

MINUTES
City of Cocoa
Regular Meeting of The City Council

October 14, 2025

A Regular City Council Meeting was held on Tuesday, October 14, 2025, in Cocoa City Hall, in City Council Chambers, located at 65 Stone Street, in Cocoa, Florida, 32922, as publicly noticed.

I. Opening Matters:

Mayor Blake called the meeting to order at 6:04 p.m.

Clinton Hatcher provided the invocation, and Deputy Mayor Weeks led the assembly in the Pledge of Allegiance.

The City Clerk took the roll.

PRESENT:	Michael C. Blake	Mayor
	Patricia Weeks	Deputy Mayor
	Alex Goins	Councilmember
	Lavander Hearn	Councilmember
	Anthony Garganese	City Attorney
	Stockton Whitten	City Manager
	Monica Arsenault	City Clerk

ABSENT:	Lorraine Koss	Councilmember
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OTHER STAFF MEMBERS PRESENT:

Abby Morgan, Public Works Director; Rebecca Bowman, Finance Director; Charlene Neuterman, Community Services Director; Jonathan Lamm, Fire Chief; Evander Collier, Police Chief; Jack Walsh, Utilities Director; Samantha Senger, Communications and Economic Development Director; Lorne Stinnett, HR Director; Luci Ribeiro, Planner; Mitch Lawyer, Chief Technology Officer; and Dalyn Sims, Helpdesk Support Tech.

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of October 14, 2025. (2025-781).

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Weeks to approve the agenda with an amendment to add Council Business item VII.2, approval to apply for the FY25 Community-Based Violence Intervention and Prevention Initiative grant through the Department of Justice and authorization of the City Manager to sign and approve all documents and budget related items for this grant.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

2. Minutes: Regular Meeting of August 26, 2025. (2025-788).

* **MOTION by Deputy Mayor Weeks; Seconded by Mayor Blake to approve the minutes for the August 26, 2025 Regular City Council meeting as written.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

III. Awards and Presentations:

1. Above and Beyond Recognition for City of Cocoa Utility Field Service Representative, Robert Bevard. (2025-948). (HR Director)

Mr. Stinnett and City Manager Whitten recognized and presented Mr. Bevard with a City challenger coin and a gift card for going above and beyond in his line of work.

IV. Delegations:

V. Consent Agenda:

1. Approve Task Order 2026-53 under RFQ-20-03-COC with Jacobs Engineering Inc. in the amount of \$523,787 for design, permitting, and bidding services for the Surface Water Treatment Plant Chemical Improvements Project (WS23PT), and authorize the City Manager to execute the Task Order and any necessary documents on behalf of the City. (2025-923). (Utilities Director)

2. Award Bid No. B-25-07-COC, Banana River Booster Station Chlorination Improvements, to L7 Construction, Inc., of Sanford, Florida, for \$2,547,000. To Approve a Resolution Authorizing the City Manager to Approve and Execute Change Orders in an Amount Not To Exceed \$254,700 (10% of the Contract Amount) for a Total Project Cost of \$2,801,700; To Approve a Resolution Amending the FY26 Budget, BAF 26-007-A for \$2,801,700. (2025-942). (Utilities Director)
3. Approve Task Order No. 2026-59 to Jacobs Engineering Inc. for Services During Construction for the Banana River Booster Station Chloramination Project (Project WS18BR) under Continuing Services Agreement RFQ-20-03-COC, with a total amount not to exceed \$302,187. Approve a Resolution Amending the FY26 Budget, BAF 26-008-A. (2025-946). (Utilities Director)
4. Approval to transition Group Medicare Advantage Plan Coverage for eligible retirees age 65 and over from United Healthcare to Humana, effective January 1, 2026, to December 31, 2026, and payments to eligible retirees for Medicare Part B reimbursement. This is a multi-year agreement that spans nine months in FY 26 and three months in FY 27. (2025-949). (HR Director)
5. Approve the purchase of 20 vehicles and a street sweeper under the FY 2026 Capital Vehicle Improvement Program in the total amount of \$1,238,488.03; authorize the purchase of Ford vehicles from Cocoa Ford under the Brevard County Public Entity Purchasing Contract No. 25-0217-B-HD and the street sweeper from Schwarze Industries under Sourcewell Contract No. 093021-SWZ; and Approve a Resolution Amending the FY 26 Budget, BAF 26-009-A, adding two new vehicles in the Building Fund and shoring up the costs for replacement vehicles in the Streets and Stormwater Divisions. (2025-950). (Public Works Director)
6. Approve a Multi-Year Piggyback Contract with Geosyntec Consultants, Inc. for specialized Floodplain and Stormwater Development Review Services, utilizing Lee County Contract No. CN230595CMR. This approval includes authorizing the City Manager to execute subsequent task assignments contract amendments and renewal options. (2025-877). (Public Works Director)
7. Approve a multi-year contract with Samsara Inc., FY 2026-FY2028 for cloud-based vehicle GPS and telematics services for City vehicles and equipment under Sourcewell Contract #102924-SAM, through the adoption of each year's annual budget, which will include any additional units added; authorize the issuance of a purchase order to Samsara Inc \$82,293; and authorize the City Manager to approve any Change Orders and Budget Adjustments necessary for additional vehicle gateways up to 10% of the contracted amount. Approve a Budget Transfer BAF#26-010-T for \$82,093, transferring funds to the appropriate accounts. (2025-913). (Public Works Director)

