



**Agenda
City of Cocoa
Board of Adjustment Regular Meeting**

**July 16, 2025
6:00 PM**

65 Stone Street, Cocoa, FL 32922

I. Opening Matters:

1. Invocation
2. Pledge of Allegiance
3. Roll Call

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of July 16, 2025.
2. Minutes: Regular Meeting of May 21, 2025.

III. Old Business:

IV. New Business:

1. PZ 25-00000004: Special Exception Tax Parcel ID No. 24-35-12-00-762

V. Other Business:

VI. Next Meeting Date:

VII. 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@cocoafi.gov.

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 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 certain date without re-advertising.

BOARD OF ADJUSTMENT AGENDA ITEM

Memo Date: 06/26/2025
Agenda Date: 7/16/2025
Prepared By: Breanna Earley, Assistant City Clerk
Through: Lucilene Ribeiro, Planner
Requested Action: Request Board Approval of the Short Agenda for the Regular Meeting on July 16, 2025, either as written or with amendments

BACKGROUND:

N/A

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Request Board Approval of the Short Agenda for the Regular Meeting on July 16, 2025, either as written or with amendments



AGENDA
Regular Meeting
July 16, 2025
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: Regular Meeting of July 16, 2025
MINUTES: Regular Meeting of May 21, 2025

III. OLD BUSINESS: None

IV. NEW BUSINESS:

A. PZ 25-00000004 (Special Exception Tax Parcel ID No. 24-35-12-00-762)

Consideration of a Special Exception request to allow for a principal structure in excess of 60 feet in height in the M-2 (Manufacturing and Industrial) Zoning District, pursuant to Appendix A, Zoning, Article XI, Section 19 (C)(1) of the City of Cocoa Code of Ordinances. The structure is intended to be a tower approximately 185 feet in height. The subject property is located on Grissom Parkway in Cocoa, Florida. Tax Parcel ID: 24-35-12-00-762.

V. OTHER BUSINESS:

VI. NEXT MEETING DATE: July 16, 2025, at 6:00 pm at 65 Stone Street, Cocoa, FL.

VII. 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://www.cocoafl.gov/291/20338/City-Meetings>

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) 433-8400.

Interested persons may submit their written comments or questions prior to the meeting through Email at cityclerk@cocoafl.gov, 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://www.cocoafl.gov/291/20338/City-Meetings>

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, Planner, at (321) 433-8535 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. Ribeiro via email or mail at least three (3) days prior to the hearing.

BOARD OF ADJUSTMENT AGENDA ITEM

Memo Date: 06/26/2025
Agenda Date: 7/16/2025
Prepared By: Breanna Earley, Assistant City Clerk
Through: Lucilene Ribeiro, Planner
Requested Action: Request Board approval of the Minutes from the Board of Adjustment May 21, 2025 Regular Meeting, either as written or with amendments.

BACKGROUND:

N/A

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Request Board approval of the Minutes from the Board of Adjustment May 21, 2025 Regular Meeting, either as written or with amendments.

CITY OF COCOA
BOARD OF ADJUSTMENT
MEETING MINUTES
May 21, 2025

A Regular meeting of the Board of Adjustment of the City of Cocoa was held on Wednesday, May 21, 2025 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

I. OPENING MATTERS:

Chairperson Quattrocchi called the meeting to order at 6:00 pm.

The Recording Secretary called the roll.

ROLL CALL:

Dan Quattrocchi	Chairperson
Robert Butler	Vice Chair
Robert Dyar	Board Member
Pam Shaia	Board Member
Jose Pacheco	Board Member
Jennifer Moton	Board Member

MEMBERS PRESENT:

Dan Quattrocchi	Chairperson
Robert Butler	Vice Chair
Robert Dyar	Board Member
Pam Shaia	Board Member
Jose Pacheco	Board Member
Jennifer Moton	Board Member

MEMBERS ABSENT:

OTHERS PRESENT:

Kristin Eick	Assistant City Attorney
Luci Ribeiro	City Planner
Breanna Earley	Assistant City Clerk
Patricia Weeks	Deputy Mayor

II. APPROVAL OF AGENDA & MINUTES:

- * **Motion by BOARD MEMBER SHAIA; Seconded by CHAIR QUATTROCCHI to approve the May 21, 2025, Agenda moving item B to A and A to B and the April 16, 2025, Minutes with corrections made to the Members Present and Members Absent section.**

Ayes: Shaia, Dyar, Quattrocchi, Pacheco, Butler, Moton

Motion Passed Unanimously (6-0).

III. OLD BUSINESS:

None.

IV. NEW BUSINESS:

~~A. PZ 25-00000001 (Special Exception – Aqua Lounge 226 King St Units 120 & 116.) **Move to Item B**~~

A. PZ 25-00000003 (Special Exception - Steves Motorcycles 1003 N Cocoa Blvd.)

Consideration of a Special Exception request to allow an automotive repair establishment to operate, provided all activities are conducted entirely within an enclosed structure, pursuant to Appendix A, Zoning, Article XI, Section 12(C)(1) of the City of Cocoa Code of Ordinance. The subject property is located at 1003 N Cocoa Blvd, Cocoa, Florida. Tax Parcel ID: 24-36-28-00-1

Luci Ribeiro, City Planner, presented a PowerPoint about the consideration of a Special Exception for Steves Motorcycles¹.

Kelly Matott, Applicant, expanded on the presentation.

Luci Ribeiro, City Planner, clarified.

Kelly Matott, Applicant, spoke about the licensure required for motorcycle repair shops.

Board Member Dyar, asked for clarification if the applicant will abide by staff conditions.

Kelly Matott, Applicant, stated she would.

¹ 1003 N Cocoa Blvd. Special Exception – Steves Motorcycles Presentation

Jennifer Webster, City Planner, elaborated on the special exception and that if a new automotive business were to occupy the address, they would also need a special exception from the Board.

NO PUBLIC COMMENT. RETURNED TO THE BOARD.

Motion by BOARD MEMBER DYAR; Seconded by VICE CHAIR BUTLER to approve the Special Exception with staff conditions.

Ayes: Shaia, Dyar, Quattrocchi, Pacheco, Butler, Moton

Motion Passed Unanimously (6-0)

B. ~~PZ 25-00000003 (Special Exception - Steves Motoreycles 1003 N Cocoa Blvd.)~~ Move to Item A

B. PZ 25-00000001 (Special Exception - Aqua Lounge 226 King St Units 120 & 116.)

Consideration of an expansion of a Special Exception use for a bar/lounge previously approved for Unit 120 at 226 King Street, which shall include (1) an expansion of the bar/lounge use to include the adjacent Unit 116; and (2) the addition of an outdoor seating area outside of Unit 120 and portion of unit 116.

Luci Ribeiro, City Planner, presented a PowerPoint for the consideration of a Special Exception for Aqua Lounge.²

Samone Jackson, Applicant, spoke about previous application that stated they would eventually like to expand.

Chair Quattrocchi, asked about the need for outdoor seating.

Samone Jackson, Applicant, stated they want to make staff and customers more comfortable.

Board Member Shaia, asked how many seats Aqua Lounge currently has.

Samone Jackson, Applicant, clarified.

Luci Ribeiro, City Planner, went into the sketch provided.

² 226 King St Units 120 & 116 Special Exception Aqua Lounge Presentation

Board Member Shaia, asked about what will be served.

Samone Jackson, Applicant, explained.

Board Member Shaia, asked how they will stay in compliance with the noise ordinance.

Samone Jackson, Applicant, clarified that there was one incident, and they complied and are currently complying.

Board Member Shaia, spoke about incident reports with Cocoa PD.

Samone Jackson, Applicant stated they have received calls about their liquor license but that has been the only issue and it was resolved.

Board Member Pacheco, asked why they are not able to serve food at their current location.

Samone Jackson, Applicant stated the current location does not have enough room for them to serve food.

Board Member Pacheco, asked why the kitchen is defined as a small kitchen.

Samone Jackson, Applicant stated it is a convection kitchen.

Board Member Pacheco, stated foodborne illness would be a concern if not properly prepared.

Luci Ribeiro, City Planner, stated she spoke with PD and Public Works and that there were no issues with Aqua Lounge.

Board Member Shaia, asked if they currently have security.

Samone Jackson, Applicant stated they do have security and have spoken with Chief Collier about any special events that would be hosted.

Chair Quattrocchi, asked about the email received from a resident about the consideration for a Special Exception for Aqua Lounge.

Board Attorney Eick, clarified.

PUBLIC COMMENT

Candace Rogers, Delannoy Ave, stated she objects to the Special Exception. She shared pictures from Aqua Lounge's Facebook page.

Marilyn Green, Riverside Dr, spoke about a previous application the applicant submitted.

Gloria Weatherspoon, Mycroft Dr, thanked the Board and wanted to state her strong support for the applicant's Special Exception and expansion. She spoke about the Aqua Lounge's community outreach.

Kernishia Florence, Georgia Ave, spoke about how Aqua Lounge has helped her business.

Chair Quattrocchi, asked for clarification on previous application.

Luci Ribeiro, City Planner, clarified.

Johnny Ford, Rockledge Resident, stated he urges the Board to approve the expansion. He spoke about attending the grand opening of Aqua Lounge and the upscale feeling it provides.

William Ferro, Delannoy Ave, stated his concern is mainly the noise that comes from Aqua Lounge. He went on to detail noise complaints he has called in.

Mike Minot, Delannoy Ave, stated he opposes the Special Exception.

Aleck Greenwood, Brevard Ave, stated the issues with loud music has been happening for 4 years.

Victoria Jones, Cocoa Resident, stated she is president of the Space Coast Florida Black Chamber of Commerce and Aqua Lounge is a member. She verbally made a public records request. She stated she was proud of the applicant.

Toby Harris, Weaver Street, spoke about pictures that were previously reviewed. He stated other businesses play music outside.

Anne Marie Fraiser, Palm Bay Resident, she stated she supports the Special Exception.

Jimmy Hudson, Laredo Dr, stated the negative comments are unfounded.

Chair Quattrocchi, asked how noise complaints are handled.

Luci Ribeiro, City Planner spoke about the City of Cocoa noise ordinance.

Chair Quattrocchi, asked if there was a fine that could be issued.

Luci Ribeiro, City Planner, expanded on the Code Enforcement process. She stated the noise ordinance is being imposed on other businesses. She stated that amplified music will not be permitted after 10pm.

Board Attorney Eick, asked why 10pm was chosen as a time to stop playing amplified music.

Luci Ribeiro, City Planner, stated most businesses in Cocoa Village close at 10pm.

Board Member Shaia, asked how it was going to be enforced.

Luci Ribeiro, City Planner, stated they receive complaints and open an investigation through Code Enforcement.

Samone Jackson, Applicant, stated the noise complaints are falsely reported.

Jimmy Hudson, asked if they are being monitored for noise complaints, are other businesses being monitored as well.

Luci Ribeiro, City Planner, clarified that it's not just Aqua Lounge that is monitored.

Mike Minot, Delannoy, spoke about seeing a speaker playing music outside Aqua Lounge.

Chair Quattrocchi, asked how do you manage all the other businesses that aren't in compliance with the noise ordinance.

Aleck Greenwood, stated they are not against the business but against loud music being played outside.

Board Attorney Eick, stated the applicant and City Staff can make a final comment.

Samone Jackson, Applicant, stated that the Police are outside, if there was a problem with their business, they would

Luci Ribeiro, City Planner, asked if the applicant accepts the staff conditions provided

Samone Jackson, Applicant, stated it is not a problem.

