list of permitted uses in the M-2 zoning district and to provide a definition of truck parking facilities.

Attachments: [Ordinance 07-2024 - Zoning Text Amend M-2 Truck Parking Facilities.docx](#)
[PZ-24-02000002 Application Coraluzzo Text Amendment.pdf](#)
[Legal Ad 07-2024 10242705 Affidavit .pdf](#)

V. TREE BOARD

VI. OTHER BUSINESS

PLANNING AND ZONING OPEN BOARD DISCUSSION

VII. NEXT MEETING DATE:

The next regularly scheduled meeting of the Planning and Zoning Board will be on Thursday July 11, 2024 at 5:00 PM at the Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

VIII. ADJOURNMENT

NOTICE TO THE PUBLIC:

This is a public meeting. All interested parties may attend in person. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at marsenault@cocoafl.org.

Additionally, interested persons may view or listen to the meeting electronically at the following internet sites:

- (1) <https://tinyurl.com/s5e875r> or
- (2) <https://cocoa.legistar.com/DepartmentDetail.aspx?ID=26365&GUID=FF9D3369-D354-4FAB-800A-57D0AEE30153&Mode=MainBody>

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

Interested persons may submit their written comments or questions regarding the meeting prior to the meeting through Email at meetings@cocoafl.org, or via E-comments through the online agenda. Any electronic comments submitted will be made part of the meeting record. Written comments or questions not relevant to the Council meeting agenda will not be made part of the meeting record but will be maintained as public record.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that: if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

Although members of the public are entitled to be heard by the City Council on certain items on the meeting agenda pursuant to the City Council Rules of Procedure, members of the public are not entitled to an immediate response by either administrative staff members or Council; however, the City Council or administrative staff may provide a response at their discretion. When presenting before the City Council, all comments or questions should be directed to the Mayor or the chair of the meeting. Comments or questions should not be made directly to administrative staff without permission from the Mayor or chair.

Public debate by individual speakers from the audience on public hearing items shall be limited to three (3) minutes. Applicants or representatives of recognized groups with special interests in a matter shall be limited to ten (10) minutes; and total debate on a single issue shall be limited to thirty (30) minutes. Only one presentation per person per item shall be allowed.

A Council member may add an item to the agenda during the meeting only at the time the agenda is approved. If the item requires action by the Council, then it may be added to the agenda by an affirmative vote of the Council, and written documentation must be submitted at the time the item is added to the agenda. Matters may also be raised by the Council, City Manager or City Attorney under reports and acted upon by the City Council.

This agenda is posted on the Municipal Bulletin Board.



Planning and Zoning

65 Stone Street • Cocoa, FL 32922

PHONE: (321) 433-8635

FAX: (321) 433-8685

AGENDA

Special Meeting

June 12, 2024

6:00 p.m.

I. OPENING MATTERS:

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA AND MINUTES:

AGENDA: Special Meeting of June 12, 2024

MINUTES: Regular Meeting of May 1, 2024

III. OLD BUSINESS: None

IV. NEW BUSINESS:

A. PZ-24-02000002 Ordinance 07-2024 | Parcel ID: 24-36-07-00-524

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending Appendix A, article V and Article XI, section 19 of the zoning ordinance of the City of Cocoa to add truck parking facilities to the list of permitted uses in the M-2 zoning district; providing a definition of truck parking facilities; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

V. TREE BOARD:

None

VI. OTHER BUSINESS:

Planning and Zoning Board Open Discussion

VII. NEXT MEETING DATE:

Thursday, July 11 at 6:00 pm

VIII. ADJOURNMENT

General Notice Information:

This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below,

at least 48 hours prior to the meeting: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at marsenault@cocoafl.gov.

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The BOA or PZ Board/LPA meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing. The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:

- City of Cocoa meeting calendar at <https://cocoa.legistar.com/Calendar.aspx>

Documents pertaining to the above may also be inspected at the Community Services Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8535.

Interested persons may submit their written comments or questions prior to the meeting through Email at meetings@cocoafl.org, or via E-comments through the online agenda at the link above. Any electronic comments submitted will be made part of the meeting record.

Viewing in Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet address:

- City of Cocoa meeting calendar at <https://cocoa.legistar.com/Calendar.aspx>

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

Special Information for Quasi-Judicial Hearings:

Any person that (1) can demonstrate that they may suffer special damages different in kind and degree from that of the general public at large; and (2) wishes to present factual or expert witnesses and/or evidence at the quasi-judicial hearing is highly encouraged to immediately contact Lucilene Ribeiro, Senior Planner, at (321) 433-8510 or, to make proper arrangements for presentation of witnesses and/or evidence. All witnesses should be identified and all evidentiary documents and exhibits that are intended to be distributed to the BOA, P&Z/LPA and City Council should be submitted to Ms. Selig via email or mail at least three (3) days prior to the hearing.

**MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
May 1, 2024**

A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on May 1, 2024 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. CALL TO ORDER:

Chairperson Park called the meeting to order at 6:00 PM.

ROLL CALL:

Wesley Park	Chairperson
Todd Anderson	Vice Chairperson
Ron Chabot	Board Member
Aleck Greenwood	Board Member
Veronica Lopez	Board Member
Marcus Wheeler	Board Member
Merrybeth Burgess	Alternate Member
Katherine Stewart	Alternate Member
Kristin Eick	City Attorney

PRESENT:

Wesley Park	Chairperson
Todd Anderson	Vice Chairperson
Ron Chabot	Board Member
Aleck Greenwood	Board Member
Merrybeth Burgess	Alternate Member
Katherine Stewart	Alternate Member (arrived 6:04pm)

ABSENT:

Marcus Wheeler	Board Member
Veronica Lopez-Valez	Board Member

STAFF PRESENT:

Kristin Eick, Board Attorney; Lori Chabot, Recording Secretary; and Abbey Bass, Assistant City Clerk, Luci Ribeiro, Jennifer Webster.

Chairperson Park led the assembly in the Pledge of Allegiance.

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of May 1, 2024

- * **MOTION BY BOARD MEMBER ANDERSON; SECONDED BY BOARD MEMBER GREENWOOD TO APPROVE THE MAY 1, 2024 REGULAR MEETING AGENDA AS WRITTEN.**

AYES: PARK, ANDERSON, CHABOT, GREENWOOD, BURGESS

MOTION PASSED UNANIMOUSLY (5-0)

2. MINUTES: Meeting of April 3, 2024.

- * **MOTION BY BOARD MEMBER CHABOT; SECONDED BY BOARD MEMBER ANDERSON TO APPROVE THE April 3, 2024 REGULAR MEETING MINUTES AS WRITTEN.**

AYES: PARK, ANDERSON, CHABOT, GREENWOOD, BURGESS

MOTION PASSED UNANIMOUSLY (5-0)

III. OLD BUSINESS:

None¹.

IV. NEW BUSINESS:

PZ-24-02000001 – ZONING TEXT AMENDMENT - ORDINANCE 05-2024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, AMENDING Chapter 18, *Subdivisions*, of the Code of the City of Cocoa to create a new Article VII, *Lot Splits and Boundary Line Adjustments*, and to make certain other amendments to Chapter 18, of the Code as may be necessary to effectuate the new Article VII; providing for amendments to the City's Subdivision application requirements and processing procedures for both Preliminary and Final Plats; altering the requirements for posting security to ensure completion of public improvements prior to Final Plat approval; amending the processing procedures for Site Plans processed concurrently with Plat applications and requiring approval of the City Council on such Site Plans; eliminating specific procedures for the creation of flag lots within the City of Cocoa; changing references to the Community Development Director to the City Manager or his or her designee in the code related to Subdivision and Site Plan Application processing; providing for the repeal of prior inconsistent Ordinances and Resolutions, incorporation into the code, severability, and an effective date.

¹ Alternate member Stewart arrived at 6:04pm

City Attorney Eick presented the item via a presentation² and explained the changes and that this ordinance had not been changed since 1953 and was intended to make the process smoother for residents and was in accordance with state law.

Board Member Greenwood asked for clarification on what types of subdivisions this will affect and how many units will be affected.

Attorney Eick explained this type of ordinance will affect existing subdivisions and replats and that three or more lots require a subdivision approval.

Board Member Chabot asked if he divided a two-acre lot into three lots would that be considered a subdivision.

Attorney Eick confirmed that is correct and it falls under state law.

Board member Greenwood asked if this code will make it more difficult for new developments to come here or will it still remain the same.

Attorney Eick explained that this change would actually make it simpler for lot splits and these provisions will make the process easier for everyone. She stated it will make it where these lots will meet zoning requirements.

Chairperson Park wanted to touch on the miswording in the ordinance and asked it be corrected. He also asked for clarification on some of the items listed in the ordinance such as the misdemeanor section being stricken and the section stating it would fall onto the City Manager for the final decision. Additionally, he asked in Section 18-24 why the wording "shall" was changed to "should". He also requested to add "and Zoning" to the wording in the ordinance behind Planning Board.

Attorney Eick advised she would correct the wording before the ordinance went before Council and re-explained the ordinance and that the City Manager has the ability to make a boundary line adjustment.

Board Member Chabot asked if he had five acres of land and divided it so his children each has a plot of land, would it still be considered a subdivision since it's all owned by family members.

Attorney Eick advised that under state law it would have to be. If you divide property under separate ownership it will be classified as a subdivision.

* **MOTION BY BOARD MEMBER PARK; SECONDED BY BOARD MEMBER TODD TO APPROVE THE ORDINANCE WITH THE RECOMMENDED CHANGES AS DISCUSSED.**

AYES: PARK, ANDERSON, CHABOT, GREENWOOD, BURGESS, STEWART

² Exhibit A: 05/01/2024 Planning & Zoning Presentation

MOTION PASSED UNANIMOUSLY (6-0)

V. TREE BOARD:

Board Member Greenwood stated he spoke with a coalition in Rockledge that works towards saving the trees and limiting the amount of trimming. He asked if the Board would consider allowing the City of Cocoa to join their team in helping preserve the trees.

He also touched on septic systems destroying the trees and suggested smart septic tanks be required as a way to preserve the trees.

Chairperson Park stated he was scared to lose the trees as well but requiring smart septic tanks costs a lot of money to home owners. He agreed that the city should find a way to preserve the trees. He said moving the city to sewer would save the city residents money from having to replace a septic tank every 20-30 years.

Attorney Eick re-explained the ordinance that was already in place and touched on certain homeowners being exempt from pulling a permit in order to remove a tree from their property.

Alternate Member Stewart asked the city attorney what legal rights we have to join another City's coalition.

Attorney Eick said it needs to be addressed with the City Manager or possibly taken before the City Council.

VI. OTHER BUSINESS:

Planning and Zoning Board Open Discussion

VII. NEXT MEETING DATE:

The next scheduled meeting for the Planning and Zoning Board will be held on Wednesday, June 5, 2024 at 6 pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

VIII. ADJOURNMENT:

*** MOTION BY MEMBER VICE CHAIRPERSON ANDERSON; SECONDED BY ALTERNATE MEMBER STEWART TO ADJOURN THE MEETING.**

**AYES: PARK, ANDERSON, CHABOT, GREENWOOD, BURGESS,
STEWART**

MOTION PASSED UNANIMOUSLY (6-0)

MEETING ADJOURNED AT 7:06 PM.

Respectfully Submitted By:

Wesley Park, Chairperson

Abigail Bass, Assistant City Clerk



City of Cocoa

65 Stone Street
Cocoa, FL 32922

Detailed Staff Report

File Number: 24-333

File ID: 24-333	Type: Agenda	Status: Agenda Ready
Version: 1	Agenda Section:	In Control: Planning and Zoning / Local Planning Agency
Subject:		File Created: 06/03/2024
Final Action:		
Title: Consideration of a Land Development Code Text Amendment to Appendix A, Article XI, Section 19 of the Code of Ordinances of the City of Cocoa to add truck parking facilities to the list of permitted uses in the M-2 zoning district and to provide a definition of truck parking facilities.		

Internal Notes:

Sponsors:	Enactment Date:
Attachments: Ordinance 07-2024 - Zoning Text Amend M-2 Truck Parking Facilities.docx, PZ-24-02000002 Application Coraluzzo Text Amendment.pdf, Legal Ad 07-2024 10242705 Affidavit .pdf	Enactment Number:
Recommendation:	Hearing Date:
Drafter: jwebster@cocoafl.org	Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 24-333

PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AGENDA ITEM

Memo Date: June 12, 2024
Agenda Date: June 12, 2024
Prepared By: Patrick Murray - Planning Consultant
Through: Stockton Whitten - City Manager
Requested Action:

Consideration of a Land Development Code Text Amendment to Appendix A, Article XI, Section 19 of the Code of Ordinances of the City of Cocoa to add truck parking facilities to the list of permitted uses in the M-2 zoning district and to provide a definition of truck parking facilities.