8. Approve policy renewal for Workers' Compensation Specific Excess Insurance with Safety National Casualty Corporation for the period of October 1, 2025 through September 30, 2026, with an estimated annual premium of \$210,826. (2025-961). (HR Director)
9. Approve a one-year policy renewal for the General Insurance Program with Florida League of Cities, Inc., for the period October 1, 2025, through September 30, 2026, with an estimated premium of \$1,930,062.00. Approve a resolution to waive competitive bidding. Authorize the City Manager to execute the agreement. (2025-962). (HR Director)
10. Approve a Resolution Amending the FY26 Budget, BAF#26-014-A, putting the budget in place for the Provost Park Fitness Equipment Project, and Authorize the City Manager to issue a Purchase Order up to the Budgeted amount of \$315,000. (2025-967). (Finance Director)

- * **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Goins to approve the Consent agenda.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

VI. Public Hearings:

1. Second Reading Ordinance 11-2025 Sidewalk Cafe Permit Fees. (2025-742). (Planner)

City Attorney Garganese announced that this is the Second and Final Reading and read the title of the Ordinance into the records as follows:

Ordinance 11-2025

AN ORDINANCE OF THE CITY OF COCOA, FLORIDA, AMENDING CHAPTER 14, OFFENSES AND MISCELLANEOUS PROVISIONS, ARTICLE III, SIDEWALK CAFES, SECTION 14-68, PERMIT FEE, TO SPECIFY THAT THE ANNUAL PERMIT FEE FOR SIDEWALK CAFES SHALL BE ESTABLISHED VIA RESOLUTION OF THE CITY COUNCIL; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Ms. Jennifer Webster added that no changes have been made since the first reading.

Mayor Blake opened the Hearing to the public.

There being no questions or comments, the public portion of the Hearing was closed.

- * **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Hearn to approve Ordinance 11-2025 on Second and Final Reading.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

2. First Reading of Ord. 10-2025 Uptown Forrest Future Land Use Map Amendment. (2025-938). (Planner)

City Attorney Garganese announced that this is the Second and Final Reading and read the title of the Ordinance into the records as follows:

Ordinance 10-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE MAP FOR EIGHT (8) PARCELS OF REAL PROPERTY WITHIN THE CITY OF COCOA TOTALING 1.9 ACRES, MORE OR LESS, AND GENERALLY LOCATED ALONG FORREST AVENUE, SOUTH OF MULBERRY ST AND NORTH OF PEACHTREE STREET, IN COCOA, FLORIDA, AS MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; AMENDING THE FUTURE LAND USE MAP DESIGNATION OF SAID PARCELS FROM "HIGH DENSITY RESIDENTIAL" TO "MIXED USE"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, INCORPORATION INTO THE COMPREHENSIVE PLAN, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

Ms. Webster provided a presentation¹ and shared a location map. She reviewed the FLUM Amendment background as well as several zoning maps.

She noted that at the October 1, 2025 Planning and Zoning meeting the Board voted unanimously to recommend that Council approve this Future Land Use Map Amendment. Staff is also requesting approval of Ordinance 10, 2025, a City-initiated Ordinance amending the future land use map for the subject properties from "High Density Residential" to "Mixed Use".

¹ Exhibit A: 1st Rd Presentation ORD 10-2025 FLUM Amendment Uptown Forrest Ave 2025-10-14

Mayor Blake opened the Hearing to the public. There being no questions or comments, the public portion of the Hearing was closed.