Board Member Dyar, asked for clarification on the amplified music condition.

Samone Jackson, Applicant, stated she does not agree with the condition of not having any music outside past 10pm.

Luci Ribeiro, City Planner, clarified.

Samone Jackson, Applicant, stated she does not agree with the condition of no outdoor music.

Jennifer Webster, City Planner, read directly from the City of Cocoa noise ordinance.

A conversation about amplified decimals took place.

CLOSED TO PUBLIC. RETURNED TO THE BOARD.

Board Member Shaia, stated she appreciates everyone speaking. She spoke about her research about noise complaints in Cocoa Village. She asked the applicant if she agreed to no amplified noise.

Samone Jackson, agreed to comply.

Board Member Pacheco, asked for clarification on the special events.

Board Attorney Eick, defined what a special event is in the City Code.

Jennifer Webster, City Planner, clarified there will be an additional 20 seats added to the outdoor seating.

Motion by BOARD MEMBER DYAR; Seconded by BOARD MEMBER MOTON, to approve the Special Exception with staff conditions.

Ayes: Dyar, Quattrocchi, Pacheco, Moton

Nays: Shaia, Butler

Motion Passed (4-2)

V. OTHER BUSINESS:

VI. NEXT MEETING DATE:

The next meeting date for the Board of Adjustment is June 18, 2025.

VII. ADJOURNMENT:

Motion by BOARD MEMBER SHAIA; Seconded by BOARD MEMBER BUTLER to adjourn the May 21, 2025, meeting.

Ayes: Shaia, Dyar, Quattrocchi, Pacheco, Butler, Moton

Motion Passed Unanimously (6-0).

There being no further business the meeting adjourned at 8:19 P.M.

Dan Quattrocchi, Chairperson

Breanna Earley, Recording Secretary

BOARD OF ADJUSTMENT AGENDA ITEM

Memo Date: 07/02/2025
Agenda Date: 7/16/2025
Prepared By: Jennifer Webster, Senior Planner
Through: Stockton Whitten, City Manager
Requested Action: Staff requests the Board of Adjustment **APPROVE** a request for a Special Exception to allow for a principal structure in excess of 60 feet in height in the M-2 (Manufacturing and Industrial) Zoning District, pursuant to Appendix A, Zoning, Article XI, Section 19 (C)(1) of the City of Cocoa Code of Ordinances, subject to certain conditions of approval and to adopt the staff findings included in the Staff Report. The structure is intended to be a tower approximately 185 feet in height. The subject property is located on Grissom Parkway in Cocoa, Florida. Tax Parcel ID: 24-35-12-00-762.

BACKGROUND:

Project No.:	PZ- 25-00000004
Applicant:	Isabelle Albert Halff and Associates 1000 N Ashley Drive, Suite 900 Tampa, FL 33602
Property Owner:	Alejandro Vilarello Rocky Water Cocoa LLC 16400 NW 59th Ave Miami Lakes, FL 33014
Notice Provided:	Notice of the public hearing was provided by publishing in the newspaper on July 1, 2025, posting the property, and mailers to property owners within 500 feet.

The applicant, an industrial gas supplier, is requesting approval of a Special Exception to build a structure, a cooling tower, in excess of the sixty (60) foot maximum height allowed in the M-2 zoning district. The applicant is proposing to purchase and develop a future Industrial Processing and Manufacturing facility, which is a principal permitted use in the M-2 Zoning District. The site is a vacant parcel located on Grissom Parkway, approximately ½ mile east of E. Industry Road and is owned by Rocky Water Cocoa LLC. This future development is confidential per F.S. 288.075 and is internally referred to as the "Andromeda Project". Chapter 288.075 of the Florida Statutes regarding Commercial Development and Capital Improvements governs the confidentiality of records held by economic development agencies in Florida. This statute aims to balance the public's right to access government records with the need to protect

sensitive business information during economic development negotiations.

Prior to site development approval, the applicant is seeking approval for the height of the tower as a crucial component of their operations and approval of the proposed height will be the determining factor for moving forward with development of a site plan application.

The structure is a 12' x 16' rectangular, concrete, non-emissive, cooling tower or "cold box" not to exceed 185' including any and all appurtenances such as but not limited to antennas, railings, or access stairwells. This structure is critical to the facility's primary use, but all other operational buildings will remain below 60 feet in height. As pictured in Exhibit "A", the tower is narrow and its proposed location is in the northern half of the site.

For spatial reference, there are other towers in the City's M-2 and other zoning districts that exceed 60 feet, such as:

Structure	Height (Ft.)
Cocoa Water Tower	156
Reclaimed Water Tower	160
FCC Tower (Cocoa Village)	260
Oleander Pointe	124
850 Cidco Rd	120
FCC Tower (730 Cidco Rd)	207
<i>(heights are approximate)</i>	

The tower will be painted white to minimize heat transfer to the equipment housed within, which is critical for maintaining optimal operating conditions. Exterior access stairwells will be incorporated into the tower structure to facilitate safe maintenance and operational access. See Exhibit "B" for elevation views of the tower.

As part of our commitment to supporting thoughtful development and enhancing our infrastructure, the City wants to work collaboratively on the Andromeda Project which will be a unique project for the City of Cocoa. Given the distinct nature of the proposed project and its impacts to a major transportation corridor the City wants to preserve the visual and functional character of the property through on-site beautification efforts but also ensure that the development contributes positively to the surrounding community and the City.

To that end, the City intends to enter into a Development Agreement that will be subsequently brought before the Planning and Zoning Board and City Council. This development agreement will ensure Project Andromeda will identify and mitigate impacts to surrounding areas and transportation corridors, directly aiding in improving connectivity, safety, and aesthetics in the surrounding area and the City.

Future Land Use:	IND (Industrial)
Zoning District:	M-2 (Manufacturing and Industrial)
Existing Land Use:	Vacant
Council District:	District 3 – Councilmember Patrica Weeks
Overview of Surrounding Area:	

A. Demonstrate that there is ingress and egress to the property and proposed structures thereon providing automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Staff Finding: The subject property is located on the south side of Grissom Parkway, approximately ½ mile east of E. Industry Road. The property has approximately 620' of frontage along Grissom, The site will be accessed from Grissom Parkway, and will provide adequate ingress, egress, parking and sidewalks to and from the facility.

B. Off-street parking and loading areas where required, with particular attention to the items in (a) above, and economic, noise, glare or odor effects of the special exception on the adjoining properties generally in the district.

Staff Finding: There will be a dedicated parking area for the proposed facility that complies with ART XII, Section 1 of the City of Cocoa Code regarding Off Street Parking and Loading Regulations.

The proposed 185' tower, is non-emissive and will not generate noise, glare, or odor that would impact the surrounding manufacturing uses. The tower will be painted white to minimize heat transfer to the equipment housed within, which is critical for maintaining optimal operating conditions.

The tower and future facility will comply with Chapter 13.5 of the City of Cocoa Code regarding Nuisances and Noise. The adjoining properties to the north, east and west are zoned M-2 Industrial as well, so the use will be compatible with adjoining properties. It is unlikely that the light emitted from the tower will impact the Trail's End neighborhood to the south of 528. However, it is likely that light from the tower at night will be visible from the adjacent properties and from several stories of the Cirrus

Apartments. See further discussion of anticipated lighting of the tower in Section F.

C. Explain the impact of refuse and service areas, with particular attention to the items in (a) and (b) above.

Staff Finding: Properties in this area are serviced by Waste Management. The applicant shall comply with Chapter 9, ART II. - Solid Waste and must receive approval and arrangement from Waste Management prior to future development. The tower is not anticipated to have an additional impact on refuse and service.

D. Demonstrate that there are sufficient utilities, with reference to locations, availability and compatibility.

Staff Finding: The property is served by the City of Cocoa Utilities Department. According to Sellers Coordinators and the Cocoa Utilities Department, Potable water, reclaim water and sewer are all available for the property. For potable water, there is a 12" main on the south side of Grissom Parkway; a 12" Reclaimed Water main on the north side of Grissom Parkway; and a 10" gravity sewer main on the north side of Grissom Parkway.

E. Demonstrate that there is adequate screening and buffering with reference to type, dimension and character.

Staff Finding: There are no code screening (fencing) requirements for industrial uses adjacent to other industrial uses. However, if fences are proposed, the development will follow the requirements defined in Article XIII, Sec. 5 Visual Screens (Fences, walls, and hedges).

The site is located adjacent to the northern right of way of Martin Anderson Beachline Expressway (SR 528), which includes approximately 75 feet in depth of dense vegetation. In addition, the site itself contains significant existing vegetation, much of which will be preserved at the south end of the property to enhance the buffer to the south. See Exhibit "D" for Tree Buffer Diagram.

F. Explain the impact of signs, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.

Staff Finding: The tower will feature the company name and logo, however, it will not be directly illuminated. Any lighting fixtures installed on the tower will serve the sole purpose of illuminating stairwells, which are essential for the safe operation and maintenance of equipment. All lighting will comply with OSHA requirements to ensure the safety of personnel. All signage will comply with the requirements of Chapter 3, Article II of the City of Cocoa Code regarding Sign Regulations. Exterior lighting will be limited to what is necessary for public safety and will be designed to prevent nuisance or intrusiveness into adjacent properties. Additionally, a light may be required at the top of the tower to comply with FAA regulations. See Exhibit "B" for Example

Elevations.

G. *Demonstrate that there are adequate yards and open space.*

Staff Finding: The development will fully comply with all M-2 zoning district development standards with regard to yards and open space, and no variances are proposed. The built area will be concentrated toward the northern portion of the site along Grissom Parkway (see Exhibit “A and D”), preserving ample open space on the south portion of the property and which will also provide a buffer to SR 528 and the residential neighborhood to the south of SR 528. The applicant intends to preserve as many trees as possible.

H. *Demonstrate how adequate height requirements have been met.*

Staff Finding: This request seeks approval for a height increase above 60 feet in the M-2 zoning district for one tower, in accordance with Appendix A, Article XI, Section 19(c) – Special Exception, which permits principal structures listed in subsection (A) to exceed sixty (60) feet in height. The remainder of the structures on sight will not exceed the 60’ maximum allowed height.

I. *Demonstrate how adequate landscaping requirements have been met.*

Staff Finding: The development will comply with all of the requirements of Appendix A, Article XIII. – Section 22 for Landscape Regulations, including tree preservation. Additionally, the applicant intends to preserve as many existing trees as possible, as explained in item F above.

J. *List any renewal and/or termination dates.*

Staff Finding: N/A. No renewal and/or termination dates will be imposed.

K. *Explain how the use will be reasonably compatible with the surrounding uses in its functions, its hours of operation, the type and amount of traffic to be generated, and building size and setbacks, its relationship to land values and other functions that may be used to measure compatibility.*

Staff Finding: Overall, the proposed development is consistent and compatible with surrounding uses. It involves an industrial processing use, which is a principal permitted use within the M-2 zoning district, and it will meet all applicable development regulations. The facility plans to operate 24 hours/day, 7 days/week. The Special Exception request pertains solely to a height increase—up to a maximum of 185 feet—for the cooling tower crucial to supporting the primary operation. It is anticipated that the future development will create employment opportunities and contribute to the property tax base.