BACKGROUND:

The applicant, CSCQ-COCOA, LLC, is requesting a text amendment to Land Development Code Appendix A, Article XI, Section 19 of the Code of Ordinances of the City of Cocoa to add truck parking facilities to the list of permitted uses in the M-2 zoning category. The proposed change includes principal and accessory use facilities for repair, maintenance, washing, and fueling of commercial trucks. Additional site-specific design standards for landscaping, location of maintenance and truck washing bays, standards for maintenances, and maximum refueling bays, are included in the proposed language.

Background:

The applicant held a pre-application meeting with the City to determine if their proposed use would be allowed on a specific property in the M-2 District. Generally, the applicant's use is empty truck trailer parking along with ancillary maintenance, fueling, and the like, for petroleum distribution throughout the State. Based on the description of the business, it was determined by City staff that an update to the City's Code was required in order for the business to operate in the M-2 zoning district as proposed. Under the current M-2 zoning category of the City of Cocoa's Land Development Code, specific uses such as Truck Parking Facilities and related facilities are not codified, though "storage facilities" for automobiles, mobile homes, commercial vehicles, and general, refrigerated, and recreational vehicles is a permitted use. Automotive repair conducted within an enclosed structure is currently a special exception, and repair bays are not permitted to face the right-of-way.

Request:

The applicant has requested an amendment to the Land Development Code to include "Truck Parking Facilities" as a principal use and structure in the M-2 district. Additionally, a request to define Truck Parking Facilities in the land development code

is requested.

The specific definition in the request is to add:

"Truck Parking Facilities. A truck parking facility is a facility on a piece of property which is to be used for long term (i.e over five hours) and overnight parking of in particular tractors, trailers, and cars. Exceptions to this are situations where a vehicle is in the process of undergoing maintenance or repair. For the purpose of this definition, a truck includes tractor trailers (either cab or trailer or cab and trailer), or any licensed vehicle (motorized or not) that is designed for transporting freight, goods or materials. Repair, maintenance, wash and fueling facilities for fleet tractors and trailers belonging to the owner or tenant of the property shall be considered as accessory to the Truck Parking Facilities".

Staff has considered this language and is recommending that it read as follows:

TRUCK PARKING FACILITIES. *A truck parking facility is a facility to be used for long term (i.e., over five hours) and overnight parking and storage of, in particular, straight trucks, truck tractors, truck trailers, semitrailers, truck tractor-semitrailer and trailer combinations, and truck drivers' personal vehicles. Such facilities may include office spaces, private maintenance and washing facilities, and refueling bays limited to two (2) total pumps that are for private use only and not open to the general public. On-site, light and minor maintenance and cleaning of trucks and trailers shall be permitted, including oil and engine fluid changes, but the following shall be strictly prohibited: major restoration, part salvage, major part replacement, engine repair, transmission repair, body repair, and other heavy and major repairs.*

This provides more specificity to the use, which will assist in implementation of the Code.

I. Staff Analysis

Pursuant to Appendix A, Zoning, Article XXI, Amendment, Section 1(G)(2), the planning board shall consider and study:

a. The need and justification for the change.

The proposed request establishes specific text for repair, maintenance, washing, and fueling facilities as accessory uses and structures in the M-2 district associated with truck parking and storage. An amendment to the code is justified and would facilitate such uses without the need for seeking a special exception for repair and fueling uses.

Staff Finding: Amending the land development code to include specific language promotes industrial uses in designated areas. Further, design standards for

landscaping and building placement provides consistent uniformity and provide a sense of aesthetics in a zoning category that may consist of heavy industrial uses.

b. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of this zoning code and other codes, regulations, and actions designed to implement the comprehensive plan.

The proposed amendment is consistent with the City's comprehensive plan and the properties underlying future land use category. Due to the geographic location and proximity to arterial transportation corridors, the proposed change is appropriate to the M-2 category. Additionally, surrounding properties with M-2 categorization include uses with repair, washing, and fueling.

Staff Finding: Since the zoning district will not change, there will be no conflict with the comprehensive plan. As noted in the City's Comprehensive Plan, the Industrial future land use category is intended for activities associated with industrial development and specifically named "truck terminals" as an included use example.

Implementing design standards for the M-2 zoning district is consistent with the Comprehensive Plan Policy 1.1.2.10 (D). The newly added design standards will assist with minimizing the negative impacts on lower intensity land uses and provide standards for landscaping.

Further, Comprehensive Plan Policy 1.1.5.1 echoes the policy noted above and further drives the requirement of intense development such as industrial uses to be designed to minimize the impacts on lower intensity land uses.

Conservation Element Policy 12.1.4.4 provides protection of groundwater in industrial parks. By further specifying the uses types in the M-2 district, truck parking facilities may be required to provide containment and clean-up plans, specific drainage designs, and provide interim storage facilities for hazardous material generated on-site.

Following review of the proposed application and supporting material, staff recommends the proposed text to add Truck Parking Facilities to the City's Land Development Code Appendix A, Article XI, Section 19 (A) (12) and subject to the following conditions.

- a. A minimum of a ten-foot landscape buffer shall be provided along all road rights-of-way and shall consist of trees and high profile shrubs, together with suitable ground cover to include native grasses and mulching. Landscaping shall be designed, placed, and maintained in such a manner so as not to impair vehicle visibility at corner intersections or ingress and egress drives.*

The landscaping requirements shall conform to Article XIII, Section 22, Landscaping Requirements of the Zoning Ordinance of the City.

- b. Maintenance and truck washing bays shall not be permitted to face the right-of-way.*
- c. On-site, light and minor maintenance and cleaning of trucks and trailers shall be permitted, including oil and engine fluid changes, but the following shall be strictly prohibited: major restoration, part salvage, major part replacement, engine repair, transmission repair, body repair, and other heavy and major repairs.*
- d. Refueling bays shall be limited to two (2) total pumps that are for private use only and shall not be open to the general public.*

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

Enter text here

RECOMMENDED MOTION:

Staff recommends that the Planning & Zoning Board recommend APPROVAL to City Council regarding the proposed Land Development Code Amendment to Appendix A, Article XI, Section 19 of the Zoning Ordinance of the City of Cocoa to add truck parking facilities to the list of permitted uses in the M-2 zoning district and to provide a definition of truck parking facilities.

ORDINANCE NO. 07-2024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ZONING ORDINANCE OF THE CITY OF COCOA TO ADD TRUCK PARKING FACILITIES TO THE LIST OF PERMITTED USES IN THE M-2 ZONING DISTRICT; PROVIDING A DEFINITION OF TRUCK PARKING FACILITIES; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Cocoa is granted the authority, under Section 2(b), Art. VIII, of the State Constitution, to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, Appendix A, Zoning, Article XI, Section 19 of the Code of Ordinances of the City of Cocoa, Florida, sets forth the permitted uses in the M-2, Manufacturing and Industrial District; and

WHEREAS, the City Council desires to amend Appendix A, Article XI, Section 19 of the Zoning Ordinance to add truck parking facilities as a permitted use and define such use to permit office space and limited fueling and truck wash and maintenance facilities; and

WHEREAS, the Planning and Zoning Board and City Staff of the City of Cocoa have recommended approval of this Ordinance; and

WHEREAS, the City Council of the City of Cocoa held two duly noticed public hearings on the proposed zoning change set forth hereunder and considered findings and advice of staff, the Planning and Zoning Board, citizens, and all interested parties submitting comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the City of Cocoa Comprehensive Plan and that sufficient, competent, and substantial evidence supports the zoning change set forth hereunder; and

WHEREAS, the City Council of the City of Cocoa, Florida, hereby finds this ordinance to be in the best interests of the public health, safety, and welfare of the citizens of Cocoa.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COCOA HEREBY ORDAINS, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are hereby fully incorporated herein by reference as legislative findings of the City Council of Council.

Section 2. Zoning Text Amendment. The City of Cocoa Code of Ordinances Appendix A, Article V and Article XI, Section 19, is hereby amended as follows: (underlined type

indicates additions and ~~strikeout~~ type indicates deletions, while asterisks (* * *) indicate a deletion from the Ordinance of text existing in Appendix A, Article V and Article XI. It is intended that the text in Appendix A, Article V and Article XI denoted by the asterisks and set forth in this Ordinance shall remain unchanged from the language existing prior to the adoption of this Ordinance):

* * *

APPENDIX A – ZONING

* * *

ARTICLE V. – DEFINITIONS

For the purpose of this ordinance, certain terms or words used herein shall be interpreted as follows:

* * *

TRUCK PARKING FACILITIES. A truck parking facility is a facility to be used for long term (i.e., over five hours) and overnight parking and storage of, in particular, straight trucks, truck tractors, truck trailers, semitrailers, truck tractor-semitrailer and trailer combinations, and truck drivers' personal vehicles. Such facilities may include office spaces, private maintenance and washing facilities, and refueling bays limited to two (2) total pumps that are for private use only and not open to the general public. On-site, light and minor maintenance and cleaning of trucks and trailers shall be permitted, including oil and engine fluid changes, but the following shall be strictly prohibited: major restoration, part salvage, major part replacement, engine repair, transmission repair, body repair, and other heavy and major repairs.

* * *

ARTICLE XI. – SCHEDULE OF DISTRICT REGULATIONS

* * *

Sec. 19. District and Intent—M2 Manufacturing and Industrial District.

The provisions of this district are intended to preserve the function of various industrial activities, warehousing and distribution without creating hazards or negatively influencing surrounding land uses. This district shall be located in areas accessible to collector or higher classification roadways and be served by public services and facilities. These districts shall be discouraged from locating next to areas designated for residential or low-intensity commercial uses.

(A) **PRINCIPAL USES AND STRUCTURES.** The following uses and structures are permitted for any use or group of uses that are developed, either separately, or as a unit with certain site improvements shared in common:

- (1) Industrial uses, industrial processing, and manufacturing.

- (2) Commercial greenhouses.
- (3) Schools (industrial and vocational in nature).
- (4) Storage facilities (excluding salvage yards), including automobiles, mobile homes, commercial vehicles and heavy equipment, building materials, general, refrigerated, and recreational vehicles pursuant to Appendix A, Article XIII, Sec. 5 of the Code of the City of Cocoa.
- (5) Research facilities:
 - a. Where the use does not involve:
 - 1. Creation of excessive noise, fumes, dirt; or
 - 2. Damage or interference with other properties.
 - b. Where all work is done within an enclosed structure.
- (6) Transportation facilities; passenger and/or freight.
- (7) Warehousing and distribution.
- (8) Mobile home repair facilities.
- (9) Contractor's office and storage yard, except scrap materials. Outside storage shall be effectively screened on all sides to avoid any deleterious effect upon adjacent properties and right of ways.
- (10) Sales or rental of new and/or used commercial vehicles and heavy equipment, major recreational equipment, and mobile homes as regulated by appendix A, article XIII, section 28 of the Code of the City of Cocoa.
- (11) Limited commercial uses, as identified in this section, shall be permitted with the following conditions:
 - a. Commercial uses shall only be located on property having a minimum of one hundred fifty (150) feet of frontage along Grissom Parkway.
 - b. Commercial uses shall only be located within four hundred (400) feet of Grissom Parkway, as measured from the right-of-way line. All on-site commercial-related improvements, such as retention, parking, loading/unloading, etcetera, shall be contained within this four hundred (400) foot area. Retention areas may be provided outside of the four hundred (400) foot requirement if the proposed commercial use is part of a master planned industrial park with an associated retention system.
 - c. Commercial uses shall have no outdoor storage or display.
 - d. Commercial uses shall be limited to:
 - 1. Retail sales of carpet, tile, pool, furniture, construction products or materials sold directly to the end user (builder, installer, or homeowner).

2. Restaurants located within one (1) principal structure with a minimum three thousand (3,000) linear feet spacing requirement between restaurant uses as measured between the nearest property lines. This distance requirement shall not apply if the proposed restaurant is part of a master planned industrial park and the restaurant is located within four hundred (400) feet of Grissom Parkway.
3. Business service establishments.
4. Veterinary hospitals, clinics, and animal boarding facilities.
5. Indoor shooting ranges, with ancillary retail sales and restaurant subject to the requirements of subsection (A)(12)(d)2. of this section, shall be permitted with the following conditions:
 - a. All firing shall take place within a completely enclosed building.
 - b. Site plan applications for the development of an indoor shooting range shall include a plan by a Florida registered engineer demonstrating that the building is soundproof and appropriately designed for such use.

(12) Truck parking facilities, subject to the following conditions:

- a. A minimum of a ten-foot landscape buffer shall be provided along all road rights-of-way and shall consist of trees and high profile shrubs, together with suitable ground cover to include native grasses and mulching. Landscaping shall be designed, placed, and maintained in such a manner so as not to impair vehicle visibility at corner intersections or ingress and egress drives. The landscaping requirements shall conform to Article XIII, Section 22, Landscaping Requirements of the Zoning Ordinance of the City.
- b. Maintenance and truck washing bays shall not be permitted to face the right-of-way.
- c. On-site, light and minor maintenance and cleaning of trucks and trailers shall be permitted, including oil and engine fluid changes, but the following shall be strictly prohibited: major restoration, part salvage, major part replacement, engine repair, transmission repair, body repair, and other heavy and major repairs.
- d. Refueling bays shall be limited to two (2) total pumps that are for private use only and shall not be open to the general public.