- * **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Hearn to approve Ordinance 10-2025 on First Reading.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

3. First Reading of Ordinance 02-2025 LDR Amendment Creating Four Corners Overlay District. (2025-495). (Planner)

City Attorney Garganese announced that this is the First Reading and read the title of the Ordinance into the records as follows:

Ordinance 02-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ZONING, ARTICLE XI OF THE CODE OF THE CITY OF COCOA, CREATING AND ADOPTING THE FOUR CORNERS OVERLAY DISTRICT; PROVIDING FOR ITS PURPOSE AND APPLICABILITY; ESTABLISHING PERMITTED, SPECIAL EXCEPTION, AND PROHIBITED USES; PROVIDING FOR PERFORMANCE STANDARDS, INCLUDING SETBACKS, PARKING, LANDSCAPING, AND SIGNAGE REQUIREMENTS; ESTABLISHING BUILDING DESIGN STANDARDS; ESTABLISHING THE BOUNDARIES OF THE FOUR CORNERS OVERLAY DISTRICT, PARTICULARLY DEPICTED AND DESCRIBED ON EXHIBITS "A" AND "B" ATTACHED HERETO; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

Ms. Alexis Crespo, RVi Consulting, provided a presentation². She explained that this is a consideration of a Land Development Code Text Amendment, Appendix A, Article XI Code of Ordinances of the City of Cocoa creating Section 23, Four Corners Overlay District, establishing permitted, special exception, and prohibited uses; providing for performance standards, including setbacks, parking, landscaping, and signage requirements; establishing building design standards; establishing the boundaries of the Four Corners Overlay District.

² Exhibit B: FCOD P&Z LDC - 10.14.2025 - Final

Ms. Crespo provided a location map for the subject property and discussed the background of the item and the community outreach that took place.

She spoke in furtherance about the community outreach outcomes, the LDC amendment applicability and thresholds.

Ms. Crespo spoke in detail regarding the LDC amendment uses, explaining that the changes are as follows:

- Added numerous uses to the list of Permitted Uses (i.e. craft brewery, mixed-use, health care facilities, churches, child care (SE), food truck parks (SE))
- Eliminated certain uses at direction of Council and based upon community workshops (i.e. gas station as accessory to convenience store, package store (beer and wine), new and used automotive vehicle sales (SE))
- Other uses requested by property owners currently not permitted (i.e. car wash, auto repair, gas station with no convenience store, liquor stores, self-service storage facilities)

Ms. Crespo talked about consistency with the Comprehensive Plan and shared that staff is recommending approval of Ordinance 02-2025 on First Reading.

Mayor Blake opened the Hearing to the public.

George Brown Jr., 555 W. King St., Cocoa, talked about a car accident he was recently in and broke both of his legs. He shared that he is healing but he is not the same as he once was. He shared that he spent five months in the hospital and lost all of his weight and muscles. That is all to say that he needs to sell his property. He planned on selling his property to have retirement money. He would like to sell it before he passes on and he'd like to take some of the money to give to charity.

He is curious to see what Council will do with this ordinance so that he can try to sell his property. He had an interested party but they weren't allowed to do what they wanted due to the zoning so he couldn't sell it to them.

He talked in furtherance about the trouble he's had trying to sell his property. He expressed that he's been waiting to see what the City will do and asked Council how this change will affect his property. In response, City Manager Whitten noted that this ordinance will not affect Mr. Brown's property, although his inquiry is paralleled to what Council is discussing this evening.

City Manager Whitten talked in detail about Mr. Brown's particular issue with his property and the zoning inconsistencies. He noted that he will set up a meeting to meet with Mr. Brown one-on-one to walk him through the situation.

Mr. Cole Oliver, 516 Delannoy Ave., Cocoa, and representing several property owners, spoke about Senate Bill 180. He feels this ordinance is very restrictive and goes against SB180. If necessary, his clients reserve their right to file a lawsuit. He gave a brief history of the four corner properties. His clients are only asking for two things:

- 1) Reconsider the dual standard between the dual and minor development standard.
- 2) The uses that are being taken away, and the uses that are being allowed.

Additionally, they are not contesting the architectural designs being proposed or landscaping requirements, they are contesting these particular two points written in the ordinance. There have been no traffic studies or analysis done and he does not feel that some of the allowable uses are pedestrian friendly and used a brewery as an example.