RECOMMENDED CONDITIONS OF APPROVAL

1. The Special Exception shall not be effective until the Development Agreement and Concept Site Plan has received approval from the Planning and Zoning Board and City Council and the applicant has secured all the permits and approvals necessary for any development related to the Special Exception, including Large Scale Site Plan approval. Such agreements and permits shall be obtained within two years of the Board's approval.
2. If the tower is extended, enlarged, or expanded, a Special Exception approval shall be required.
3. The height of the proposed tower shall be no more than one hundred and eighty (185) feet including any and all appurtenances such as but not limited to antennas, railings, or access stairwells. The tower shall be no more than approximately 12' x 16' in width and depth and shall be painted white.
4. The site plan application for the Project shall include a tree preservation buffer on the south end of the property, which shall be no less than approximately 300 feet in depth.

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

None.

RECOMMENDED MOTION:

Staff requests the Board of Adjustment **APPROVE** a request for a Special Exception to allow for a principal structure in excess of 60 feet in height in the M-2 (Manufacturing and Industrial) Zoning District, pursuant to Appendix A, Zoning, Article XI, Section 19 (C)(1) of the City of Cocoa Code of Ordinances, subject to certain conditions of approval and to adopt the staff findings included in the Staff Report. The structure is intended to be a tower approximately 185 feet in height. The subject property is located on Grissom Parkway in Cocoa, Florida. Tax Parcel ID: 24-35-12-00-762.



Board of Adjustment
Special Exception Application

City Manager's Office
Planning and Zoning
65 Stone Street
Cocoa, Florida 32922

Phone: (321) 433-8535
Fax: (321) 433-8543
E-mail: cocoaplanning@cocoafl.gov
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 Board of Adjustment hearing. A pre-application meeting with Staff is **recommended**.

For Office Use Only - Date Received

Please TYPE or PRINT this application neatly.

Stamp Only When Application is Fully Complete

1. Request: A special exception to allow a 185' tower in the M-2 Industrial Zoning District

2. Applicable City Code Section(s): Appendix A, ART XI, Sec. 19 (C) Special Exceptions,
Principle Structures listed in subsection (A) exceeding sixty (60) feet in height.

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

Company (if applicable): Halff and Associates

Name: Isabelle Albert

Mailing Address: 1000 N Ashley Drive, Suite 900

City: Tampa State: FL Zip Code: 33602

Phone #: 813-331-0976 Fax #: N/A

Mobile #: 813-331-0976 E-mail: ialbert@halff.com

4. Property Owner Information:

* Check here if same as Applicant → ☐

* If more than one owner, attach additional sheet with names and addresses.

Company (if applicable): Rocky Water Cocoa LLC

Name: Alejandro Vilarello

Mailing Address: 16400 NW 59th Ave

City: Miami Lakes State: FL Zip Code: 33014

Phone #: 813-331-0976 Fax #: N/A

Mobile #: 813-331-0976 E-mail: ialbert@halff.com

5. Property Information:

Street Address and Location: Vacant

Parcel ID:

2	4	-	3	5	-	1	2	-	0	0	-	7	6	2			.		-						.		
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	--	--	---	--	---	--	--	--	--	--	---	--	--

Tax Account Numbers:

2	4	0	4	1	2	4
---	---	---	---	---	---	---

Land Area: _____ square feet or 11.36 acres

Future Land Use (to be completed by City): _____

Zoning District (to be completed by City): _____

Existing Use(s) on Property: Vacant

Proposed Use(s) on Property: Industrial Use, Industrial Processing and Manufacturing

6. Special Exception Petition:

Before any Special Exception may be issued, the Board of Adjustment must make a positive finding for each of the criteria listed below. Applicants must provide the following information for the Board's review and consideration:

- a. *Demonstrate that there is ingress and egress to the property and proposed structures thereon providing automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.*

The site will be accessed from Grissom Parkway. The site will provide adequate parking and sidewalks to and from the facility.

- b. *Explain where the required off-street parking and loading areas are, with particular attention to the items in (a) above, and economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the districts.*

Please see attached Written Statement Request

- c. *Explain the impact of refuse and service areas are, with particular reference to the items in (a) and (b) above.*

Please see attached Written Statement Request

- d. *Demonstrate that there are sufficient utilities, with reference to location, availability, and compatibility.*

Please see attached Written Statement Request

- e. *Demonstrate that there is adequate screening and buffering with reference to type, dimensions, and character.*

Please see attached Written Statement Request

- f. Explain the impact of signs, if any, and proposed exterior lighting with references to glare, traffic safety, economic effect, and compatibility and harmony with properties in the districts.

Please see attached Written Statement Request

- g. Demonstrate that there are adequate yards and other open space.

Please see attached Written Statement Request

- h. Demonstrate how adequate height requirements have been met.

Please see attached Written Statement Request

- i. Demonstrate how adequate landscaping requirements have been met.

Please see attached Written Statement Request

- j. List any renewal and/or termination dates.

N/A

- k. Explain how the use will be reasonably compatible with surrounding uses in its function, its hours of operation, the type and amount of traffic to be generated, and building size and setbacks, its relationship to land values, and other factors that may be used to measure compatibility.

Please see attached Written Statement Request

7. Please submit the following items in order complete the application:

- a. ☒ **Notarized application.**
- b. ☐ **List of owners within 500 feet.** A "radius map package" from Brevard County containing a certified mailing list with mailing labels and a map of all property owners of record who reside within a 500-foot radius of the subject property is required for public notice. It is the applicant's responsibility to request these materials with the Brevard County GIS Department that are available free of charge. Inquiries need to be emailed to servicedesk@brevardfl.gov and forwarded to the **City of Cocoa Planning and Zoning Department** when available. Per Jennifer Weber, staff already has the list and we do not need to submit it with the application.
- c. ☐ **Application fee.** The fee is \$ _____. 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.
- d. ☒ **Proof of ownership.** A copy of the most recent recorded warranty deed or record of ownership printed from the Brevard County Property Appraiser website is required.
- e. ☒ **Property Owner Authorization.** If the applicant is not the property owner, then the property owner will need to provide authorization by signing below (See #10 below).
- f. ☒ **Corporate documents.** If the applicant/owner is representing a company, articles of incorporation which show the applicant/owner 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>).
- g. ☒ **Certified boundary survey and/or site plan.** Contact Planning & Zoning Division staff to determine if both a boundary survey and a site plan are required. Site plans should be drawn to scale and show the size and shape of the property, location of existing and proposed structures, streets, access points, fences, parking and landscaping areas.
- h. ☒ **Additional information (optional).** Submit any information that may be helpful in understanding the request. This may include photos, sketches, or elevations. Written Request
- 8. Application filing deadline.** The application filing deadline is the first day of each month at 5:00 pm for public hearings that are held in the following month. Example: Application deadline is Oct. 1st for the November BOA meeting.
- 9. Application filing procedure.** This application, together with all required exhibits and attachments, shall be completed and filed with the Planning and Zoning Division prior to the established filing deadline for the public hearing before the Board of Adjustment.

Public hearing process information – please read this!

- **Public hearing date and location.** All regularly scheduled hearings are held on the third Wednesday of each month at 6:00 pm in the Cocoa City Council Chambers located at 65 Stone Street, Cocoa, Florida unless otherwise notified.
- **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.
- **Preparing for public hearing.** 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. The City recommends all applicants to consider consulting an attorney regarding their applications.
- **Format of public hearing.** The public hearing before the Board of Adjustment is quasi-judicial in nature. State and local law strictly prohibits applicants and/or interested parties from participating in ex-parte communications with Board members in person, by phone, e-mail, or in writing before the application is considered at a public hearing. Applicants are encouraged to review and copy the quasi-judicial rules and procedures used by the Board of Adjustment before the public hearing date. A copy may be obtained from the City Clerk's Office.
- **Exhibits at public hearing.** If photographs, documents, maps or other materials are provided to the Board 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.
- **Witnesses at public hearing.** For the purposes of making a decision on the application, the Board shall only consider testimony of qualified witnesses. A witness is determined by the Board 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.
- **Board action.** If the Board of Adjustment finds that the facts presented in the matter justify approval, it may 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 of Adjustment finds that the facts presented do not justify approval, it must deny the request and will specify the reasons for denial. A decision is usually made at the same meeting that the hearing is held.
- **Appeals.** Appeals of a decision by the Board of Adjustment may be made to the City Council by filing an application with the Community Services Department within fifteen (15) days of the Board's decision. Any party aggrieved by the final decision of the City Council shall have the right to file an appropriate action in a court of competent jurisdiction.

10. Property Owner Authorization.

* Check here if same as Applicant → ☐

I am the fee simple owner (or legal representative) of the property at: 3250 Grissom Pkwy, Cocoa, FL
and I hereby authorize the applicant to submit this Board of Adjustment Application regarding my property described above.

Rocky Water Cocoa, LLC
(PRINT OWNER NAME)

(OWNER SIGNATURE)

☒ Personally Known OR ☒ Produced Identification

Type of I.D. Produced

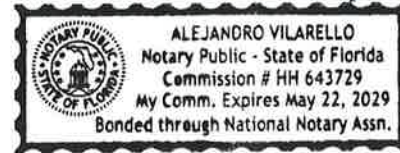
FL. DRIV.

(NOTARY PUBLIC SIGNATURE)

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

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this _____ day of _____, 20____



11. Applicant Signature.

[See next page](#)

(PRINT APPLICANT NAME)

(APPLICANT SIGNATURE)

☐ Personally Known OR ☐ Produced Identification

Type of I.D. Produced _____

(NOTARY PUBLIC SIGNATURE)

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

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this _____ day of _____, 20____

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:

10. Property Owner Authorization.

* Check here if same as Applicant → ☐

I am the fee simple owner (or legal representative) of the property at: Parcel ID:24-35-12-00-762
and I hereby authorize the applicant to submit this Board of Adjustment Application regarding my property described above.

ROCKY WATER COCOA LLC
ALEJANDRO VILARELLO

(PRINT OWNER NAME)

(OWNER SIGNATURE)

☐ Personally Known OR ☐ Produced Identification

Type of I.D. Produced _____

(NOTARY PUBLIC SIGNATURE)

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

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this _____ day of _____, 20 _____

11. Applicant Signature.

Isabelle Albert

(PRINT APPLICANT NAME)

(APPLICANT SIGNATURE)

☒ Personally Known OR ☐ Produced Identification

Type of I.D. Produced _____

Maryann T. Nespolini
(NOTARY PUBLIC SIGNATURE)



MARYANN T. NESPOLINI
Notary Public
State of Florida
Comm# HH442541
Expires 11/19/2027