Section 3. Incorporation Into Code. This Ordinance shall be incorporated into the City Code of the City of Cocoa and any section or paragraph, number or letter, and any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions not affecting the construction or meaning of this Ordinance and the City Code may be freely made.

Section 4. Repeal of Prior Inconsistent Ordinances and Resolutions. All prior inconsistent Ordinances and Resolutions adopted by the City Council, or parts of prior Ordinances and Resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, word, or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 6. Effective Date. This Ordinance shall become effective immediately upon adoption by the City Council of the City of Cocoa, Florida.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the ____ day of _____, 2024.

MICHAEL C. BLAKE, Mayor

ATTEST:

MONICA ARSENAULT, City Clerk

Legal Ad Published: _____
First Reading: _____
Legal Ad Published: _____
Effective Date: _____



ZONING ORDINANCE AMENDMENT **APPLICATION (TEXT ONLY)**

**Community Services Department
Planning and Zoning Division
65 Stone Street
Cocoa, Florida 32922**

**Phone: (321) 433-8535
Fax: (321) 433-8543
Web: <http://www.cocoafl.org>**

This form is divided into steps, which will help you prepare your application, provide supplemental items, and prepare for the Planning & Zoning Board and City Council hearings. A pre-application meeting with Staff is **required**.

For Office Use Only - Date Received

Please TYPE or PRINT this application neatly.

Stamp Only When Application is Fully Complete

1. **Request:** Amend the zoning ordinance to include "Truck Parking Facilities" as a Principal Use and Structure in the M2 District and add "Truck Parking Facilities" as a defined term in Part I, Appendix A, Article V of the zoning ordinance. The definition to be added as an amendment as follows:
- "TRUCK PARKING FACILITIES. A truck parking facility is a facility on a piece of property which is to be used for long term (i.e. over five hours) and overnight parking of in particular Tractors, Trailers and Cars. Exceptions to this are situations where a vehicle is in the process of undergoing maintenance or repair. For the purpose of this definition, a truck includes tractor trailers (either cab or trailer or cab and trailer), or any licensed vehicle (motorized or not) that is designed for transporting freight, goods or materials. Repair, maintenance, wash and fueling facilities for fleet tractors and trailers belonging to the owner or tenant of the property shall be considered as accessory to "Truck Parking Facilities."

2. **Applicable City Code Section(s):** _____

Part II, Appendix A, Article V (Definitions) and Part II, Appendix A, Article XI, Section 19 (A)

3. **Applicant Information:**

** NOTE: Applicant is the main contact, who must attend the meeting!*

Company (if applicable): CSCQ-COCOA, LLC

Name: Michael V. Penza, manager

Mailing Address: 642 Pilot Road

City: North Palm Beach, FL 33408 State: FL Zip Code: 33408

Phone #: _____ Fax #: _____

Mobile #: 609-868-0222 E-mail: mvpenza@coraluzzo.com

4. **Please submit the following items in order complete the application:**

- a. ☒ **Notarized application.**
- b. ☒ **Application fee.** Please make checks payable to the 'City of Cocoa' and submit payment **ONLY** to the Community Services Department. Public mail notice and legal advertising fees must also be paid a few weeks after application submittal. See Schedule of Fees, Charges and Expenses for applicable fees.
- c. ☒ **Corporate documents.** If the applicant is representing a company, articles of incorporation which show the applicant is authorized to represent the company is required. A data record printout from the Florida Department of State, Division of Corporations website may also be provided (<http://www.sunbiz.org/corpweb/inquiry/search.html>).
- d. ☒ **Additional information.** Submit any information that may be helpful in understanding the request. This may include, but limited to, desired ordinance text, examples, photos, sketches, elevations, and letters.

5. **Application filing procedure.** This application, together with all required exhibits and attachments, shall be completed and filed with the Planning and Zoning Division.

Public hearings process information – please read this!

6. **Dates and locations of public hearings.** All zoning text ordinance amendments require one hearing in front of the Planning & Zoning Board and two hearings in front of the City of Cocoa Council.
7. **Board types.** The Planning & Zoning Board is an advisory board to the City Council and therefore is only authorized to make recommendations. City Council is an authoritative body and is able to make binding decisions.
8. **Presence required at the public hearings.** The applicant or his/her representative must be present to answer any questions concerning the application. If there are extenuating circumstances why the applicant or his/her representative cannot attend, he or she must notify the City in writing prior to the public hearing.
9. **Preparing for the public hearings.** It is the applicant's responsibility to research and know all laws that may be applicable and may affect the outcome of any decision on the application request. The City assumes no responsibility or liability relating to the applicant's failure to research and know all applicable laws including, but not limited to state, federal, and city laws, codes, land development regulations, and the comprehensive plan.
10. **Exhibits at public hearings.** If photographs, documents, maps or other materials are provided to the Board/Council as evidence at the public hearing, the applicant must leave those instruments with the Recording Secretary. By law those instruments automatically become part of the public records and cannot be returned to the applicant.
11. **Witnesses at public hearings.** For the purposes of making a decision on the application, the Board/Council shall only consider testimony of qualified witnesses. A witness is determined by the Board/Council and is generally based on:
- a. The witness has personal knowledge of the fact in which the witness will testify; and/or
 - b. In the case of testimony consisting of opinions or inferences, the testimony is qualified as the following:
 1. *Layman witness:* Testimony of a witness other than an expert witness is qualified only if:
 - The witness can readily, and with equal accuracy and adequacy, communicate what he or she perceived to the Board without testifying in the form of opinions or inferences.
 - The opinions and inferences do not require any special knowledge, skill experience or training.
 2. *Expert witness.* Testimony of an expert witness is qualified only if:
 - The subject matter is proper for expert testimony because scientific, technical, or other specialized skill will help the Board understand the evidence being presented, or helps establish a fact in issue.
 - The witness is adequately qualified to express an opinion on the matter.
12. **Planning & Zoning Board vs. City Council actions.** If the Planning & Zoning Board finds that the facts presented in the matter justify approval, it may recommend to approve the request, or a portion thereof, and it may specify any conditions deemed necessary to preserve the intent of the City of Cocoa Code. If the Board finds that the facts presented do not justify approval, it may recommend to deny the request and will specify the reasons for denial. A decision is usually made at the same meeting that the hearing is held. Regardless of the outcome, the application will be forwarded to the City Council for consideration where a final decision can be made.

13. Zoning Text Amendment Petition

I, the undersigned, hereby petition the City of Cocoa Council for a zoning text amendment as specified below:

a. In order to approve a zoning text ordinance amendment, the Planning & Zoning Board and City Council must consider and study the criteria listed below (as described in Appendix A, Article XXII, Section 1 (G)(2) of the City of Cocoa Code). Please provide your consideration of the following criteria and any pertinent data and evidence that may be useful to the Planning & Zoning Board and City Council.

a. The need and justification for the change.

The amendment is needed to establish and confirm that facilities for repair, maintenance, washing and fueling facilities are necessary accessory uses and structures where the principal use and structure are storage facilities for commercial vehicles and freight transportation facilities, both of which are permitted uses in the M-2 District. This amendment to the code is justified because it is consistent with the principal uses and structures in the M2 District when the repair, maintenance, washing and fueling facilities are solely for the use of fleet vehicles owned by the property owner or tenant and not for retail purposes.

b. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of this zoning code and other codes, regulations, and actions designed to implement the comprehensive plan.

The proposed change is consistent with the land use plan and would be beneficial to the comprehensive plan. Currently, there are no less than nine (9) properties within 500 feet of the subject property (all being in the M2 District) where the property use is noted in the BCPOA records as being warehousing, distribution and trucking terminal. Several of these facilities, and other properties in the M2 District, also have fueling, repair and/or wash facilities. See enclosed photographs and copies of Real Property Details from BCPOA. As such, the proposed amendment is consistent with the established land use pattern and would not increase or overtax the load on utilities, streets or access or increase traffic congestion.


Applicant's Signature

Michael V. Penza, as manager of CSCQ-COCA, LLC

Applicant's Printed Name

MAY 7, 2024
Date

14. Signatures and Notarization.

STATE OF Florida COUNTY OF Palm Beach I, Michael V Penza
being first duly sworn, depose and say that:

- ☒ I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.
☐ I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

I hereby certify that I have read, completed and understand this application and applicable petition, and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that this application must be complete and accurate prior to the advertising of a public hearing.

[Signature]
(APPLICANT SIGNATURE)

Personally Known ☒ OR Produced Identification ☐

Type of I.D. Produced _____

(Print, Type, or Stamp Commissioned Name of Notary Public)



[Signature]
(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF ~~BREVARD~~ Palm Beach

Sworn and subscribed to before me this 7th day of May, 20 24

FOR OFFICE USE ONLY

Fee of \$ _____ in cash ☐ or check ☐ (No. _____) payable to the "City of Cocoa".

Receipt Number: _____

Date: _____

Signature from Planning & Zoning Division:

Letter of Authorization – Application for Zoning Amendment

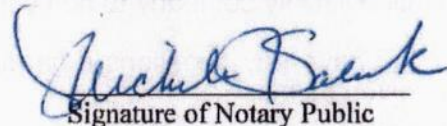
I, Michael A. DiChristopher, with a mailing address of 1765 Rochelle Parkway, Merritt Island, Florida, am the sole owner of Brevard County Parcel ID: 24-36-07-00-524, which is a vacant parcel of land located in the M-2 Manufacturing and Industrial District at the Northwest corner of the intersection of Grissom Pkwy and East Industry Road in the City of Cocoa.

This Letter of Authorization shall serve as written confirmation that I hereby consent to the Application of CSCQ-COCOA, LLC dated May 7, 2024 to Amend the Zoning Ordinance to include "Truck Parking Facilities" as a Principal Use and Structure in the M2 District and add "Truck Parking Facilities" as a defined term in Part I, Appendix A, Article V of the zoning ordinance.

By: 
Michael A. DiChristopher

STATE OF FLORIDA
COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 8th day of May, 2024, by Michael A. DiChristopher.


Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: ✓
OR Produced Identification: _____
Type of Identification Produced: _____





FLORIDA DEPARTMENT OF STATE
Division of Corporations

June 23, 2023

FLORIDA FILING & SEARCH SERVICES, INC.

The Articles of Organization for CSCQ-COCOA, LLC were filed on June 22, 2023, and assigned document number L23000300803. Please refer to this number whenever corresponding with this office.

To maintain "active" status with the Division of Corporations, an annual report must be filed yearly between January 1st and May 1st beginning in the year following the file date or effective date indicated above. If the annual report is not filed by May 1st, a \$400 late fee will be added. **It is your responsibility to remember to file your annual report in a timely manner.**

A Federal Employer Identification Number (FEI/EIN) will be required when this report is filed. Apply today with the IRS online at:

<https://sa.www4.irs.gov/modiein/individual/index.jsp>.

Please be aware if the limited liability company address changes, it is the responsibility of the limited liability company to notify this office.

Should you have any questions regarding this matter, please contact this office at the address given below.

Karen Lovelace
Regulatory Specialist II
New Filing Section
Division of Corporations

Letter Number: 823A00014216

Account number: FCA0000000015

Amount charged: 125.00

www.sunbiz.org

Division of Corporations - P.O. BOX 6327 -Tallahassee, Florida 32314

COVER LETTER

TO: New Filing Section
Division of Corporations

SUBJECT: CSCQ-COCOA, LLC
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Stephen P. McConnell, Esq.

Name of Person

Reger Rizzo & Darnall LLP

Firm/Company

2929 Arch St, 13th Floor

Address

Philadelphia, PA 19104

City/State and Zip Code

smeconnell@regerlaw.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Stephen P. McConnell at (215) 495 - 6531
Name of Person Area Code Daytime Telephone Number

Enclosed is a check for the following amount:

- ☐ \$125.00 Filing Fee
☐ \$130.00 Filing Fee & Certificate of Status
☐ \$155.00 Filing Fee & Certified Copy (additional copy is enclosed)
☐ \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address
New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address
New Filing Section Division
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

FILED
2023 JUN 22 AM 8:19
SECRETARY OF STATE
TALLAHASSEE, FL

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

CSCQ-COCOA, LLC

(Must contain the words "Limited Liability Company," "L.L.C.," or "LLC.")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:

642 Pilot Road,
North Palm Beach, FL 33408

Mailing Address:

1 North White Horse Pike
PO Box 597
Hammonton, NJ 08037-0597

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

Registered Agent Solutions, Inc.

Name

2894 Remington Green Lane, Suite A

Florida street address (P.O. Box **NOT** acceptable)

Tallahassee Florida 32308

City State Zip

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S.