City Manager Whitten clarified that the way it is written now, new and used car sales are allowed by special exception. The ordinance being proposed tonight removes the use completely. Mr. Cole is asking to add new and used car sales as a permitted use.

Ms. Crespo also clarified that the new ordinance is more flexible because it will allow current uses to expand by 29% without triggering the code.

John Kaboord, 432 S. Banana River Blvd., Cocoa Beach, and owner of the two eastern properties regarding the four corners, shared a history of his properties. He talked about the smoke shop and noted that he understands why the business is not popular and had no contests with the City removing the smoke shop as a use there.

Additionally, this is the first he's seen the code language and would appreciate an opportunity to review it with his attorney. He is committed to working with the city to come up with a solution that best suits everyone.

Mr. Kaboord explained that what he's asking for tonight is to be treated just as the church was. He would like his car dealer tenant to be treated fairly and be allowed to keep the use. He also reiterated that he would like some time to review what is being presented.

Mary Sulick, 121 S. Orange Ave., Orlando, and representing the vacant southwest corner property, shared that there is a simple solution to this which is to amend the

Comprehensive Plan to add C-P as a zoning district under Mixed-Use. She added that this would solve Mr. Brown's problem as well.

She shared that the City wants to make this a walkable area that is pedestrian friendly, however the City has no authority to control the traffic or the railroad crossing there. Traffic will not decrease and with the Brightline station coming in, traffic will only increase.

Her clients have owned these properties since 2016 and 2017. They would like to have a gas station or convenience store here and they do not understand why they can't have them there. This area is where one would expect to find a gas station/convenience store. She is asking that Council keep the C-P uses in place and not further restrict the owners of these properties.

She asked Council if they would rather have a vacant property on a major thoroughfare or if they'd rather have a well-designed gas station/convenience store that offers goods, services and a tax base.

Ms. Sulick introduced her client, Mr. Pablo Camposano.

Mr. Camposano, 325 S. Biscayne Blvd., Miami, shared that he has invested a lot of money in this property. The property was vacated to build a Cumberland Farms. This area is not meant to be pedestrian friendly, and this is not Mixed-Use. This is a mistake that was made back in 2010 and there is no reason for it to continue.

Mr. Camposano shared his work experience and explained that he is a commercial real estate broker and has been doing this for a long time. He has nine offices in the state of Florida. He spoke about how this relates to their experience in marketing and all of the marketing efforts they have made for this property.

Max Kaiser, Biscaya Cocoa Holdings, 325 S. Biscayne Blvd., Miami, shared that he would just like to get the ball moving on the property so that they can get a business established there.

Kim Rezanka, 6013 Farcenda Pl., Melbourne, and representing the two properties on the northwest corner, provided a history of the zoning on the properties. She is here to address an issue that happened in 2010. She shared that she was at both Planning and Zoning meetings and specifically remembers the board members agreeing that this was not a pedestrian friendly area.

Ms. Rezanka provided a packet³ and explained the documents within it. She feels this was pre-ordained to get to this exact position. This process began back in January

³ Exhibit C: Document packet provided by Kim Rezanka

2024, and while the property owners received notices, they should have been called.

Additionally, she shared that she has taken the liberty of highlighting the language that is more restrictive within the ordinance and reviewed it.

She asked that Council deny the ordinance this evening.

Deputy Mayor Weeks asked Ms. Rezanka to clarify if one of the properties is for sale and if this is holding up the sale.

In response, Ms. Rezanka noted that one of the properties is for sale but truthfully, they wouldn't be able to do anything right now anyway.

As a side note, it was shared that Mr. Brown's property is zoned C-G, not C-P so this would not fix the problem he has with the zoning inconsistencies.

There being no further questions or comments, the public portion of the Hearing was closed.

- * **MOTION by Councilmember Goins; Seconded by Deputy Mayor Weeks to take a ten-minute recess.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

- * **MOTION by Mayor Blake; Seconded by Deputy Mayor Weeks to return from recess.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

Deputy Mayor Weeks shared that she was really shocked to hear tonight that this area was visioned to be a walkable area. She drives by these properties every day and she certainly doesn't think that it is a walkable area because it is so busy. She likes the idea of adding C-P as a use into the Comp Plan and does not think that Mixed-Use is the way to go.

She added that 7-eleven in Viera was built in a way that you wouldn't even realize it's a gas station and so she knows that gas stations and convenience stores can be done right. She reiterated that she does not think that Mixed-Use is the way to go.