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

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 22nd day of May, 20 2025

FOR OFFICE USE ONLY

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

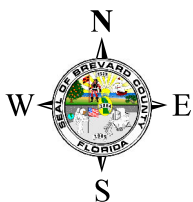
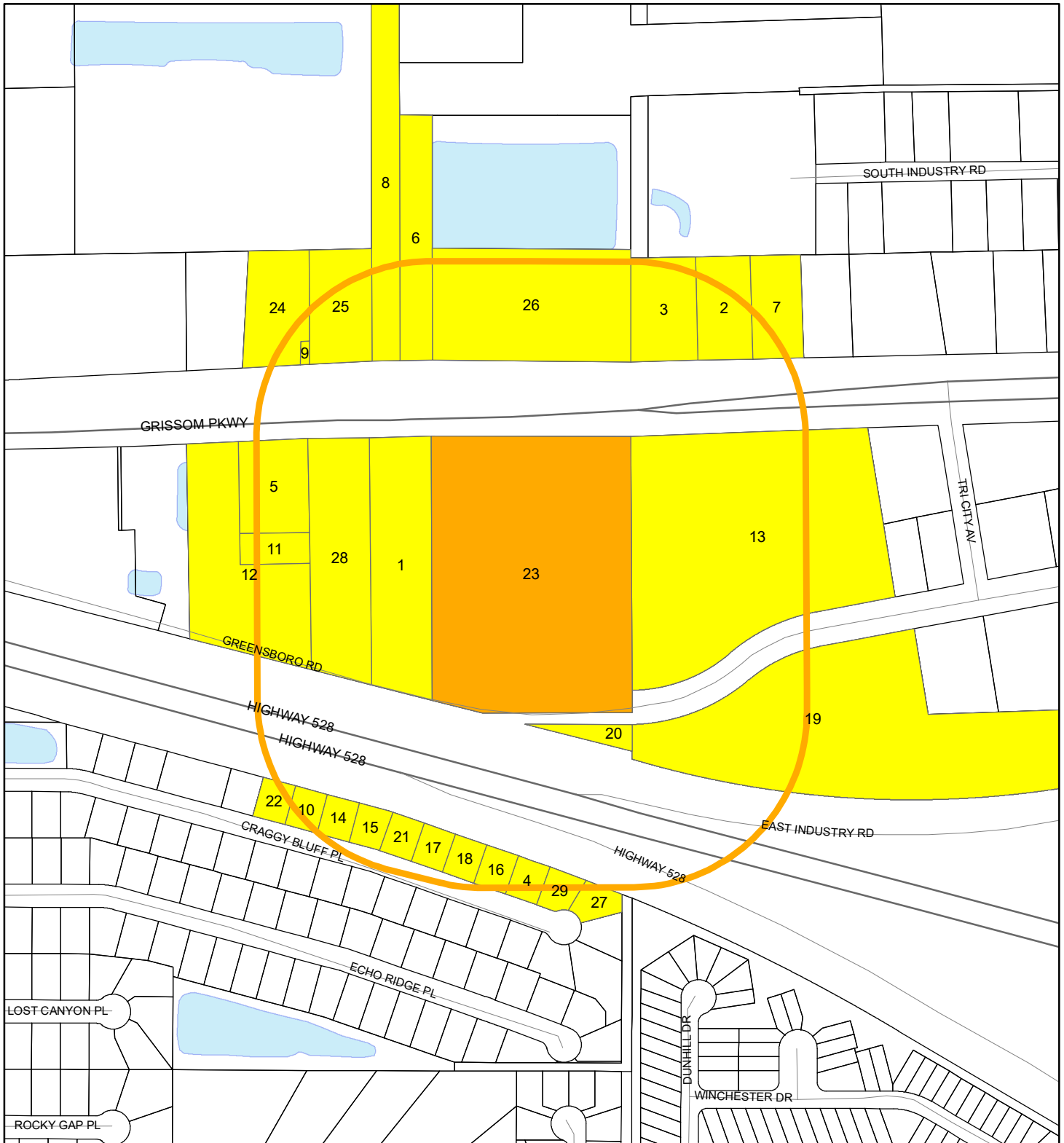
Receipt Number: _____

Date: _____

Signature from Planning & Zoning Division:

RADIUS MAP

ROCKY WATER COCOA LLC



1:4,800 or 1 inch = 400 feet

Buffer Distance: 500 feet

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

Produced by BoCC - GIS Date: 5/8/2025

- Buffer
- Subject Property
- Notify Property
- Parcels

ADG COCOA HOLDING LLC
PO BOX 271107
LOUISVILLE CO 80027-5020

ANITA J HATCH LIVING TRUST
2200 WESTMINSTER DR
COCOA FL 32926-6407

BANCROFT, CONNIE R
HOWARD, MICHAEL J
3260 CRAGGY BLUFF PLACE
COCOA FL 32926-7422

BROCKADO LLC
4434 LONG LAKE RD, # 100
MELBOURNE FL 32934-8594

CIDCO GROUP LLC
2580 COX RD
COCOA FL 32926-3526

CIDCO UNIVERSAL LLC
2580 COX ROAD
COCOA FL 32926-

COCOA, CITY OF
65 STONE STREET
COCOA FL 32922-

CONFIDENTIAL PURSUANT TO
FLORIDA STATUTES
1226 KING ST W
COCOA FL 32922-7421

DKBJ LLC
4434 LONG LAKE RD
MELBOURNE FL 32934-8594

FLORIDA, STATE OF (IITF)
3900 COMMONWEALTH BLVD, STOP 108
C/O DEP, DIVISION OF STATE LANDS
TALLAHASSEE FL 32399-6575

GENTILQUORE FAMILY REVOCABLE
LIVING TRUST
3320 CRAGGY BLUFF PL
COCOA FL 32926-7421

HALL, FLORENCE A
3310 CRAGGY BLUFF PL
COCOA FL 32926-

HARRIS, TONNY
HUGHES, KYLA JEAN
2465 COX RD
COCOA FL 32926-3534

HERDEN, MANUELA J
3290 CRAGGY BLUFF PL
COCOA FL 32926-

HOFFMAN, DOUGLAS A
HOFFMAN, BREENA J
3280 CRAGGY BLUFF PLACE
COCOA FL 32926-

HYPERFORM INC
5440 SCHENCK AVE
ROCKLEDGE FL 32955-5803

KABBOORD PROPERTIES INC
3201 N ATLANTIC AVE
COCOA BCH FL 32931-

MORRELL, DEBORAH L
MORRELL, ANTHONY
3300 CRAGGY BLUFF PLACE
COCOA FL 32926-

QUICK, CHAD
QUICK, KALA
3340 CRAGGY BLUFF PL
COCOA FL 32926-7421

ROCKY WATER COCOA LLC
16400 NW 59TH AVE
MIAMI LAKES FL 33014-5602

SHEEHY, TIMOTHY TRUSTEE
SHEEHY, JUDY RANSBURGH TRUSTEE
3200 VALLEYVIEW DR
COLUMBUS OH 43204-

SIMS CRANE & EQUIPMENT CO
1219 N US HIGHWAY 301
TAMPA FL 33619-3501

SPECK, PAUL E
SPECK, LUZ ELENA
3240 CRAGGY BLUFF PL
COCOA FL 32926-7422

STEVENSON, JERRY R
STEVENSON, DEBRA K
1270 ISLAND DR
MERRITT ISLAND FL 32952-5879

TERRY, KENNETH N
TERRY, TAMMIE L
3250 CRAGGY BLUFF PL
COCOA FL 32926-7422

Prepared by:

Stacy L. Burgett, Esq.
WATSON, SOILEAU,
DELEO, & BURGETT, P.A.
3490 North U.S. Highway 1
Cocoa, FL 32926
(321) 631-1550

Record and return to:

VILARELLO GONZALEZ & ASSOCIATES, LLP
2151 LEJEUNE Road, Suite 204
Coral Gables, FL 33134

SPECIAL WARRANTY DEED

GRANTOR: Gordon Clinton Folkes, Jr. and Mary Anne Folkes Zimmerer a/k/a Mary Anne Zimmerer, individually and as Successor Co-Trustees of The Anne D. Folkes Revocable Trust dated May 27, 1992

GRANTEE: ROCKY WATER COCOA, LLC, a Florida limited liability company

GRANTEE'S MAILING ADDRESS: 16400 NW 59 AVE, MIAMI LAKES, FL 33014

DATE: May 12, 2022

LEGAL DESCRIPTION OF PROPERTY LOCATED IN BREVARD COUNTY FLORIDA:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

THE PROPERTY DESCRIBED HEREIN IS NOT THE HOMESTEAD PROPERTY OF THE GRANTORS NOR ADJACENT THERETO. SAID GRANTORS RESIDE AT THE ADDRESSES LISTED BELOW THEIR SIGNATURES.

The Grantor, for and in consideration of the sum of TEN DOLLARS, and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt of which is acknowledged, has granted, bargained and sold to the Grantee, and the Grantee's heirs and assigns forever, the property described above. The Grantor does hereby fully warrant the title to said property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantors.

This conveyance is subject to restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record, and taxes for the year 2022, which are not yet due and payable.

Warranty Deed

1

Execution of deed witnessed by:

X *Lisa Svanda*
Print Name: Lisa Svanda

X *Leslie Gates*
Print Name: Leslie Gates

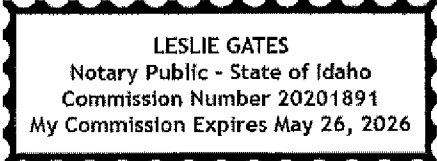
GRANTOR:

Gordon Clinton Folkes Jr.
**Gordon Clinton Folkes, Jr., individually
and as Successor Co-Trustee of The Anne
D. Folkes Revocable Trust dated May 27,
1992**
1561 Sunnyside Drive
Maitland, FL 32751

ACKNOWLEDGMENT

STATE OF Idaho
COUNTY OF Canyon

The foregoing instrument was acknowledged before me by means of physical presence ☐ or
online notarization ☒, this 12 day of May, 2022, by **Gordon Clinton Folkes, Jr., individually
and as Successor Co-Trustee of The Anne D. Folkes Revocable Trust dated May 27, 1992** who
are personally known to me ☒ or who have produced US Passport as
identification and who did not take an oath.

(SEAL)  *Leslie Gates*
Notary Public, State of Idaho
My Commission Expires: 5/26/2026

Completed via Remote Online Notarization using 2 way Audio/Video technology.

Execution of deed witnessed by:

X Stacy L. Burgett
Print Name: Stacy L. Burgett

X Diana L. Archambault
Print Name: Diana L. Archambault

GRANTOR:

Mary Anne Zimmerer
Mary Anne Folkes Zimmerer a/k/a
Mary Anne Zimmerer, individually and as
Successor Co-Trustee of The Anne D.
Folkes Revocable Trust dated May 27, 1992
109 Circle Drive, Cocoa, FL 32922

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence ☒ or online notarization ☐, this 11 day of May, 2022, by **Mary Anne Folkes Zimmerer a/k/a Mary Anne Zimmerer, individually and as Successor Co-Trustee of The Anne D. Folkes Revocable Trust dated May 27, 1992** who are personally known to me ☒ or who have produced _____ as identification and who did not take an oath.

Diana L. Archambault
Notary Public, State of Florida at Large
My Commission Expires: _____

(SEAL)



DIANA L. ARCHAMBAULT
Commission # GG 366327
Expires December 15, 2023
Bonded Thru Budget Notary Services

EXHIBIT A

Description - Tract 'A':

A parcel of land lying in the Southeast 1/4 of Section 12, Township 24 South, Range 35 East, Brevard County, Florida, being a portion of those lands described in Parcel 'T' of O.R. 3207, Page 2943, more particularly described as follows:

Begin at the Southeast corner of said Section 12, and run North 00°10'48" West, along the East line of said Section, a distance of 825.95 feet to a point on the South right of way line of Grissom Parkway (a 200 foot wide right of way defined in O.R. 2950, Page 165); thence South 87°59'50" West, along said right of way line, a distance of 310.05 feet; thence departing said right of way line, run South 00°10'48" East, parallel with the aforesaid East line of Section 12, a distance of 815.29 feet to a point on the South line of said Section; thence South 89°52'08" East, along said South line, a distance of 309.89 feet to the Point of Beginning

Description - Tract 'B':

A parcel of land lying in the Southeast 1/4 of Section 12, Township 24 South, Range 35 East, Brevard County, Florida, being a portion of those lands described in Parcel 'T' of O.R. 3207, Page 2943, more particularly described as follows:

Commence at the Southeast corner of said Section 12, and run North 00°10'48" West, along the East line of said Section, a distance of 825.95 feet to a point on the South right of way line of Grissom Parkway (a 200 foot wide right of way defined in O.R. 2950, Page 165); thence South 87°59'50" West, along said right of way line, a distance of 310.05 feet to the Point of Beginning; thence continue South 87°59'50" West, along said South right of way line, a distance of 310.05 feet to a point on the West line of aforesaid Parcel 'T' of O.R. 3207, Page 2943; thence departing said right of way line, run South 00°11'36" East, along said West line, a distance of 764.22 feet to a point on the Northerly right of way line of State Road No. 528 (formerly State Road No. 524) as defined by Florida Department of Transportation Right of Way Maps, Section #70007-2501; thence South 75°11'13" East, along said Northerly right of way line, a distance of 121.29 feet to an angle point; thence South 76°20'06" East, along said right of way line, a distance of 39.42 feet to a point on the South line of aforesaid Section 12; thence departing said Northerly right of way line, run North 89°58'02" East, along said South line of Section 12, a distance of 154.28 feet; thence departing said South line, run North 00°10'48" West, parallel with the aforesaid East line of Section 12, a distance of 815.29 feet to the Point of Beginning.