[Signature]

Registered Agent's Signature (REQUIRED)

(CONTINUED)

FILED
2023 JUN 22 AM 8:20
SECRETARY OF STATE
TALLAHASSEE, FL

ARTICLE IV-

The name and address of each person authorized to manage and control the Limited Liability Company:

Title:

Name and Address:

"AMBR" = Authorized Member

"MGR" = Manager

MGR _____

Michael V. Penza
642 Pilot Road.
North Palm Beach, FL 33408

MGR _____

Robert A. Penza
1691 Brookfield Street,
Vineland, NJ 08360

(Use attachment if necessary)

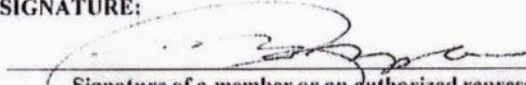
ARTICLE V: Effective date, if other than the date of filing: _____. (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

ARTICLE VI: Other provisions, if any.

REQUIRED SIGNATURE:



Signature of a member or an authorized representative of a member.

This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes.
I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

Michael V. Penza

Typed or printed name of signee

Filing Fees:

\$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent

\$ 30.00 Certified Copy (Optional)

\$ 5.00 Certificate of Status (Optional)

FILED
2023 JUN 22 AM 8:20
SECRETARY OF STATE
TALLAHASSEE, FL



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
CSCQ-COCCA, LLC

Filing Information

Document Number L23000300803

FEI/EIN Number 93-2086881

Date Filed 06/22/2023

State FL

Status ACTIVE

Principal Address

642 PILOT RD

NORTH PALM BEACH, FL 33408

Mailing Address

1 NORTH WHITE HORSE PIKE

PO BOX 597

HAMMONTON, NJ 08034-0597

5/1/24

Annual Reports

Report Year	Filed Date
2024	02/06/2024

Document Images

[02/06/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

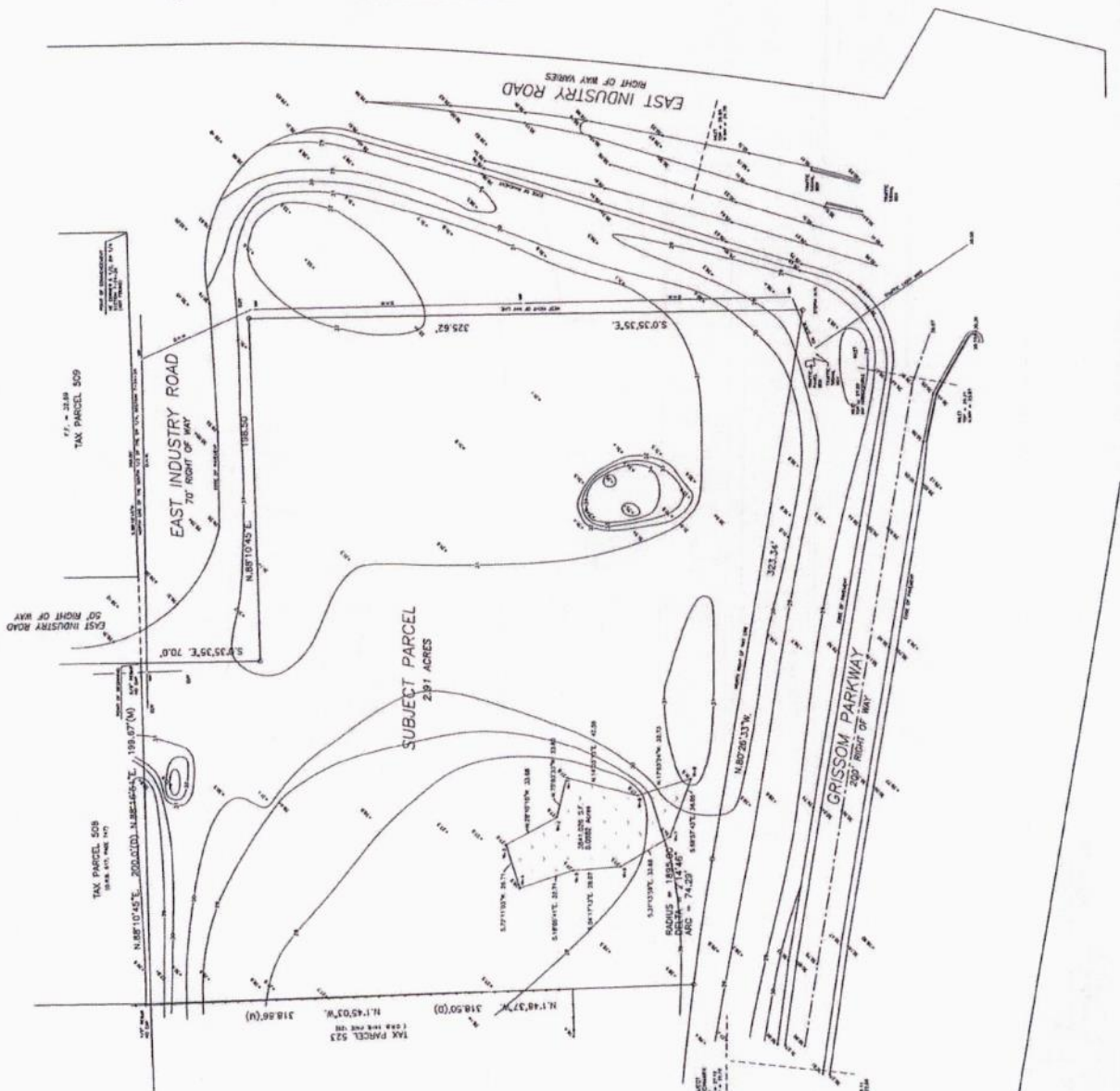
[06/22/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)

Legal Description of Applicant Property

A parcel of land lying in the South 1/2 of the SW 1/4 of SEC 7, TWP 24 S., RNG 36 EAST, Brevard County, FL, being more particularly described as follows:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, THENCE RUN S.88°10'45 W. ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE S. 0°35'35"E. ALONG THE WEST RIGHT-OF-WAY LINE OF EAST INDUSTRY ROAD, A DISTANCE OF 70.00 FEET; THENCE CONTINUE ALONG WEST RIGHT-OF-WAY LINE N. 88°10'45"E., A DISTANCE OF 198.50 FEET; THENCE RUN S. 0°35'35"E., A DISTANCE OF 325.62 FEET TO THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF EAST INDUSTRY ROAD AND THE NORTH RIGHT-OF-WAY LINE OF GRISSOM PARKWAY: THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF EAST INDUSTRY ROAD N. 80°26'33"W. FOLLOWING THE NORTH RIGHT-OF-WAY LINE OF GRISSOM PARKWAY A DISTANCE OF 323.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1895.00 FEET. THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°14'46", A DISTANCE OF 74.29 FEET TO A POINT ON THE CURVE. THENCE DEPARTING FROM SAID CURVE AND THE NORTH RIGHT-OF-WAY LNE OF GRISSOM PARKWAY RUN N.1°48'37" W. ALONG THE EAST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1418, PAGE 125. A DISTANCE OF 318.50 FEET: THENCE RUN N. 88°10'45" E., ALONG THE SOUTH LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 617, PAGE 747 WHICH IS ALSO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 200.00 FEET, TO THE POINT OF BEGINNING.



LEGAL DESCRIPTION:

RIVERS OF LAKE NINE TO THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7,
 TOWNSHIP 36 NORTH, RANGE 30 EAST, BRYAN COUNTY, FLORIDA, BEING MORE
 PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINING 2.01 ACRES MORE OR LESS

CERTIFIED TO: MICHAEL A. DIORISTOPHER
LANCASHIRE TITLE AGENCY, INC.
AMERICAN PROMET TITLE INSURANCE COMPANY

SUMMARY NOTES:

- The Surveyor did not perform a Title Search to determine whether any encumbrances or rights of way that may affect this site.
2. The bearings shown hereon are assumed, based on the West right of way line of Lot 10 of Block 10, being N 0 25' 20" E., and may not be a true North Arrow.
3. No underground utilities or improvements were located by this survey.
4. This site lies within F.R.M. Zones "A" per Community Parcel No. 12592-0779 E., dated 4/2/89.
5. Easements shown hereon are based on S.C.V. Deed of 1929, relative to the E.F. of Parcel "A", Colpo Park, Elevation = 32.65'.

I hereby certify that the survey shown herein is true and correct based on actual measurements taken in the field. This survey meets the minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 81 of 17-5, Florida Administrative Code, pursuant to Section 471.022, Florida Statutes.

This certificate is not valid unless embossed with the Surveyor's Seal

John R. Campbell
Professional Surveyor No. 2351
State of Florida

BOUNDARY SURVEY
IN SECTION 7, TOWNSHIP 24 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

Campbell
Serving & Inspiring
A BRAND NEW
3325 NORTH COUNTYWAY PARKWAY
MAYLAND ADDRESS: P.O. BOX 142168
WHEAT RIDGE, IL 60094 PHONE (312) 455-5820

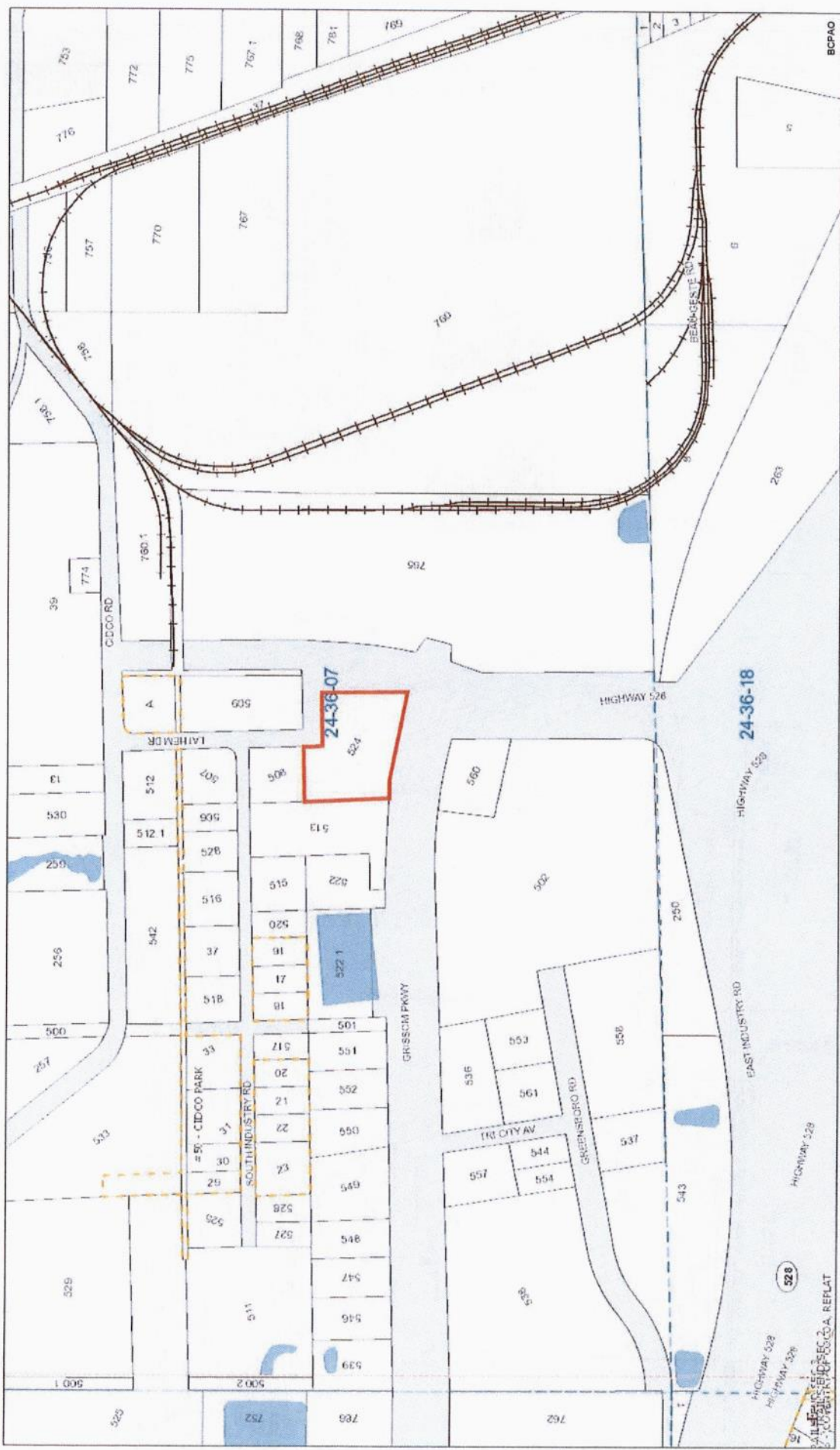
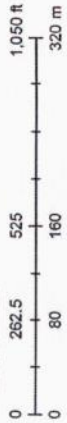
01-670

Page 1 of 1



MAP OF BOUNDARIES OF PARCELS AFFECTED

1:4,000



All BCPAO maps and/or map applications are maintained for assessment and illustrative purposes only and do not represent surveys, plats, or any other legal instrument. Likewise, measurement and location tools are for assessment and illustrative purposes only and do not necessarily reflect real-world conditions. Due to the nature of Geographic Information Systems (GIS) and cadastral mapping, map layers may not precisely align and may not represent precise location, shape, area, and/or location in Florida. Florida-licensed surveyor can determine legally-relevant property boundaries, elevation, distance, area, and/or location in Florida.