Councilmember Hearn shared that initially he didn't see any problems with having a gas station there. He has since spoken to some of the residents in that area that own generational homes and with all of the noise issues they've been having down the street in Cocoa Village, he's not sure that a gas station is the right direction.

Mayor Blake asked, that with Council's blessing, he would like to suggest that staff meet with the property owners to agree on a compromise that works for everyone. He would like to postpone the item tonight and hold three workshops at the Dr. Joe Lee Smith Center to collaborate and discuss this further.

Mayor Blake clarified that he would like to postpone this item to the Regular Council meeting on January 13, 2026.

- * **MOTION by Mayor Blake; Seconded by Councilmember Hearn to direct staff to meet with the property owners, hold public workshops at the Dr. Joe Lee Smith Center to have further discussions on this topic, and to postpone this item to the Regular City Council meeting on January 13, 2026 at Cocoa City Hall at 6pm, for discussion.**

Councilmember Goins shared that he is in agreement, however he feels that three workshops may be overkill, especially if they are trying to squeeze these workshops in before the beginning of January.

City Manager Whitten shared that he would like to treat these like working sessions so he feels that they will in fact need to have a few workshops until an agreement can be made.

Deputy Mayor Weeks expressed that time is money and although she feels that postponing is the correct thing to do at this time, she does not want to drag this out for months and months.

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

4. First Reading of Ordinance 01-2025 Large Scale Comprehensive Plan Text Amendment Four Corners Overlay District. (2025-494). (Planner)

- * **MOTION by Mayor Blake; Seconded by Deputy Mayor Weeks to postpone this item to the January 13, 2026 Regular City Council meeting at Cocoa City Hall at 6pm.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

VII. Council Business:

1. Consider the Donation Application for The Success Center in the amount of \$1,000.

- * **MOTION by Deputy Mayor Weeks; Seconded by Mayor Blake to approve the donation application for The Success Center in the amount of \$1,000.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

2. Council approval to apply for the FY 25 Community-Based Violence Intervention and Prevention Initiative grant through the Department of Justice and authorization of the City Manager to sign and approve all documents and budget related items for this grant. (2025-978). (Comm. & Economic Dev. Director) **Walk-on Item.**

- * **MOTION by Mayor Blake; Seconded by Deputy Mayor Weeks to grant approval to apply for the FY25 Community-Based Violence Intervention and Prevention Initiative Grant and to authorize the City Manager to sign and approve all documents and budget related items for the grant.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

VIII. City Business:

IX. Informational Agenda:

1. Informational Only - The City of Cocoa's Open Board Vacancies. (2025-953). (City Clerk)

2. Bi-Weekly Report for September 18 – October 9, 2025. (2025-954). (City Clerk)

X. Reports:

Councilmember Hearn shared photos from events he recently attended, including the Emma Jewel Charter Academy Gala and the pinning ceremony for two new Police Officers. He also made a visit to Bracco pond and shared some photos of the trees that the City planted.

Deputy Mayor Weeks shared photos from events she recently attended, including a committee meeting, a tour she attended at Vaya Space, an annual ethics training and a State of the Cities meeting she went to with the City Manager and Samantha Senger.

She shared that she also attended the National Night Out at Provost Park and the Cocoa High School fundraiser for their theater department.

Lastly, she would like to ask Council to consider some more work that needs done at Stradley Park. She provided a list of items that need redone, and shared that the softball league is being charged \$2,100 for a ten-week season.

In response, Councilmember Goins recommended that the organization become non-profit and become a partner with Brevard County Parks and Recreation. If they become partners, they will be able to use the field for free.

Councilmember Goins thanked Public Works for cleaning up a dumping ground between Lucas and Washington Street. He shared that he really appreciates staff for getting it done.

Councilmember Goins shared that he attended a Lead Brevard meeting and showed a few pictures. He also attended an event recognizing Pastor Jarvis Wash and commended him for all of the work that he, his wife and their congregation is doing.

Additionally, he attended Emma Jewel Charter Academy's spirit day last week. He also had the opportunity to bring along several parents and their children to attend their first college football game at Bethune-Cookman College. He gave the school a shoutout for providing free tickets.

Mayor Blake shared that he would like to forgo his report for the sake of time.