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

Detail by Entity Name

Florida Limited Liability Company
ROCKY WATER COCOA, LLC

Filing Information

Document Number L22000200252
FEI/EIN Number 88-2001892
Date Filed 04/27/2022
Effective Date 04/26/2022
State FL
Status ACTIVE

Principal Address

16400 NW 59 AVE
MIAMI LAKES, FL 33014

Mailing Address

16400 NW 59 AVE
MIAMI LAKES, FL 33014

Registered Agent Name & Address

ALEJANDRO VILARELLO, P.A.
16400 NW 59TH AVE
MIAMI LAKES, FL 33014

Authorized Person(s) Detail

Name & Address

Title MGR

ARCH IV, LLC
16400 NW 59TH AVE
MIAMI LAKES, FL 33014

Annual Reports

Report Year	Filed Date
2023	04/25/2023
2024	04/17/2024
2025	04/21/2025

Document Images

[04/21/2025 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/17/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

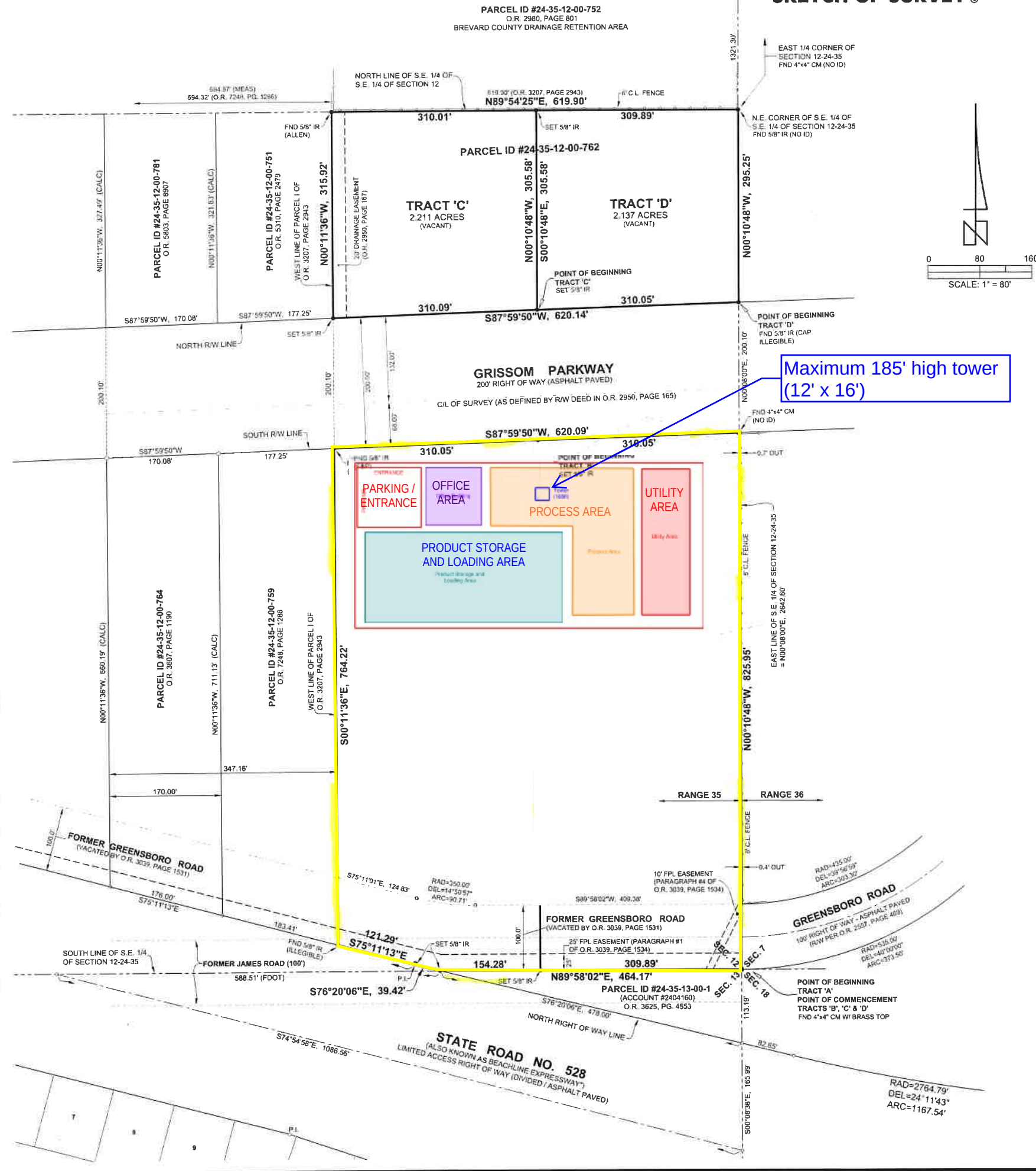
[04/25/2023 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/27/2022 -- Florida Limited Liability](#)

[View image in PDF format](#)

SKETCH OF SURVEY



DESCRIPTION - TRACT 'A':

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN PARCEL 'I' OF O.R. 3207, PAGE 2943, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 12, AND RUN N.00°10'38"W, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 825.95 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GRISSOM PARKWAY (A 200 FOOT WIDE RIGHT OF WAY DEFINED IN O.R. 2950, PAGE 165); THENCE S.87°59'50"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 310.05 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S.00°10'38"E, PARALLEL WITH THE AFORESAID EAST LINE OF SECTION 12, A DISTANCE OF 815.29 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION; THENCE S.89°52'08"E, ALONG SAID SOUTH LINE, A DISTANCE OF 309.89 FEET TO THE POINT OF BEGINNING; CONTAINING 5.838 ACRES. SUBJECT TO A 10 FOOT WIDE FLORIDA POWER & LIGHT CO. EASEMENT AND 25 FOOT WIDE FLORIDA POWER & LIGHT CO. EASEMENT RECORDED IN O.R. 3039, PAGE 1534; AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

DESCRIPTION - TRACT 'B':

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN PARCEL 'I' OF O.R. 3207, PAGE 2943, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12, AND RUN N.00°10'38"W, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 825.95 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GRISSOM PARKWAY (A 200 FOOT WIDE RIGHT OF WAY DEFINED IN O.R. 2950, PAGE 165); THENCE S.87°59'50"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 310.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.87°59'50"W, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 310.05 FEET TO A POINT ON THE WEST LINE OF AFORESAID PARCEL 'I' OF O.R. 3207, PAGE 2943; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S.00°10'38"E, ALONG SAID WEST LINE, A DISTANCE OF 784.22 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 528 (FORMERLY STATE ROAD NO. 524) AS DEFINED BY FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS, SECTION #70007-2501; THENCE S.75°11'13"E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 121.29 FEET TO AN ANGLE POINT; THENCE S.76°20'06"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 39.42 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID SECTION 12; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN N.89°58'02"E, ALONG SAID SOUTH LINE OF SECTION 12, A DISTANCE OF 154.28 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N.00°10'48"W, PARALLEL WITH THE AFORESAID EAST LINE OF SECTION 12, A DISTANCE OF 815.29 FEET TO THE POINT OF BEGINNING; CONTAINING 5.692 ACRES. SUBJECT TO A 25 FOOT WIDE FLORIDA POWER & LIGHT CO. EASEMENT RECORDED IN O.R. 3039, PAGE 1534; AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

DESCRIPTION - TRACT 'C':

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN PARCEL 'I' OF O.R. 3207, PAGE 2943, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12, AND RUN N.00°10'48"W, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 1026.05 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GRISSOM PARKWAY (A 200 FOOT WIDE RIGHT OF WAY DEFINED IN O.R. 2950, PAGE 165); THENCE S.87°59'50"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 310.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.87°59'50"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 310.09 FEET TO A POINT ON THE WEST LINE OF AFORESAID PARCEL 'I' OF O.R. 3207, PAGE 2943; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN N.00°10'38"W, ALONG SAID WEST LINE, A DISTANCE OF 315.92 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE S.89°54'25"E, ALONG SAID NORTH LINE, A DISTANCE OF 310.01 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S.00°10'48"E, PARALLEL WITH THE AFORESAID EAST LINE OF SAID SECTION, A DISTANCE OF 305.58 FEET TO THE POINT OF BEGINNING; CONTAINING 2.211 ACRES. SUBJECT TO A 20 FOOT WIDE DRAINAGE EASEMENT RECORDED IN O.R. 2950, PAGE 167; AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

DESCRIPTION - TRACT 'D':

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN PARCEL 'I' OF O.R. 3207, PAGE 2943, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12, AND RUN N.00°10'48"W, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 1026.05 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GRISSOM PARKWAY (A 200 FOOT WIDE RIGHT OF WAY DEFINED IN O.R. 2950, PAGE 165); THENCE CONTINUE N.00°10'48"W, ALONG SAID EAST LINE, A DISTANCE OF 295.25 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE S.89°54'25"W, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 309.89 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S.00°10'48"E, PARALLEL WITH THE AFORESAID EAST LINE OF SAID SECTION, A DISTANCE OF 305.58 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF GRISSOM PARKWAY; THENCE S.87°59'50"E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 310.05 FEET TO THE POINT OF BEGINNING; CONTAINING 2.137 ACRES. SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

SURVEY NOTES:

BOUNDARY - DIVISION OF THE PARENT TRACT (PARCEL ID # 24-35-12-00-762 / DESCRIBED IN O.R. 3207, PAGE 2943) IS BASED ON CLIENT INSTRUCTIONS.

BEARING STRUCTURE - BASED ON THAT DEED RECORDED IN O.R. 3207, PAGE 2943. SPECIFICALLY, THE EAST LINE OF SECTION 12-24-35 = A BEARING OF N00°10'48"W.

FLOOD ZONE - THE LANDS DEPICTED WERE DETERMINED TO LIE WITHIN FLOOD ZONES 'A' AND 'X' AS REFERENCED TO F.I.R.M. #120090C0320 G, MAP DATED MARCH 17, 2014.

ZONE 'A' = 'SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD'; THE 'BASE FLOOD ELEVATION' FOR ZONE 'A' IS TO BE DETERMINED BY THE CITY OF COCOA.