Map created May 2, 2024 (map data dates may vary)

Affected Property Owners
Pursuant to Code Part II, Appendix A, Article XXI

Owners: EQUIPMENT FABRICATORS INC
Mail Address: 655 CIDCO ROAD COCOA FL 32926
Site Address: 655 CIDCO RD COCOA FL 32926
Parcel ID: 24-36-07-00-542

Owners: LEE, CHARLES R
Mail Address: 2950 S TROPICAL TRL MERRITT ISLAND FL 32952
Site Address: 643 CIDCO RD COCOA FL 32926
Parcel ID: 24-36-07-00-512.1

Owners: LEE, CHARLES R
Mail Address: 2950 S TROPICAL TRL MERRITT ISLAND FL 32952
Site Addresses: 603 CIDCO RD COCOA FL 32926
613 CIDCO RD COCOA FL 32926
Parcel ID: 24-36-07-00-512

Owners: TROPIC COCOA TWO LLC
Mail Address: 10002 NW 89TH AVE MEDLEY FL 33178
Site Address: 670 SOUTH INDUSTRY RD COCOA FL 32926
Parcel ID: 24-36-07-50-*-37

Owners: TROPIC COCOA LLC
Mail Address: 10002 NW 89TH AVE MEDLEY FL 33178
Site Addresses: 658 SOUTH INDUSTRY RD COCOA FL 32926
660 SOUTH INDUSTRY RD COCOA FL 32926
662 SOUTH INDUSTRY RD COCOA FL 32926
664 SOUTH INDUSTRY RD COCOA FL 32926
Parcel ID: 24-36-07-00-516

Owners: ECG INC
Mail Address: 262 LAKESHORE DR MERRITT ISLAND FL 32953
Site Address: 640 SOUTH INDUSTRY RD COCOA FL 32926
Parcel ID: 24-36-07-00-528

Owners: EATON, DAVID L; EATON, JILL
Mail Address: 262 LAKE SHORE DR MERRITT ISLAND FL 32953
Site Address: 620 SOUTH INDUSTRY RD COCOA FL 32926
Parcel ID: 24-36-07-00-506

Owners: SOUTHEAST HOLDING OF CFL LLC
Mail Address: 498 MAIN COCOA FL 32922
Site Address: 518 SOUTH INDUSTRY RD COCOA FL 32926
Parcel ID: 24-36-07-00-507

Owners: PROFUMO, PETER L TRUSTEE
 Mail Address: 7 INDIAN RIVER AVE APT 1205 TITUSVILLE FL 32796
 Site Addresses: 3405 LATHEM DR COCOA FL 32926
 3415 LATHEM DR COCOA FL 32926
 Parcel ID: 24-36-07-00-509

Owners: PROFUMO, PETER L TRUSTEE
 Mail Address: 7 INDIAN RIVER AVE APT 1205 TITUSVILLE FL 32796
 Site Addresses: 3400 EAST INDUSTRY RD COCOA FL 32926
 515 SOUTH INDUSTRY RD COCOA FL 32926
 Parcel ID: 24-36-07-00-508

Owners: RINKER MATERIALS CORP
 Mail Address: ATTN: TAX DEPARTMENT 1501 BELVEDERE ROAD W PALM BCH FL 33406
 Site Addresses: 3345 EAST INDUSTRY RD COCOA FL 32926
 3355 EAST INDUSTRY RD COCOA FL 32926
 3365 EAST INDUSTRY RD COCOA FL 32926
 Parcel ID: 24-36-07-00-765

Owners: GIMZEK, G JERRY
 Mail Address: 4910 SHADE TREE ST COCOA FL 32926
 Site Address: 675 SOUTH INDUSTRY RD COCOA FL 32926
 Parcel ID: 24-36-07-50-*-16

Owners: CT BROTHERS HOLDINGS LLC
 Mail Address: 19968 INDEPENDENCE BLVD GROVELAND FL 34736
 Site Address: 665 SOUTH INDUSTRY RD COCOA FL 32926
 Parcel ID: 24-36-07-00-520

Owners: SOUTHWARD PARTNERS LLC
 Mail Address: 505 WILSON RD ANNAPOLIS MD 21401
 Site Address: 555 SOUTH INDUSTRY RD COCOA FL 32926
 Parcel ID: 24-36-07-00-515

Owners: NEIGHBOR LLC
 Mail Address: 505 WILSON RD ANNAPOLIS MD 21401
 Site Address: 529 SOUTH INDUSTRY RD COCOA FL 32926
 Parcel ID: 24-36-07-00-513

Owners: SOUTHWARD PARTNERS LLC
 Mail Address: 505 WILSON RD ANNAPOLIS MD 21401
 Site Address: NONE
 Parcel ID: 24-36-07-00-522

Owners: BREVARD COUNTY
 Mail Address: 345 WENNER WAY C/O ASSET MANAGEMENT COCOA FL 32926
 Site Address: NONE
 Parcel ID: 24-36-07-00-522.1

Owners: GRISSOM PARK LLC
Mail Address: 6545 CAY CIR BELLE ISLE FL 32809
Site Address: NONE
Parcel ID: 24-36-07-00-502

Owners: GRISSOM PARK LLC
Mail Address: 6545 CAY CIR BELLE ISLE FL 32809
Site Address: NONE
Parcel ID: 24-36-07-00-560

Owners: V GROUP LLC
Mail Address: 581 CIDCO RD COCOA FL 32926
Site Address: 581 CIDCO RD COCOA FL 32926
Parcel ID: 24-36-07-50-A

SIMILAR ACCESORY USES AND STRUCTURES IN M2 DISTRICT

1. Beyel Brothers Inc – Cocoa, 550 Cidco Rd, Cocoa, FL 32926

Fuel tanks, washing facilities, and maintenance garage



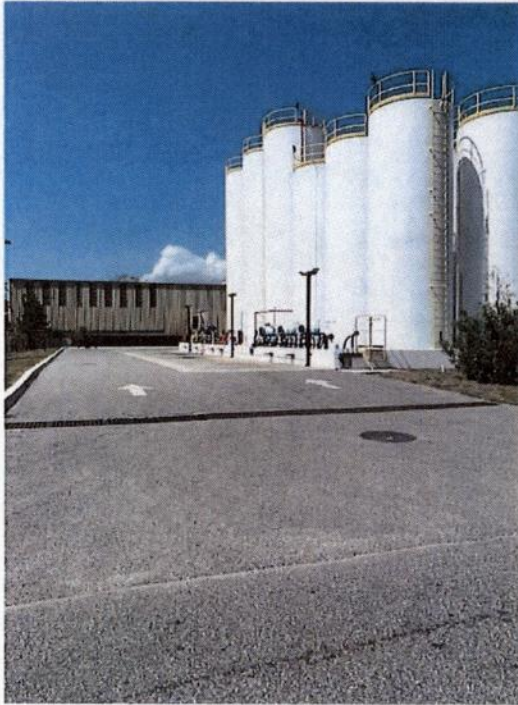
2. Sunbelt Rentals Power & HVAC, 555 S. Industry Rd, Cocoa, FL 32926

Fuel tank and maintenance facility



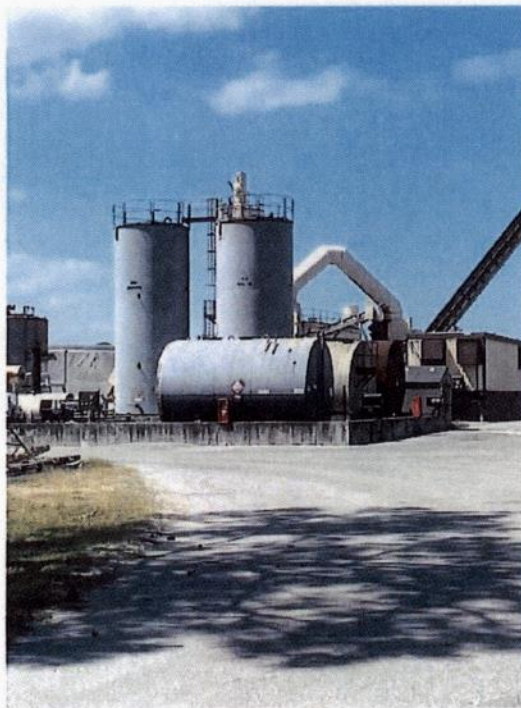
3. Tropic Oil Company, 660 S. Industry Rd, Cocoa, FL 32926

Maintenance facility and numerous lube oil tanks



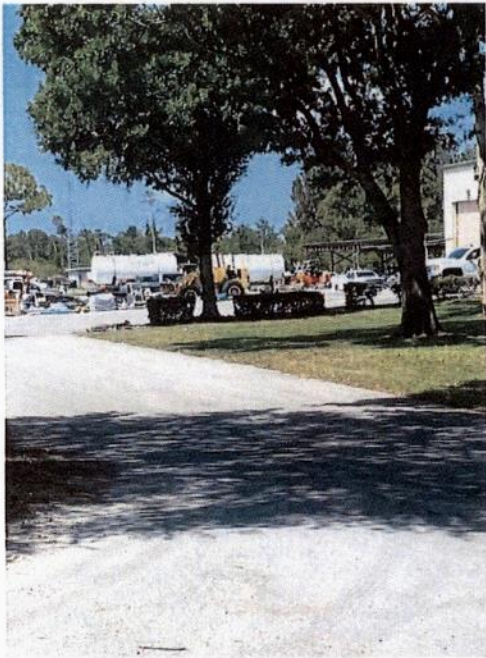
4. V.A. Paving, Inc., 800 Cidco Rd, Cocoa, FL 32926

Fuel tanks



5. Goodson Paving, 630 Cidco Rd, Cocoa, FL 32926

Maintenance and fuel tanks



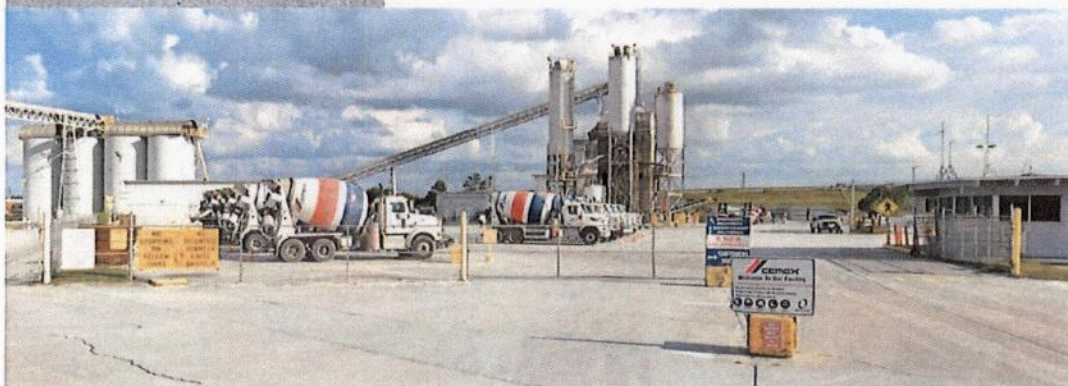
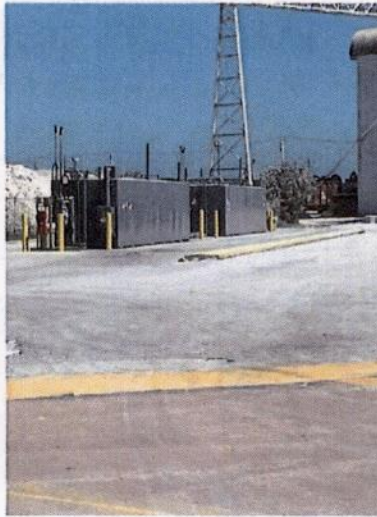
6. Brewer Paving & Development, 3190 Grissom Pkwy, Cocoa, FL 32926

Fuel tanks and maintenance facility



7. CEMEX – Cocoa, 3345 Industry Rd, Cocoa, FL 32926

Maintenance garages, fuel tanks, fleet trucks, fueling and repair facilities





REAL PROPERTY DETAILS
Account 2411013 - Roll Year 2023

Owners	DI CHRISTOPHER, MICHAEL A
Mailing Address	1765 ROCHELLE PKWY MERRITT ISLAND FL 32952
Site Address	NONE
Parcel ID	24-36-07-00-524
Taxing District	15D0 - COCOA
Exemptions	NONE
Property Use	4000 - VACANT INDUSTRIAL LAND
Total Acres	2.89
Site Code	0350 - GRISSOM PKWY
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF S 1/2 OF SW 1/4 AS DESC IN ORB 1428 PG 229 EXC 2986 PG 1109, 3374 PG 3090 & RD R/W