ZONE 'X' = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

EASEMENTS - THOSE DEPICTED ARE BASED ON COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER #6240327, EFFECTIVE DATED FEBRUARY 22, 2017 AND / OR 'RMP' FILE INFORMATION.

PROPERTY ADDRESSES - NONE HAVE BEEN ESTABLISHED FOR THE TRACTS DESCRIBED.

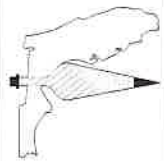
GENERAL NOTES:

- 1) MONUMENTATION - POINTS DESIGNATED AS "SET" REPRESENT IRON RODS WITH RED PLASTIC CAPS OR METAL DISKS STAMPED "TRUCK" / "L.S. 8/11/17".
- 2) IMPROVEMENTS / UTILITIES - ONLY VISIBLE, ABOVE-GROUND FEATURES WERE LOCATED (UNLESS OTHERWISE NOTED). FOUNDATIONS, FOOTERS, SPRINKLER SYSTEMS, SEPTIC SYSTEMS, UTILITY CONNECTIONS AND / OR OTHER SUB-SURFACE IMPROVEMENTS WERE NOT LOCATED (UNLESS OTHERWISE NOTED).
- 3) FENCING - DIMENSIONS FROM PROPERTY LINES OR STRUCTURES TO FENCE REPRESENT DISTANCES TO THE EXTERIOR FACE OF FABRIC SIDE OF FENCE. FENCE WIDTHS, INDIVIDUAL POSTS AND GATE LOCATIONS ARE NOT DEPICTED. FENCE OWNERSHIPS AND / OR RIGHTS ARE UNKNOWN.
- 4) EASEMENTS - THOSE DEPICTED ARE BASED ON THE SUBDIVISION RECORD PLAT, DEED, TITLE POLICY (IF FURNISHED) OR AS PROVIDED. A TITLE SEARCH FOR EASEMENTS, RIGHTS OF WAY AND / OR OTHER MATTERS OF RECORD WERE NOT PROVIDED BY THIS SURVEYOR.
- 5) PROBLE - IF DEPICTED, REPRESENT A GENERAL CONFIGURATION ONLY.
- 6) RESERVATION - UNLESS OTHERWISE NOTED, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE POLICY AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS AND / OR RIGHTS OF WAY OF RECORD. THIS SURVEY DOES NOT WARRANT TITLE.

LEGEND OF ABBREVIATIONS:	
A/C	= AIR CONDITIONING UNIT
ARC	= LENGTH OF CURVE
BS	= BENCHMARK
C&G	= CURB & GUTTER
CL	= CENTERLINE
CS	= CONCRETE BLOCK STRUCTURE
CH	= CHAIN LINK (FENCE)
CM	= CONCRETE MONUMENT
CMF	= CORRUGATED METAL PIPE
CONC	= CONCRETE
CP	= CONCRETE POWER POLE
CTV	= CABLE TELEVISION FACILITY
D	= DRAINAGE (EASEMENT)
D2	= DOWN SLOPE
D3	= DOWN SLOPE
ELC	= ELECTRIC FACILITY
EP	= EDGE OF PAVEMENT
EL	= ELEVATION
F.F.	= FINISHED FLOOR ELEVATION
FA	= FIRE ALARM
FN	= FENCE (IRON MONUMENTATION)
FND	= FIXED POINT OF REFERENCE
FPE	= FIXED POINT OF REFERENCE
G&G	= GUTTER LINE OR MAIN
H/O	= HOUSING
ID	= IDENTIFICATION
IR	= IRON ROD
LS	= LAND SURVEYING BUSINESS
LP	= LIGHT POLE
LS	= LAND SURVEYING BUSINESS
MES	= METEER (ELECTRIC / WATER)
NH	= NAIL-HOLE
NAT	= NAIL & TIN-TAB (NO IDEN.)
DNW	= OVERHEAD WIRE
OL	= OFFICIAL RECORDS
PA	= PAGE
P.F.	= PLAT BOOK
PC	= POINT OF CURVATURE
PL	= PLUMB LINE
PCC	= POINT OF COMPOUND CURVATURE
PCH	= PITCH
PCP	= PERMANENT CONTROL POINT
PI	= POINT OF INTERSECTION
PRC	= POINT OF REVERSE CURVATURE
PRH	= PERMANENT REFERENCE MONUMENT
PT	= POINT OF TANGENCY
PU	= PUBLIC UTILITY (EASEMENT)
RAD	= RADIUS OF CURVE
RCP	= REINFORCED CONCRETE PIPE
RUS	= RUSE
R/W	= RIGHT OF WAY
SE	= SLOPE NOT INDENTATION
TEL	= TELEPHONE FACILITY
USE	= UNDERGROUND UTILITY
UT	= UNDERGROUND TELEPHONE
WTR	= WATER MAIN
W.P.	= WOOD LIGHT POLE
WPP	= WOOD POWER POLE

NOT VALID WITHOUT
ORIGINAL SIGNATURE
AND EMBOSSED WITH
SURVEYOR'S SEAL

THIS SURVEY WAS PREPARED UNDER MY
DIRECTION AND SUPERVISION. THAT IT IS TRUE AND CORRECT TO THE
BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT MEETS THE
REQUIREMENTS OF THE FLORIDA STATUTES, I, THE SURVEYOR,
ROBERT M. PACKARD, P.S.M., DO HEREBY CERTIFY. (SUBJECT TO NOTES HEREON)



r.m. packard
surveying & mapping
197 BOUGAINVILLE DRIVE / SUITE "D"
ROCKLEDGE, FLORIDA 32955
TEL (321) 632-6335 • FAX (321) 631-7392
FLORIDA CORPORATE CERTIFICATE #640

BOUNDARY SURVEY FOR:
**GORDON CLINTON FOLKES, JR. &
MARY ANNE FOLKES ZIMMERER**
AS SUCCESSOR CO-TRUSTEES UNDER TRUST AGREEMENT DATED MAY 27, 1992
ESTABLISHING THE ANNE D. FOLKES REVOCABLE TRUST

DRAWN BY: mmp
CHK'D BY:
DATE: 4/13/17
DWG #: D-17-18
NOTES: FILES
JOB #: 17-18

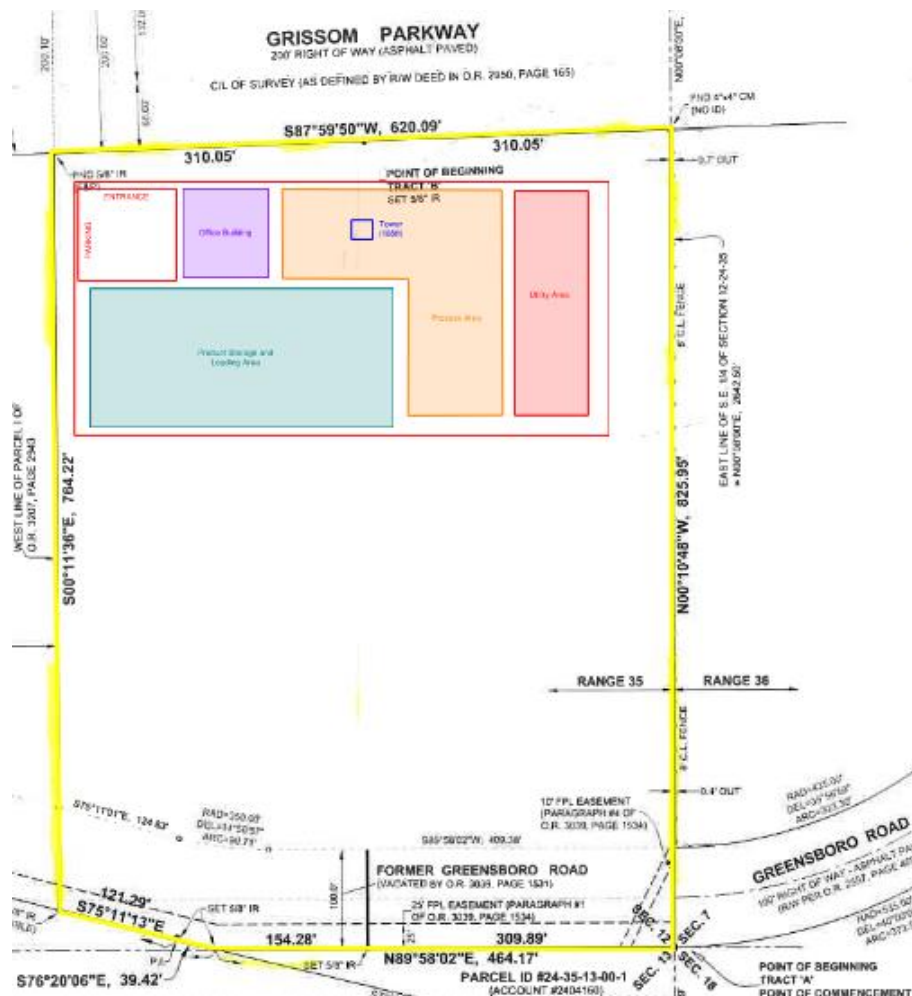
Revised

June 6th, 2025

Written Request for a Special Exception

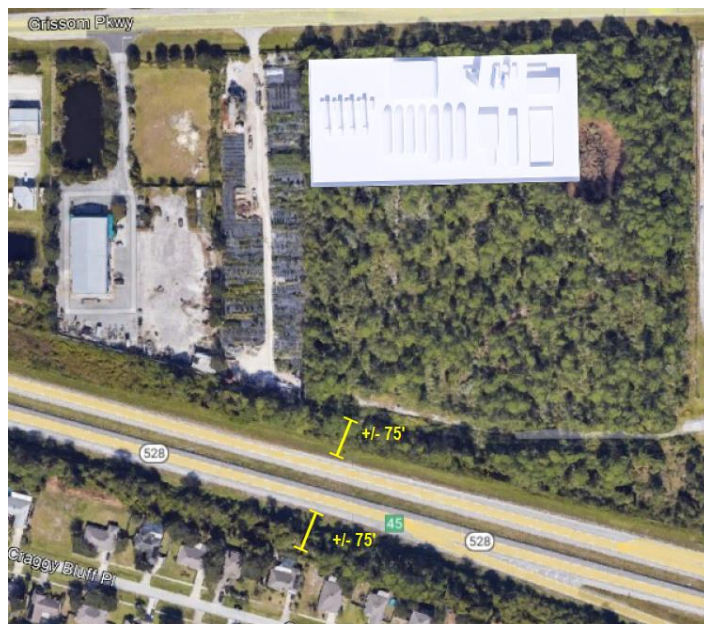
This request seeks approval for a height increase above 60 feet in the M-2 zoning district, in accordance with Appendix A, Article XI, Section 19(c) – Special Exception, which permits principal structures listed in subsection (A) to exceed sixty (60) feet in height.

The site is proposed for development as an industrial processing facility, a principal use allowed within the M-2 zoning district. As part of the operation, the facility will include a tower exceeding 60 feet in height, up to 185-feet. This structure is ancillary to primary use, and all operational buildings will remain below 60 feet in height. As illustrated below, the tower is narrow and located in the northern section of the site. Approximate location shown below.

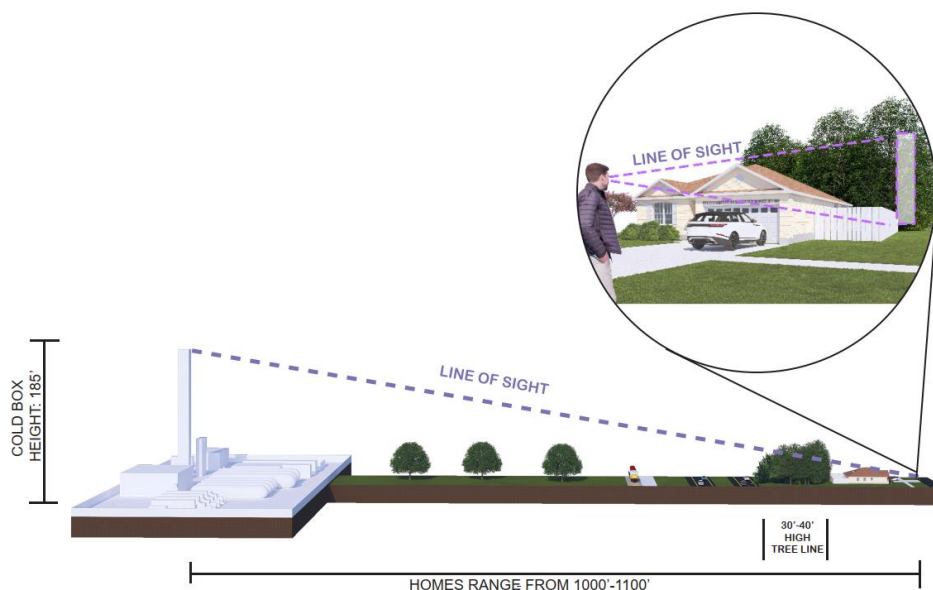


The tower is non-emissive and will not generate noise, glare, or odor that would impact the surrounding manufacturing uses. The facility will meet all noise regulations of the Code. The

nearest residential development is located south of the Martin Anderson Beachline Expressway (SR 528), approximately 350 feet from the southern property line, with about 75 feet of dense tree buffering on both sides of the expressway providing additional screening.



From the perspective of the residents to the south, the existing vegetation significantly reduces the visual impact of the proposed structures.



The proposed height increase will not impact refuse and service areas, nor will it affect utility infrastructure. All signage will comply with the requirements of Chapter 3, Article II of the Code. Exterior lighting will be limited to what is necessary for public safety and will be designed to prevent nuisance or intrusiveness into adjacent properties.

The site is located adjacent to the Martin Anderson Beachline Expressway (SR 528), which includes approximately 75 feet of dense vegetation. In addition, the site itself contains significant existing vegetation, portions of which will be preserved along the southern property line to enhance the buffer to the south.

The development will fully comply with all M-2 zoning district development standards, and no variances are proposed. The built area will be concentrated toward the northern portion of the site along Grissom Parkway, preserving ample open space and setbacks.

Overall, the proposed development is consistent and compatible with surrounding uses. It involves an industrial processing use, which is a principal permitted use within the M-2 zoning district, and it will meet all applicable development regulations. The Special Exception request pertains solely to a height increase—up to a maximum of 185 feet—for the ancillary tower that support the primary operation.

SKETCH OF SURVEY[®]



A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN PARCEL Y OF O- 3207, PAGE 2943, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 12, AND RUN N 0°0'10"38"W, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 825.95 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GRISSOM PARKWAY (A 200 FOOT WIDE RIGHT OF WAY DEFINED IN DEED RECORD 1655); THENCE S 89°52'08"E, ALONG THE SOUTH RIGHT OF WAY LINE OF GRISSOM PARKWAY, A DISTANCE OF 815.29 FEET; SAID RIGHT OF WAY, RUN S 0°0'10"38"W, PARALLEL WITH THE AFORESAID EAST LINE OF SECTION 12, A DISTANCE OF 815.29 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION; THENCE S 89°52'08"E, ALONG SAID SOUTH LINE, A DISTANCE OF 309.89 FEET TO THE POINT OF BEGINNING; CONTAINING 5.938 ACRES.

TOGETHER WITH A 10 FOOT EASEMENT FOR A 10 FOOT EASEMENT AND 25 FOOT WIDE FLORIDA POWER & LIGHT CO. EASEMENT RECORDED IN O- 3039, PAGE 1534; AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

DESCRIPTION - TRACT 'B'

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 12 TOWNSHIP 24 SOUTH RANGE 35 EAST BREVARD COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN PARCEL T OF R 3207, PAGE 2943, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12, AND RUN N.00°17'38"W, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 825.95 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GRISSON PARKWAY (A 200 FOOT WIDE RIGHT OF WAY OF R 2950, PAGE 155); THENCE S.87°59'50"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 310.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.87°59'50"W, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 310.05 FEET TO A POINT ON THE WEST LINE OF AFORSAID PARCEL T OF R 3207, PAGE 2943; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S.00°11'36"E, ALONG SAID WEST LINE, A DISTANCE OF 764.22 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 528 (A 200 FOOT WIDE RIGHT OF WAY OF R 2950, PAGE 155) AS DEPICTED BY FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS, SECTION #70007-2950; THENCE S.75°11'13"E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 121.29 FEET TO AN ANGLE POINT; THENCE S.76°20'05"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 39.42 FEET A POINT ON THE SOUTH LINE OF AFORSAID SECTION 12; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN N.89°58'02"E, ALONG SAID SOUTH LINE OF SECTION 12, A DISTANCE OF 154.28 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N.00°14'48"W, PARALLEL WITH THE AFORSAID EAST LINE OF SECTION 12, A DISTANCE OF 100.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 12, AND CONTINUE S.00°02'42"E, ALONG SAID WEST LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; BEING A 25 FOOT WIDE FLORIDA POWER & LIGHT CO. EASEMENT RECORDED IN R. 3039, PAGE 1534; AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

DESCRIPTION - TRACT 'C'

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN PARCEL T O R 3207, PAGE 2943, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12, AND RUN N 00°10'48"W, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 1026.05 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GRISSOM PARKWAY (A 200 FOOT WIDE RIGHT OF WAY DEED BEING O R 2950, PAGE 165); THENCE S 87°38'S0"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 310.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 87°55'50"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 310.09 FEET TO A POINT ON THE WEST LINE OF AFORESAID PARCEL T O R 3207, PAGE 2943; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN N 00°11'36"W, ALONG SAID WEST LINE, A DISTANCE OF 315.92 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE N 89°52'25"E, ALONG SAID EAST LINE, A DISTANCE OF 310.01 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S 00°10'48"E, PARALLEL, WITH THE AFORESAID EAST LINE OF SAID SECTION, A DISTANCE OF 305.58 FEET TO THE POINT OF BEGINNING; CONTINUE S 87°55'50"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 310.09 FEET TO THE POINT OF BEGINNING.

BEING SUBJECT TO A 20 FOOT WIDE DRAINAGE EASEMENT RECORDED IN O R 2950, PAGE 167; AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

DESCRIPTION - TRACT 'D'

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN PARCEL T-9 OF C- 3207, PAGE 2943, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12, AND RUN N 00° 10'48"W, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 1026.25 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GRISBORN PARKWAY (A 200 FOOT WIDE RIGHT OF WAY DEFINED IN C- 8290, PAGE 165), THE POINT OF BEGINNING; THENCE CONTINUE N 00° 10'48"W, ALONG SAID EAST LINE, A DISTANCE OF 285.25 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE S 89° 52'45"W, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 309.89 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S 00° 10'48"E, PARALLEL WITH THE AFORESAID EAST LINE OF SAID SECTION, A DISTANCE OF 305.38 FEET TO A POINT ON THE SOUTHWEST CORNER OF SAID RIGHT OF WAY LINE OF GRISBORN PARKWAY (THE N 43° 52'50"E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 310.05 FEET TO THE POINT OF BEGINNING; CONTAINING 2.137 ACRES.

SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

SURVEY NOTES:

BOUNDARY - DIVISION OF THE PARENT TRACT (PARCEL ID # 24-35-12-00-762 / DESCRIBED IN O.R. 3207, PAGE 2943) IS BASED ON CLIENT INSTRUCTIONS.

BEARING STRUCTURE - BASED ON THAT DEED RECORDED IN O.R. 3207, PAGE 2943. SPECIFICALLY, THE EAST LINE OF SECTION 12-24-35 = A BEARING OF N00°10'48"W.

FLOOD ZONE - THE LANDS DEPICTED WERE DETERMINED TO LIE WITHIN FLOOD ZONES 'A' AND 'X' AS REFERENCED TO F.I.R.M. #120090C0320 G, MAP DATED MARCH 17, 2014.

ZONE 'A' = 'SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, THE 'BASE FLOOD ELEVATION' FOR ZONE 'A' IS TO BE DETERMINED BY THE CITY OF COCOA',

ZONE 'X' = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

EASEMENTS - THOSE DEPICTED ARE BASED ON COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER #6240327, EFFECTIVE DATED FEBRUARY 22, 2017 AND / OR 'RMP' FILE INFORMATION.

PROPERTY ADDRESSES - NONE HAVE BEEN ESTABLISHED FOR THE TRACTS DESCRIBED.

GENERAL NOTES:

- A) **NONINVENTORIALITY** – ITEMS DESIGNATED AS “YES” REPRESENT THOSE FEATURES WITH FLEDGING PATENT RIGHTS (PENDING, IN A SUIT, OR OTHERWISE) OR UTILITIES, OR OTHERWISE, WHICH ARE NOT CLAIMED (UNLESS OTHERWISE NOTED). FOUNDATION, FOOTERS, SWIRL/SPIN SYSTEMS, SEPTIC SYSTEMS, UTILITY CONNECTIONS AND / OR OTHER SUB-SURFACE IMPROVEMENTS WERE NOT LOCATED (UNLESS OTHERWISE NOTED).
- C) **FENCING** – DIMENSIONS FROM PROPERTY LINES OR STRUCTURES TO OTHER FENCE REPRESENT DISTANCES TO THE EXTERIOR FACE OF FENCE. FENCE WIDTH, FENCE WIDTHS, POSTS, AND LOCATIONS WERE DEFECTED FOR RECORD.
- D) **EASEMENTS** – THOSE DEFECTED IF ANY AND NOT REFERRED TO BY THE SUBDIVISION RECORD MAP, DEED, TITLE POLICY (IF PLANNED) OR AS OTHERWISE: A TITLE SEARCH FOR EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS OF RECORD WERE NOT PROVIDED BY THIS SURVEY.
- E) **MODEL** – IF DEFECTED, REPRESENT A GENERAL CONFIGURATION ONLY.
- F) **RECORD** – UNLESS OTHERWISE NOTED, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE PROJECT AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS AND / OR RIGHTS OF WAY OF RECORD. THIS SURVEY DOES NOT WARRANT TITLE.