VALUE SUMMARY

Category	2023	2022	2021
Market Value	\$207,720	\$207,720	\$188,830
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$207,720	\$207,710	\$188,830
Assessed Value School	\$207,720	\$207,720	\$188,830
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$207,720	\$207,710	\$188,830
Taxable Value School	\$207,720	\$207,720	\$188,830

SALES / TRANSFERS

Date	Price	Type	Instrument
09/07/2001	--	QC	4421/1849
09/06/2001	\$125,000	WD	4418/3119
08/27/2001	--	QC	4418/3117
02/28/1974	\$22,200	--	1428/0229

No Data Found

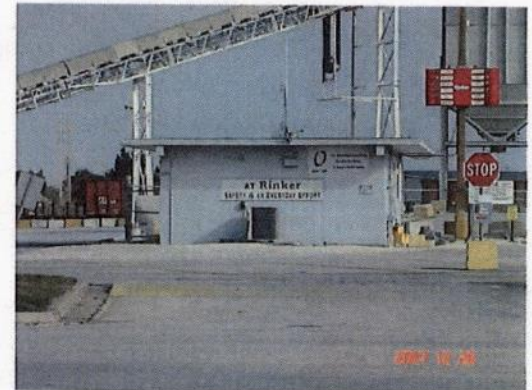
Subject/Applicant Property



REAL PROPERTY DETAILS

Account 2411047 - Roll Year 2023

Owners RINKER MATERIALS CORP
Mailing Address ATTN: TAX DEPARTMENT 1501 BELVEDERE ROAD W
PALM BCH FL 33406
Site Address 3345 EAST INDUSTRY RD COCOA FL 32926
3355 EAST INDUSTRY RD COCOA FL 32926
3365 EAST INDUSTRY RD COCOA FL 32926
Parcel ID 24-36-07-00-765
Taxing District 15D0 - COCOA
Exemptions NONE
Property Use 4710 - CONCRETE / ASPHALT PLANT
Total Acres 24.09
Site Code 0001 - NO OTHER CODE APPL.
Plat Book/Page 0000/0000
Subdivision --
Land Description W 1/2 OF SW 1/4 OF SE 1/4 EXC RD R/W ALSO INCL
PART OF SW1/4 OF SE 1/4 OF NW1/4 AS DESC IN ORB
5392 PG 6724 PAR 783



VALUE SUMMARY

Category	2023	2022	2021
Market Value	\$1,622,590	\$1,617,810	\$1,522,540
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$1,622,590	\$1,617,810	\$1,522,540
Assessed Value School	\$1,622,590	\$1,617,810	\$1,522,540
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$1,622,590	\$1,617,810	\$1,522,540
Taxable Value School	\$1,622,590	\$1,617,810	\$1,522,540

SALES / TRANSFERS

Date	Price	Type	Instrument
12/01/1978	\$157,500	--	1977/0524
01/01/1973	\$550,000	PT	1308/1020

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 1700 - OFFICE BUILDING - SINGLE TENANT - 1 STORY

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1986
Frame:	REINFRCONC	Story Height	8
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	PRE-STRS. CONC.	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	660	Light Poles	1
Total Base Area	660	Fence - Chain Link 6'	3,000
Total Sub Area	660	Paving - Concrete	380,220
		Railroad Spur	3,827
		Paving - Asphalt	15,581

PROPERTY DATA CARD #2

Building Use: 1700 - OFFICE BUILDING - SINGLE TENANT - 1 STORY

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1986
Frame:	REINFRCONC	Story Height	12
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	PRE-STRS. CONC.	Residential Units	1
		Commercial Units	0

Sub-Areas		Extra Features	
Base Area (1st)	2,958	Outbuilding	232
Open Porch	484		
Total Base Area	2,958		
Total Sub Area	3,442		

PROPERTY DATA CARD #3

Building Use: 1700 - OFFICE BUILDING - SINGLE TENANT - 1 STORY

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1986
Frame:	REINFRCONC	Story Height	10
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	PRE-STRS. CONC.	Residential Units	1
		Commercial Units	0

Sub-Areas		Extra Features	
Base Area (1st)	1,890	No Data Found	
Open Porch	790		
Total Base Area	1,890		
Total Sub Area	2,680		

PROPERTY DATA CARD #4

Building Use: 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1986
Frame:	REINFRCONC	Story Height	18
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	PRE-STRS. CONC.	Residential Units	1
		Commercial Units	0

Sub-Areas		Extra Features	
Base Area (1st)	6,000	No Data Found	
Utility Room	248		
Total Base Area	6,000		
Total Sub Area	6,248		

PROPERTY DATA CARD #5

Building Use: 2710 - GARAGE / AUTO-BODY / AUTO PAINT SHOP

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1986
Frame:	REINFRCONC	Story Height	22
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	PRE-STRS. CONC.	Residential Units	1
		Commercial Units	0

Sub-Areas		Extra Features	
Base Area (1st)	8,608	Carport	2,376
Utility Room	1,400		
Total Base Area	8,608		
Total Sub Area	10,008		

PROPERTY DATA CARD #6

Building Use: 4100 - LIGHT MANUFACTURING (SMALL EQUIPMENT MFG PLANT, SMALL MACHINE SHOP, INSTRUMENT

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1986
Frame:	REINFRCONC	Story Height	23
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	PRE-STRS. CONC.	Residential Units	1
		Commercial Units	0

Sub-Areas		Extra Features	
Base Area (1st)	10,615	Canopy	1,400
Utility Room	492		
Total Base Area	10,615		
Total Sub Area	11,107		

PROPERTY DATA CARD #7

Building Use: 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	SHEET METAL	Year Built	1986
Frame:	METALFRAME	Story Height	10
Roof:	SHEET METAL	Floors	2
Roof Structure:	STEEL TRUSS RIGID	Residential Units	1

Sub-Areas

Extra Features

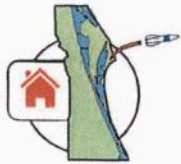
Base Area (1st)	700	No Data Found
Base Area (2nd)	700	
Utility Room	700	
Total Base Area	1,400	
Total Sub Area	2,100	

Commercial Units

Sub-Areas

Extra Features

Base Area (1st)	2,871	No Data Found
Total Base Area	2,871	
Total Sub Area	2,871	



REAL PROPERTY DETAILS

Account 2411206 - Roll Year 2023

Owners V GROUP LLC
Mailing Address 581 CIDCO RD COCOA FL 32926
Site Address 581 CIDCO RD COCOA FL 32926
Parcel ID 24-36-07-50-A
Taxing District 15D0 - COCOA
Exemptions NONE
Property Use 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL,
Total Acres 0.96
Site Code 0001 - NO OTHER CODE APPL.
Plat Book/Page 0022/0051
Subdivision CIDCO PARK
Land Description CIDCO PARK PAR A



VALUE SUMMARY

Category	2023	2022	2021
Market Value	\$460,140	\$442,110	\$386,500
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$460,140	\$425,150	\$386,500
Assessed Value School	\$460,140	\$442,110	\$386,500
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$460,140	\$425,150	\$386,500
Taxable Value School	\$460,140	\$442,110	\$386,500

SALES / TRANSFERS

Date	Price	Type	Instrument
11/01/2004	\$475,000	WD	5382/5486
11/30/1995	\$250,000	WD	3525/1832
11/30/1995	--	WD	3525/1831
04/13/1989	--	QC	2988/4723
02/13/1989	--	QC	2988/4725
06/14/1988	--	QC	2919/0459

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	ENAMEL STEEL	Year Built	1976
Frame:	METALFRAME	Story Height	16
Roof:	SHEET METAL	Floors	1
Roof Structure:	STEEL TRUSS RIGID	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	10,200	Paving - Asphalt	18,000
Total Base Area	10,200	Load Ramp	144
Total Sub Area	10,200	Railroad Spur	200
		Fence - Chain Link 6'	380
		Loading Dock	630
		Fence - Barb Wire	380

PROPERTY DATA CARD #2

Building Use: 1700 - OFFICE BUILDING - SINGLE TENANT - 1 STORY

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1987
Frame:	MASNRYCONC	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	1
Roof Structure:	WOOD TRUSS	Residential Units	1
		Commercial Units	0

Base Area (1st)	552	No Data Found
Total Base Area	552	
Total Sub Area	552	



REAL PROPERTY DETAILS
 Account 2411000 - Roll Year 2023

Owners: LEE, CHARLES R
 Mailing Address: 2950 S TROPICAL TRL MERRITT ISLAND FL 32952
 Site Address: 603 CIDCO RD COCOA FL 32926
 613 CIDCO RD COCOA FL 32926
 Parcel ID: 24-36-07-00-512
 Taxing District: 15D0 - COCOA
 Exemptions: NONE
 Property Use: 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL,
 Total Acres: 1.13
 Site Code: 0001 - NO OTHER CODE APPL.
 Plat Book/Page: 0000/0000
 Subdivision: --
 Land Description: PART OF THE NE 1/4 OF SW 1/4 LYING SOUTH OF
 CIDCO RD & WEST OF EAST INDUSTRY RD AS DESC IN
 ORB 3631 PG 1474 EXC ORB 1246 PG 744 PAR 514



VALUE SUMMARY

Category	2023	2022	2021
Market Value	\$919,900	\$871,710	\$768,860
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$919,900	\$845,740	\$768,860
Assessed Value School	\$919,900	\$871,710	\$768,860
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$919,900	\$845,740	\$768,860
Taxable Value School	\$919,900	\$871,710	\$768,860

SALES / TRANSFERS

Date	Price	Type	Instrument
11/26/2018	--	QC	8317/1884
04/17/2006	\$900,000	WD	5635/0001
12/01/1996	\$395,000	PT	3631/1474
10/01/1978	\$18,500	--	1951/0482
05/01/1976	\$150,000	--	1621/0997

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	ENAMEL STEEL , STUCCO	Year Built	1979
Frame:	METALFRAME , MASNRYCONC	Story Height	20
Roof:	SHEET METAL	Floors	2
Roof Structure:	STEEL TRUSS RIGID	Residential Units	2
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	17,800	Screen Enclosure	120
Base Area (2nd)	1,000	Covered Patio	540
Total Base Area	18,800	Paving - Asphalt	10,424
Total Sub Area	18,800	Load Ramp	442
		Auto Dock Leveler - Edge Of Dock	1
		Covered Patio	110

PROPERTY DATA CARD #2

Building Use: 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1965
Frame:	MASNRYCONC	Story Height	17
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	RAR JOIST RIGID	Residential Units	1

Commercial Units

0

Sub-Areas

Extra Features

Base Area (1st)	9,600	Covered Patio	440
Total Base Area	9,600	Auto Dock Leveler - Edge Of Dock	1
Total Sub Area	9,600	Load Ramp	416



REAL PROPERTY DETAILS
 Account 2411005 - Roll Year 2023

Owners TROPIC COCOA LLC
 Mailing Address 10002 NW 89TH AVE MEDLEY FL 33178
 658 SOUTH INDUSTRY RD COCOA FL 32926
 Site Address 660 SOUTH INDUSTRY RD COCOA FL 32926
 662 SOUTH INDUSTRY RD COCOA FL 32926
 664 SOUTH INDUSTRY RD COCOA FL 32926
 Parcel ID 24-36-07-00-516
 Taxing District 15D0 - COCOA
 Exemptions NONE
 Property Use 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING
 TERMINAL,
 Total Acres 0.92
 Site Code 0001 - NO OTHER CODE APPL.
 Plat Book/Page 0000/0000
 Subdivision --
 Land Description PART OF NE 1/4 OF SW 1/4 AS DES IN ORB 698 PG 721



VALUE SUMMARY

Category	2023	2022	2021
Market Value	\$647,350	\$611,940	\$529,030
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$640,120	\$581,930	\$529,030
Assessed Value School	\$647,350	\$611,940	\$529,030
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$640,120	\$581,930	\$529,030
Taxable Value School	\$647,350	\$611,940	\$529,030

SALES / TRANSFERS

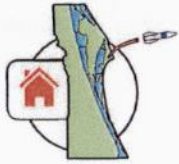
Date	Price	Type	Instrument
08/10/2017	\$1,500,000	WD	7960/1134
08/25/1989	\$358,000	WD	3015/1285
11/13/1981	\$300,000	WD	2337/1256
10/01/1973	\$170,000	--	1388/0414

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1965
Frame:	MASNRYCONC	Story Height	20
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	BAR JOIST RIGID	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	20,160	Loading Dock	1,120
Total Base Area	20,160	Covered Patio	192
Total Sub Area	20,160	Paving - Asphalt	19,915
		Load Ramp	200