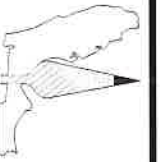
LEGEND OF ABBREVIATIONS:

[illegible]

ORIGINAL SIGNATURE
AND EMBOSSED WITH
SURVEYOR'S SEAL

STATUTES OF FLORIDA SET FORTH IN THE FLORIDA BOOK OF
SURVEYORS AND MAPERS IN CHAPTER 53-17, F.A.C. PURSUANT TO
SECTION #472.027 FLORIDA STATUTES (SUBJECT TO NOTES HEREON)

REG. FLORIDA SURVEYOR & MAPPER #2867



r.m. packard
 & ASSOC., INC.
surveying & mapping
 197 BOUGAINVILLE DRIVE / SUITE "D"

FLORIDA CORPORATE CERTIFICATE #60410

BOUNDARY SURVEY FOR:

MARY ANNE FOLKES ZIMMERER

ESTABLISHING THE ANNE D. FOLKES REVOCABLE TRUST

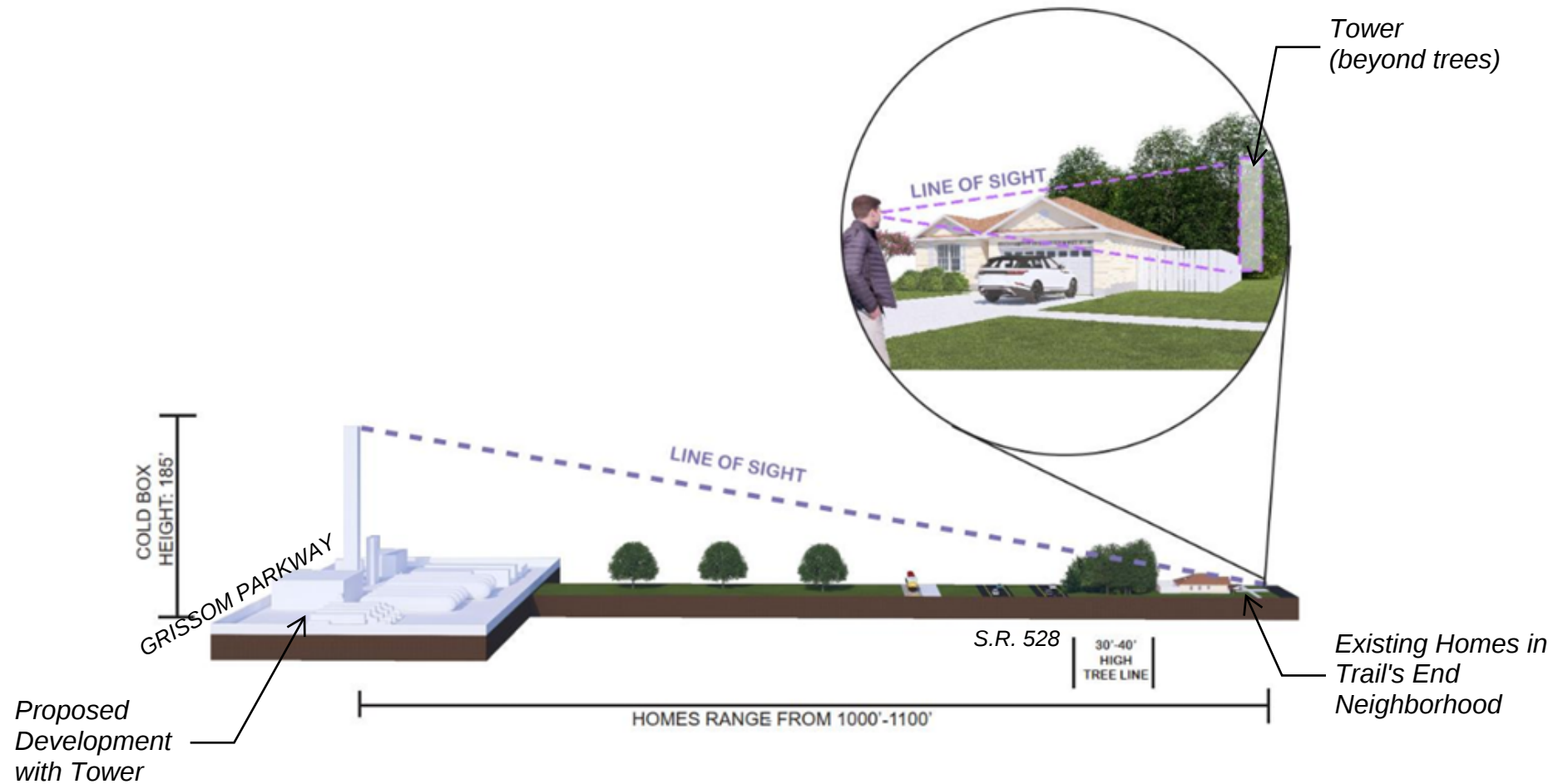
OWN BY: rmp
D BY:
E: 4/13/17
G #: D-17-18
ES: FILES
#: 17-18

EXHIBIT "B"



EXAMPLE ELEVATIONS

EXHIBIT "C"



LINE OF SIGHT DIAGRAM (Facing East)

EXHIBIT "D"



TREE BUFFER DIAGRAM



TAX ACC 2404124 FUTURE LAND USE

July 11, 2025

Future Land Use

- Low Density Residential
- Medium Density Residential
- Neighborhood Commercial
- Commercial
- Industrial
- Conservation
- Institutional
- Recreation/Open Space
- Subject Parcels
- Parcels

0 400 800 Feet

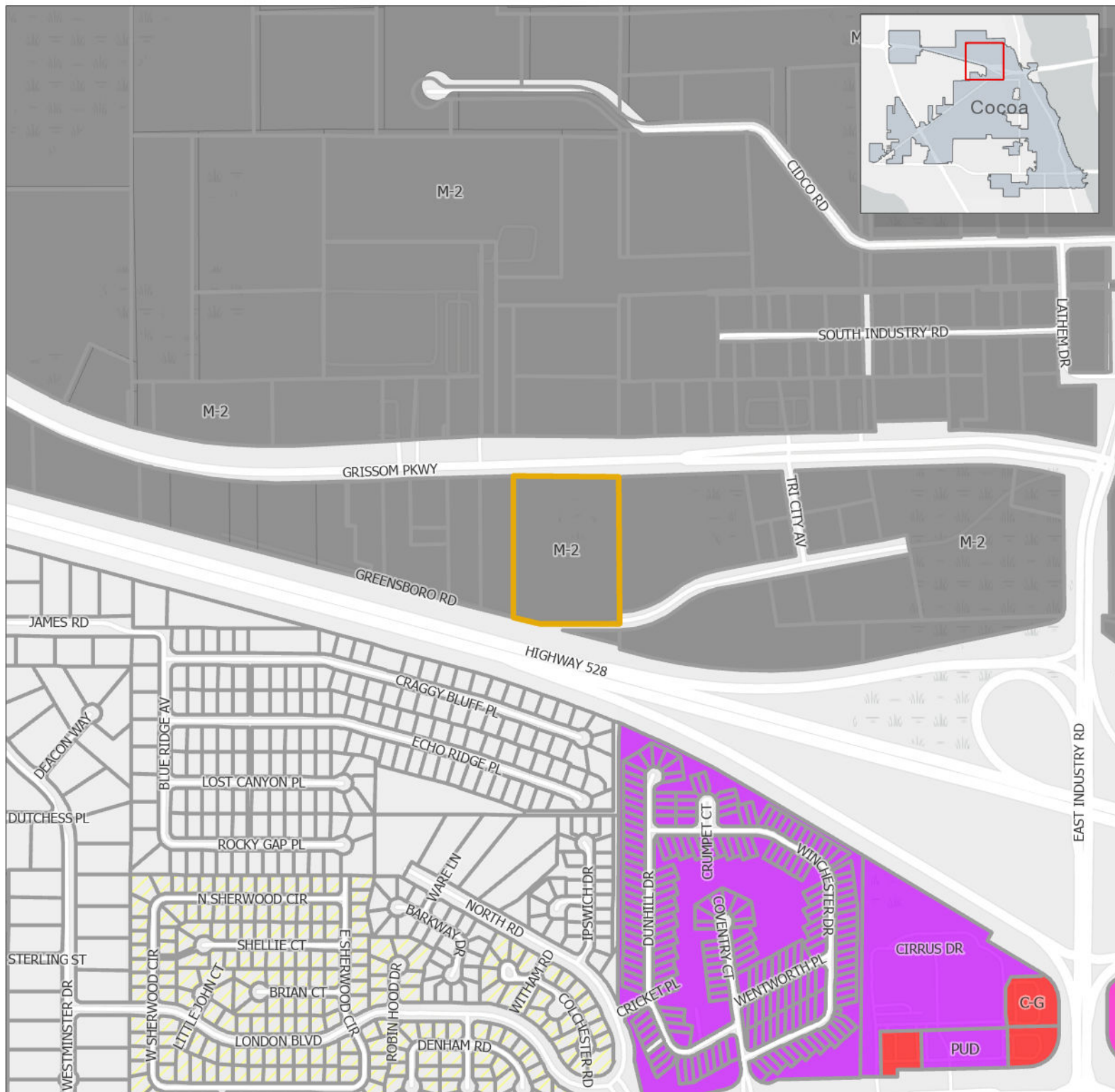


TAX ACC 2404124
LOCATION

July 11, 2025

81 Subject Parcels

0 400 800 Feet



TAX ACC 2404124
ZONING

July 11, 2025

Cocoa Zoning

- RU-1-7a - Single-Family Residential
- C-N - Neighborhood Commercial
- C-G - General Commercial
- PUD - Planned Unit Development
- M-2 - Manufacturing and Industrial
- Zoning Not Assigned
- Subject Parcels
- Parcels



AFFIDAVIT OF PUBLICATION

CITY OF COCOA (TE)
Accounting Division
City Of Cocoa - Te
65 Stone ST
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

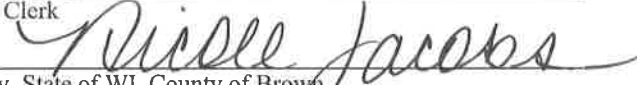
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published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

07/01/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/01/2025



Legal Clerk


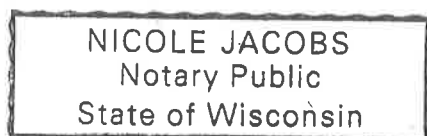
Notary, State of WI, County of Brown
8-21-26

My commission expires

Publication Cost:	\$242.12	
Tax Amount:	\$0.00	
Payment Cost:	\$242.12	
Order No:	11439360	# of Copies:
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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



AD#11439360 7/1/2025
CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT
THE BOARD OF ADJUSTMENT
PROPOSES TO CONSIDER THE
FOLLOWING:

PZ 25-00000004 (Special Exception
Tax Parcel ID No. 24-35-12-00-762)
Consideration of a Special Exception
request to allow for a principal
structure in excess of 60 feet in
height in the M-2 (Manufacturing
and Industrial) Zoning District,
pursuant to Appendix A, Zoning,
Article XI, Section 19 (C)(1) of the
City of Cocoa Code of Ordinances.
The structure is intended to be a
tower approximately 185 feet in
height. The subject property is
located on Grissom Parkway in
Cocoa, Florida. Tax Parcel ID: 24-
35-12-00-762.

Board of Adjustment
PUBLIC HEARING WILL BE
HELD ON

July 16, 2025

AT 6:00 P.M. OR SOON THERE-
AFTER 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 acces-
sible to the physically handicapped.
In accordance with the Americans
With Disabilities Act, persons need-
ing 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.

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 Coun-
cil with respect to any matter
considered at its meeting or hear-
ing, 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 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 Coun-
cil 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://www.cocoafl.gov/291/20338/Cit
y-Meetings](https://www.cocoafl.gov/291/20338/City-Meetings)

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 phon-
ing (321) 433-8400.

Interested persons may submit their
written comments or questions prior
to the meeting through Email at
cityclerk@cocoafl.gov or via E-
comments through the online
agenda at the link above. Any elec-
tronic 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 access-
ing the meetings at the following
internet address:

- City of Cocoa meeting calendar at
[https://www.cocoafl.gov/291/20338/Cit
y-Meetings](https://www.cocoafl.gov/291/20338/City-Meetings)

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