REAL PROPERTY DETAILS
Account 2411018 - Roll Year 2023

Owners	ECG INC
Mailing Address	262 LAKESHORE DR MERRITT ISLAND FL 32953
Site Address	640 SOUTH INDUSTRY RD COCOA FL 32926
Parcel ID	24-36-07-00-528
Taxing District	15D0 - COCOA
Exemptions	NONE
Property Use	4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL,
Total Acres	0.69
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF NE 1/4 OF SW 1/4 AS DESC IN ORB 5222 PG 3451 & ORB 5222 PG 3453



VALUE SUMMARY

Category	2023	2022	2021
Market Value	\$177,540	\$169,820	\$148,180
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$177,540	\$162,990	\$148,180
Assessed Value School	\$177,540	\$169,820	\$148,180
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$177,540	\$162,990	\$148,180
Taxable Value School	\$177,540	\$169,820	\$148,180

SALES / TRANSFERS

Date	Price	Type	Instrument
02/25/2004	\$180,000	WD	5222/3451
02/25/2004	--	WD	5222/3453
02/23/2004	--	WD	5222/3447
02/23/2003	\$50,000	WD	5222/3449
11/22/2002	--	WD	4745/2011
11/01/2001	\$93,000	WD	4453/3886
02/01/1995	\$7,000	08	3454/2046
04/01/1994	\$4,000	QC	3390/1973
06/01/1978	\$26,900	--	1899/0956

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1963
Frame:	MASNRYCONC	Story Height	14
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	PRE-STRS. CONC.	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	4,598	Fence - Chain Link 6'	352
Open Porch	498	Paving - Asphalt	6,500
Total Base Area	4,598		
Total Sub Area	5,096		



REAL PROPERTY DETAILS
 Account 2410995 - Roll Year 2023

Owners EATON, DAVID L; EATON, JILL
Mailing Address 262 LAKE SHORE DR MERRITT ISLAND FL 32953
Site Address 620 SOUTH INDUSTRY RD COCOA FL 32926
Parcel ID 24-36-07-00-506
Taxing District 15D0 - COCOA
Exemptions NONE
Property Use 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL,
Total Acres 0.46
Site Code 0001 - NO OTHER CODE APPL.
Plat Book/Page 0000/0000
Subdivision --
Land Description PART OF N 1/2 OF SW 1/4 AS DESC IN ORB 548 PG 337
 EXC "PARCEL I" DESC IN ORB 5222 PG 3451



VALUE SUMMARY

Category	2023	2022	2021
Market Value	\$201,500	\$194,860	\$169,820
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$201,500	\$186,800	\$169,820
Assessed Value School	\$201,500	\$194,860	\$169,820
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$201,500	\$186,800	\$169,820
Taxable Value School	\$201,500	\$194,860	\$169,820

SALES / TRANSFERS

Date	Price	Type	Instrument
06/15/2016	\$194,000	WD	7640/0984
02/23/2004	--	WD	5222/3447
02/23/2003	\$50,000	WD	5222/3449
11/22/2002	\$93,000	WD	4453/3886
11/22/2002	--	WD	4745/2011
04/30/1993	\$165,000	WD	3279/2049
07/01/1992	\$155,500	QC	3215/3499
12/29/1986	\$171,000	WD	2761/2047
04/01/1979	\$85,000	--	2033/0599
04/01/1974	\$50,000	--	1434/0725

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 1700 - OFFICE BUILDING - SINGLE TENANT - 1 STORY

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1963
Frame:	MASNRYCONC	Story Height	8
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	PRE-STRS. CONC.	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	960	Fence - Chain Link 6'	430
Open Porch	125	Paving - Asphalt	13,741
Total Base Area	960		
Total Sub Area	1,085		

PROPERTY DATA CARD #2

Building Use: 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1963
Frame:	MASNRYCONC	Story Height	16

	Materials		Details	
Roof:	BU-TG/MMBRN	Floors		1
Roof Structure:	PRE-STRS. CONC.	Residential Units		1
		Commercial Units		0
	Sub-Areas		Extra Features	
Base Area (1st)	672	Carport		480
Total Base Area	672			
Total Sub Area	672			

PROPERTY DATA CARD #3

Building Use: 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

	Materials		Details	
Exterior Wall:	ENAMEL STEEL	Year Built		2004
Frame:	METALFRAME	Story Height		16
Roof:	ENAMEL METAL	Floors		1
Roof Structure:	STEEL TRUSS RIGID	Residential Units		1
		Commercial Units		0
	Sub-Areas		Extra Features	
Base Area (1st)	2,400	No Data Found		
Total Base Area	2,400			
Total Sub Area	2,400			



REAL PROPERTY DETAILS
 Account 2410997 - Roll Year 2023

Owners	PROFUMO, PETER L TRUSTEE
Mailing Address	7 INDIAN RIVER AVE APT 1205 TITUSVILLE FL 32796
Site Address	3400 EAST INDUSTRY RD COCOA FL 32926 515 SOUTH INDUSTRY RD COCOA FL 32926
Parcel ID	24-36-07-00-508
Taxing District	15D0 - COCOA
Exemptions	NONE
Property Use	4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL,
Total Acres	0.92
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF N 1/2 OF SW 1/4 AS DES IN ORB 617 PG 747



VALUE SUMMARY

Category	2023	2022	2021
Market Value	\$246,910	\$227,530	\$192,560
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$232,990	\$211,810	\$192,560
Assessed Value School	\$246,910	\$227,530	\$192,560
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$232,990	\$211,810	\$192,560
Taxable Value School	\$246,910	\$227,530	\$192,560

SALES / TRANSFERS

Date	Price	Type	Instrument
03/01/1991	--	PT	3119/1252
11/01/1988	\$1,300,000	WD	2957/1262
12/17/1985	--	WD	2659/2217
08/18/1981	--	QC	2322/1905

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1963
Frame:	MASNRYCONC	Story Height	18
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	BAR JOIST RIGID	Residential Units	4
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	10,000	Fence - Chain Link 6'	74
Open Porch	120	Paving - Asphalt	24,000
Total Base Area	10,000		
Total Sub Area	10,120		



REAL PROPERTY DETAILS
 Account 2410998 - Roll Year 2023

Owners PROFUMO, PETER L TRUSTEE
Mailing Address 7 INDIAN RIVER AVE APT 1205 TITUSVILLE FL 32796
Site Address 3405 LATHEM DR COCOA FL 32926
 3415 LATHEM DR COCOA FL 32926
Parcel ID 24-36-07-00-509
Taxing District 15D0 - COCOA
Exemptions NONE
Property Use 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING
 TERMINAL,
Total Acres 2.20
Site Code 0001 - NO OTHER CODE APPL.
Plat Book/Page 0000/0000
Subdivision --
Land Description PART OF N 1/2 OF SW 1/4 AS DES IN ORB 617 PG 746 &
 PT OF S 1/2 OF NW 1/4 OF SE 1/4 AS DES IN ORB 2429
 PG 493



VALUE SUMMARY

Category	2023	2022	2021
Market Value	\$909,860	\$827,100	\$730,520
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$883,920	\$803,570	\$730,520
Assessed Value School	\$909,860	\$827,100	\$730,520
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$883,920	\$803,570	\$730,520
Taxable Value School	\$909,860	\$827,100	\$730,520

SALES / TRANSFERS

Date	Price	Type	Instrument
03/01/1991	--	PT	3119/1252
11/01/1988	\$1,300,000	WD	2957/1262
12/23/1985	--	QC	2659/2215
04/07/1983	--	QC	2429/0493

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1964
Frame:	MASNRYCONC	Story Height	30
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	BAR JOIST RIGID	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	19,200	Paving - Asphalt	51,200
Utility Room	48	Loading Dock	3,200
Total Base Area	19,200	Dock Roof - Metal	3,020
Total Sub Area	19,248		

PROPERTY DATA CARD #2

Building Use: 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1964
Frame:	MASNRYCONC	Story Height	30
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	BAR JOIST RIGID	Residential Units	1
		Commercial Units	0

Base Area (1st)
Total Base Area
Total Sub Area

SUB AREAS

19,200
19,200
19,200

Loading Dock
Dock Roof - Metal

LAND FEATURES

2,900
1,720



REAL PROPERTY DETAILS

Account 2410996 - Roll Year 2023

Owners	SOUTHEAST HOLDING OF CFL LLC
Mailing Address	498 MAIN COCOA FL 32922
Site Address	518 SOUTH INDUSTRY RD COCOA FL 32926
Parcel ID	24-36-07-00-507
Taxing District	15D0 - COCOA
Exemptions	NONE
Property Use	4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL,
Total Acres	0.92
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	BREVARD INDUSTRIAL PARK UNREC PART OF N 1/2 OF SW 1/4 AS DES IN ORB 585 PG 697 KNOWN AS LOTS 13 & 14



VALUE SUMMARY

Category	2023	2022	2021
Market Value	\$377,060	\$359,820	\$312,160
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$377,060	\$343,370	\$312,160
Assessed Value School	\$377,060	\$359,820	\$312,160
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$377,060	\$343,370	\$312,160
Taxable Value School	\$377,060	\$359,820	\$312,160

SALES / TRANSFERS

Date	Price	Type	Instrument
07/06/2015	\$259,000	WD	7405/1284
03/21/2014	--	CT	7090/0874
08/09/2004	\$300,000	WD	5347/3932
03/01/1996	--	QC	3553/2403
08/27/1987	\$135,000	WD	2835/0554
06/01/1976	\$74,500	--	1634/0345

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	ENAMEL STEEL	Year Built	1963
Frame:	METALFRAME	Story Height	16
Roof:	ENAMEL METAL	Floors	1
Roof Structure:	STEEL TRUSS RIGID	Residential Units	1
		Commercial Units	1
Sub-Areas		Extra Features	
Base Area (1st)	7,500	Insulation - Wall Batts OR Roll	5,072
Open Porch	80	Fence - Electronic Gate	1
Total Base Area	7,500	Insulation - Ceiling Batts OR Roll	7,500
Total Sub Area	7,580	Fence - Chain Link 6'	767
		Paving - Asphalt	13,578
		Fence - Barb Wire	767

PROPERTY DATA CARD #2

Building Use: 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	SHEET METAL	Year Built	1982
Frame:	METALFRAME	Story Height	12
Roof:	SHEET METAL	Floors	1
Roof Structure:	WOOD TRUSS	Residential Units	1



REAL PROPERTY DETAILS
 Account 2411004 - Roll Year 2023

Owners SOUTHWARD PARTNERS LLC
 Mailing Address 505 WILSON RD ANNAPOLIS MD 21401
 Site Address 555 SOUTH INDUSTRY RD COCOA FL 32926
 Parcel ID 24-36-07-00-515
 Taxing District 15D0 - COCOA
 Exemptions NONE
 Property Use 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL,
 Total Acres 0.92
 Site Code 0001 - NO OTHER CODE APPL.
 Plat Book/Page 0000/0000
 Subdivision --
 Land Description PART OF N 1/2 OF SW 1/4 AS DES IN ORB 717 PG 648
 KNOWN AS LOTS 7,8 OF UNREC BREVARD INDUSTRIAL PARK



VALUE SUMMARY

Category	2023	2022	2021
Market Value	\$619,280	\$584,830	\$512,380
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$619,280	\$563,610	\$512,380
Assessed Value School	\$619,280	\$584,830	\$512,380
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$619,280	\$563,610	\$512,380
Taxable Value School	\$619,280	\$584,830	\$512,380

SALES / TRANSFERS

Date	Price	Type	Instrument
12/22/2005	--	QC	5590/0883
12/31/2002	\$440,000	WD	4787/3179
05/01/1996	--	QC	4787/3176
09/01/1993	\$75,000	PT	3333/0841
03/01/1993	\$150,000	PT	3305/3889
01/01/1974	\$120,000	PT	1411/0033

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1965
Frame:	MASNRCONC	Story Height	18
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	BAR JOIST RIGID	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	19,040	Fence - Chain Link 6'	212
Open Porch	60	Covered Patio	2,688
Total Base Area	19,040	Paving - Asphalt	17,000
Total Sub Area	19,100		



REAL PROPERTY DETAILS

Account 2411002 - Roll Year 2023

Owners NEIGHBOR LLC
Mailing Address 505 WILSON RD ANNAPOLIS MD 21401
Site Address 529 SOUTH INDUSTRY RD COCOA FL 32926
Parcel ID 24-36-07-00-513
Taxing District 15D0 - COCOA
Exemptions NONE
Property Use 4100 - LIGHT MANUFACTURING (SMALL EQUIPMENT MFG PLANT, SM)
Total Acres 2.53
Site Code 0001 - NO OTHER CODE APPL.
Plat Book/Page 0000/0000
Subdivision --
Land Description PART OF E 1/2 OF SW 1/4 AS DESC IN ORB 3374 PGS 3088 & 3090 PAR 523



VALUE SUMMARY

Category	2023	2022	2021
Market Value	\$725,300	\$653,650	\$552,790
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$668,860	\$608,060	\$552,790
Assessed Value School	\$725,300	\$653,650	\$552,790
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$668,860	\$608,060	\$552,790
Taxable Value School	\$725,300	\$653,650	\$552,790

SALES / TRANSFERS

Date	Price	Type	Instrument
12/31/2007	\$565,000	WD	5837/7049
09/07/2001	--	QC	4421/1849
03/01/1994	\$220,000	PT	3374/3088
03/01/1993	\$150,000	PT	3305/3889
08/01/1966	\$77,000	--	0893/0907

BUILDINGS

PROPERTY DATA CARD #1

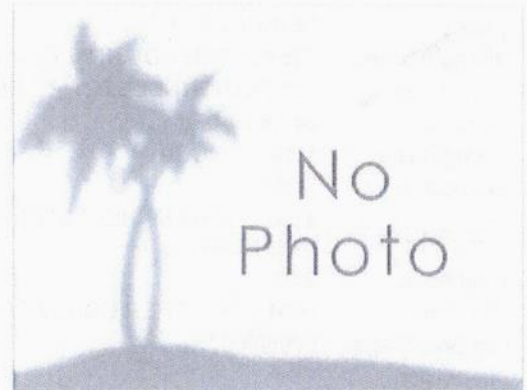
Building Use: 4100 - LIGHT MANUFACTURING (SMALL EQUIPMENT MFG PLANT, SMALL MACHINE SHOP, INSTRUMENT

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1964
Frame:	MASNRYCONC	Story Height	18
Roof:	ROLL COMPOSITION	Floors	2
Roof Structure:	BAR JOIST RIGID	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	18,870	Fence - Chain Link 6'	260
Base Area (2nd)	1,512	Outbuilding	260
Utility Room	1,562	Paving - Asphalt	20,170
Total Base Area	20,382	Covered Patio	1,264
Total Sub Area	21,944		



REAL PROPERTY DETAILS
Account 2411011 - Roll Year 2023

Owners	BREVARD COUNTY
Mailing Address	345 WENNER WAY C/O ASSET MANAGEMENT COCOA FL 32926
Site Address	NONE
Parcel ID	24-36-07-00-522.1
Taxing District	15D0 - COCOA
Exemptions	EXCO - COUNTY OWNED PROPERTY
Property Use	8020 - COUNTY OWNED LAND - VACANT
Total Acres	2.27
Site Code	0350 - GRISSOM PKWY
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PT OF S 1/2 OF SW 1/4 AS DESC IN ORB 2986 PG 2344



VALUE SUMMARY

Category	2023	2022	2021
Market Value	\$10	\$10	\$10
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$10	\$10	\$10
Assessed Value School	\$10	\$10	\$10
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$10	\$10	\$10
Taxable Value Non-School	\$0	\$0	\$0
Taxable Value School	\$0	\$0	\$0

SALES / TRANSFERS

Date	Price	Type	Instrument
03/17/1989	--	WD	2986/2344

No Data Found



REAL PROPERTY DETAILS
Account 2411010 - Roll Year 2023

Owners SOUTHWARD PARTNERS LLC
Mailing Address 505 WILSON RD ANNAPOLIS MD 21401
Site Address NONE
Parcel ID 24-36-07-00-522
Taxing District 15D0 - COCOA
Exemptions NONE
Property Use 4900 - OPEN STOR, NEW & USED BLDG SUPP, JUNK YARDS, AUT
Total Acres 1.21
Site Code 0350 - GRISSOM PKWY
Plat Book/Page 0000/0000
Subdivision --
Land Description W 600 FT OF E 1250 FT OF N 247.5 FT OF SE 1/4 OF SW 1/4 AS DESC IN ORB 1231 PG 622 & 2986 PG 1109 EXC 2986 PG 2344



VALUE SUMMARY

Category	2023	2022	2021
Market Value	\$170,130	\$170,650	\$164,980
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$170,130	\$170,650	\$164,980
Assessed Value School	\$170,130	\$170,650	\$164,980
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$170,130	\$170,650	\$164,980
Taxable Value School	\$170,130	\$170,650	\$164,980

SALES / TRANSFERS

Date	Price	Type	Instrument
12/22/2005	--	QC	5590/0883
12/31/2002	\$440,000	WD	4787/3179
05/01/1996	--	QC	4787/3176
09/01/1993	\$75,000	PT	3333/0841
03/01/1993	\$150,000	PT	3305/3889
10/01/1976	\$300,000	--	1674/0190
01/01/1974	\$120,000	PT	1411/0033

No Data Found

ADDITIONAL EXTRA FEATURES

Description	Units
Paving - Asphalt	26,551
Fence - Chain Link 6'	410



REAL PROPERTY DETAILS
Account 2411001 - Roll Year 2023

Owners LEE, CHARLES R
Mailing Address 2950 S TROPICAL TRL MERRITT ISLAND FL 32952
Site Address 643 CIDCO RD COCOA FL 32926
Parcel ID 24-36-07-00-512.1
Taxing District 15D0 - COCOA
Exemptions NONE
Property Use 4000 - VACANT INDUSTRIAL LAND
Total Acres 0.47
Site Code 0001 - NO OTHER CODE APPL.
Plat Book/Page 0000/0000
Subdivision --
Land Description PT OF NE 1/4 OF SW 1/4 AS DES IN ORB 1246 PG 744



VALUE SUMMARY

Category	2023	2022	2021
Market Value	\$47,590	\$47,590	\$43,260
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$47,590	\$47,580	\$43,260
Assessed Value School	\$47,590	\$47,590	\$43,260
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$47,590	\$47,580	\$43,260
Taxable Value School	\$47,590	\$47,590	\$43,260

SALES / TRANSFERS

Date	Price	Type	Instrument
11/26/2018	--	QC	8317/1884
04/17/2006	\$900,000	WD	5635/0001
12/01/1996	\$395,000	PT	3631/1474
11/01/1980	\$16,000	--	2266/1471
06/01/1980	\$15,000	--	2238/1767
05/01/1972	\$3,500	--	1246/0744

No Data Found



REAL PROPERTY DETAILS
Account 2442070 - Roll Year 2023

Owners EQUIPMENT FABRICATORS INC
Mailing Address 655 CIDCO ROAD COCOA FL 32926
Site Address 655 CIDCO RD COCOA FL 32926
Parcel ID 24-36-07-00-542
Taxing District 15D0 - COCOA
Exemptions NONE
Property Use 4200 - HVY IND (HVY EQUIP MFG, LG MACH SHOPS, FOUNDRIES,
Total Acres 2.98
Site Code 0001 - NO OTHER CODE APPL.
Plat Book/Page 0000/0000
Subdivision --
Land Description PART OF NE 1/4 OF SW 1/4 AS DESC IN ORB 3218 PG 1510



VALUE SUMMARY

Category	2023	2022	2021
Market Value	\$718,000	\$676,550	\$600,050
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$718,000	\$660,050	\$600,050
Assessed Value School	\$718,000	\$676,550	\$600,050
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$718,000	\$660,050	\$600,050
Taxable Value School	\$718,000	\$676,550	\$600,050

SALES / TRANSFERS

Date	Price	Type	Instrument
09/18/2001	\$560,000	WD	4425/2395
06/01/1992	\$288,200	QC	3218/1510

BUILDINGS

PROPERTY DATA CARD #1

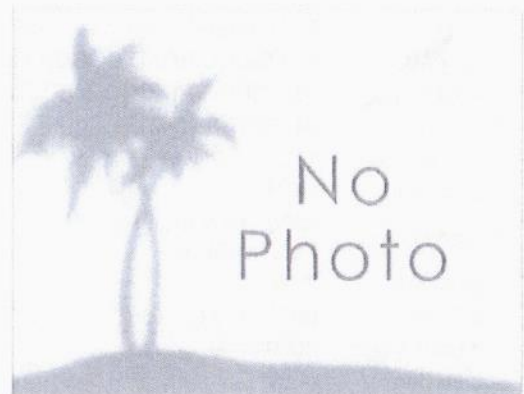
Building Use: 4200 - HVY IND (HVY EQUIP MFG, LG MACH SHOPS, FOUNDRIES, STEEL FAB PLANTS, AUTO/ACFT

Materials		Details	
Exterior Wall:	ENAMEL STEEL , NO EXT.COVER	Year Built	1978
Frame:	STRUCSTEEL , NO FRAME	Story Height	24
Roof:	ENAMEL METAL	Floors	2
Roof Structure:	STEEL TRUSS RIGID , WOOD TRUSS	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	25,251	Insulation - Ceiling Batts OR Roll	10,725
Base Area (2nd)	576	Covered Patio	648
Open Porch	4,171	Outbuilding	552
Utility Room	720		
Total Base Area	25,827		
Total Sub Area	30,718		



REAL PROPERTY DETAILS
Account 2410992 - Roll Year 2023

Owners GRISSOM PARK LLC
Mailing Address 6545 CAY CIR BELLE ISLE FL 32809
Site Address NONE
Parcel ID 24-36-07-00-502
Taxing District 15D0 - COCOA
Exemptions NONE
Property Use 4000 - VACANT INDUSTRIAL LAND
Total Acres 15.43
Site Code 0350 - GRISSOM PKWY
Plat Book/Page 0000/0000
Subdivision --
Land Description PART OF S 1/2 OF SW 1/4 AS DESC IN ORB 3438 PG 3235
EXC ORB 4672 PG 1979, 5834 PG 5316 PARS 532, 534 &
540



VALUE SUMMARY

Category	2023	2022	2021
Market Value	\$269,970	\$269,970	\$242,850
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$173,660	\$157,880	\$143,530
Assessed Value School	\$269,970	\$269,970	\$242,850
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$173,660	\$157,880	\$143,530
Taxable Value School	\$269,970	\$269,970	\$242,850

SALES / TRANSFERS

Date	Price	Type	Instrument
01/04/2006	\$675,000	WD	5589/3032
11/30/1994	\$209,100	WD	3438/3235
02/27/1984	\$180,000	WD	2493/2131
12/01/1974	\$92,100	--	1494/0605

No Data Found

**REAL PROPERTY DETAILS**
Account 2461526 - Roll Year 2023

Owners	GRISSOM PARK LLC
Mailing Address	6545 CAY CIR BELLE ISLE FL 32809
Site Address	NONE
Parcel ID	24-36-07-00-560
Taxing District	15D0 - COCOA
Exemptions	NONE
Property Use	4000 - VACANT INDUSTRIAL LAND
Total Acres	1.38
Site Code	0350 - GRISSOM PKWY
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF S 1/2 OF SW 1/4 AS DESC IN ORB 5834 PG 5316

**VALUE SUMMARY**

Category	2023	2022	2021
Market Value	\$72,770	\$72,770	\$66,160
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$72,770	\$72,770	\$66,160
Assessed Value School	\$72,770	\$72,770	\$66,160
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$72,770	\$72,770	\$66,160
Taxable Value School	\$72,770	\$72,770	\$66,160

SALES / TRANSFERS

Date	Price	Type	Instrument
04/21/2021	--	QC	9097/2086
12/18/2007	--	QC	5834/5316

No Data Found

CITY OF COCOA
NOTICE OF PUBLIC HEARING
ZONING TEXT AMENDMENT

NOTICE IS HEREBY GIVEN THAT
THE PLANNING & ZONING BOARD/LOCAL PLANNING
AGENCY AND THE COCOA CITY COUNCIL
PROPOSE TO CONSIDER THE FOLLOWING:

Ordinance 07-2024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ARTICLE V and ARTICLE XI, SECTION 19 OF THE ZONING ORDINANCE OF THE CITY OF COCOA TO ADD TRUCK PARKING FACILITIES TO THE LIST OF PERMITTED USES IN THE M-2 ZONING DISTRICT; PROVIDING A DEFINITION OF TRUCK PARKING FACILITIES; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

**PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
PUBLIC HEARING WILL BE HELD ON**

June 12, 2024

CITY COUNCIL 1ST PUBLIC HEARING WILL BE HELD ON

July 9, 2024

**ALL HEARINGS WILL TAKE PLACE AT 6:00 P.M. OR
SOON THEREAFTER IN THE COCOA CITY HALL COUNCIL
CHAMBERS LOCATED AT
65 STONE STREET, COCOA, FL**

General Notice Information:

This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at marseault@cocoafl.org.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:

- City of Cocoa meeting calendar at <https://cocoa.legistar.com/Calendar.aspx>

Documents pertaining to the above may also be inspected at the Community Services Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451.

Interested persons may submit their written comments or questions prior to the meeting through Email at meetings@cocoafl.org or via E-comments through the online agenda at the link above. Any electronic comments submitted will be made part of the meeting record.

Viewing In Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet address:

- City of Cocoa meeting calendar at <https://cocoa.legistar.com/Calendar.aspx>

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