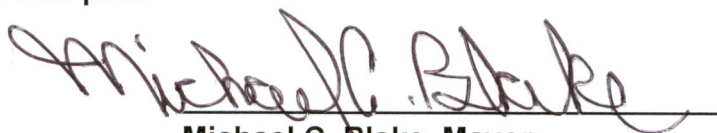
XI. Adjournment:

- * **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Goins to adjourn the Regular meeting of October 14, 2025.**

AYES: Blake, Weeks, Goins, Hearn

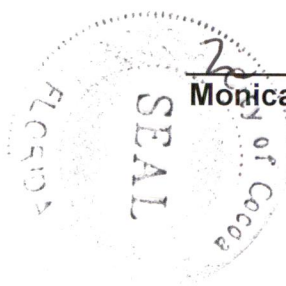
THE MOTION CARRIED UNANIMOUSLY (4-0)

The meeting adjourned at 9:29 p.m.


Michael C. Blake, Mayor

ATTEST:


Monica Arsenault, CMC, City Clerk

The seal is circular with the word "SEAL" in the center. Around the perimeter, it reads "City of Cocoa" and "FLORIDA".

CITY COUNCIL MEETING

October 14, 2025



COCOA
FLORIDA



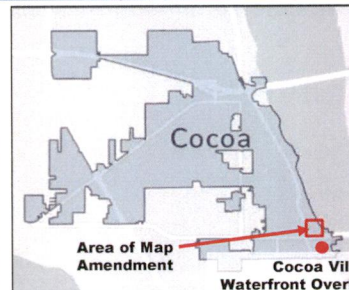
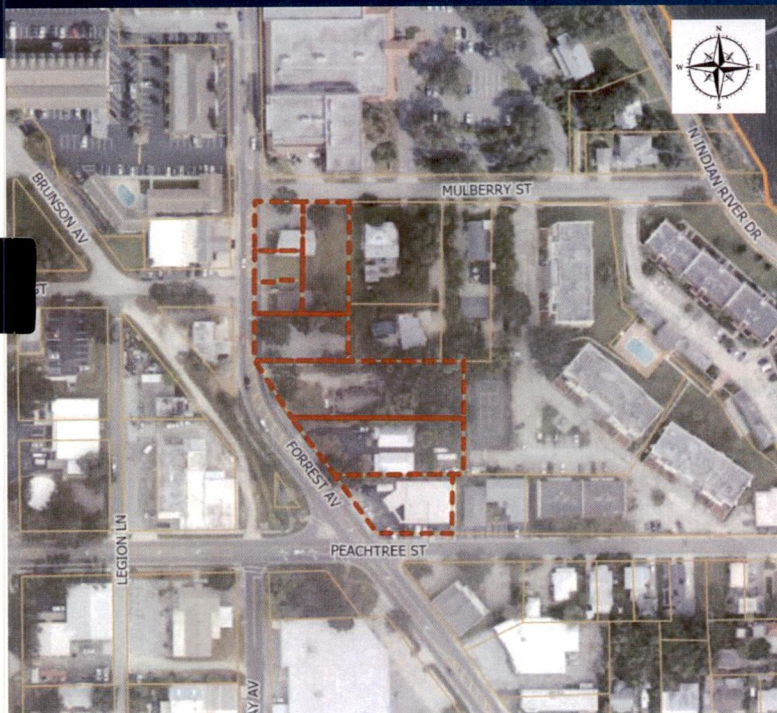
**ORD 10-2025
FUTURE LAND USE MAP AMENDMENT
FORREST AVE PARCELS
UPTOWN - COCOA VILLAGE
(1ST READING)**

COCOA
FLORIDA



Uptown / Forrest Ave – FLUM Amendment Location Map

COCOA
FLORIDA



- 8 parcels
- 1.9 ac +/-

Request to Change Future Land Use

High Density
Residential



Mixed-Use

Uptown / Forrest Ave – FLUM Amendment Background

COCOA
FLORIDA



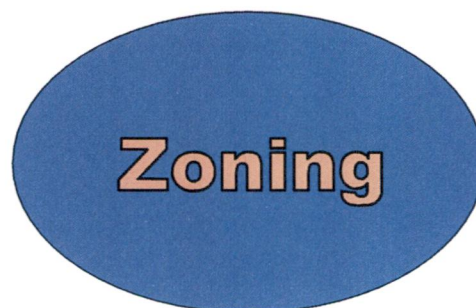
Comprehensive Plan



**Guides Growth
Outlines Future
Land Use Categories**

VS

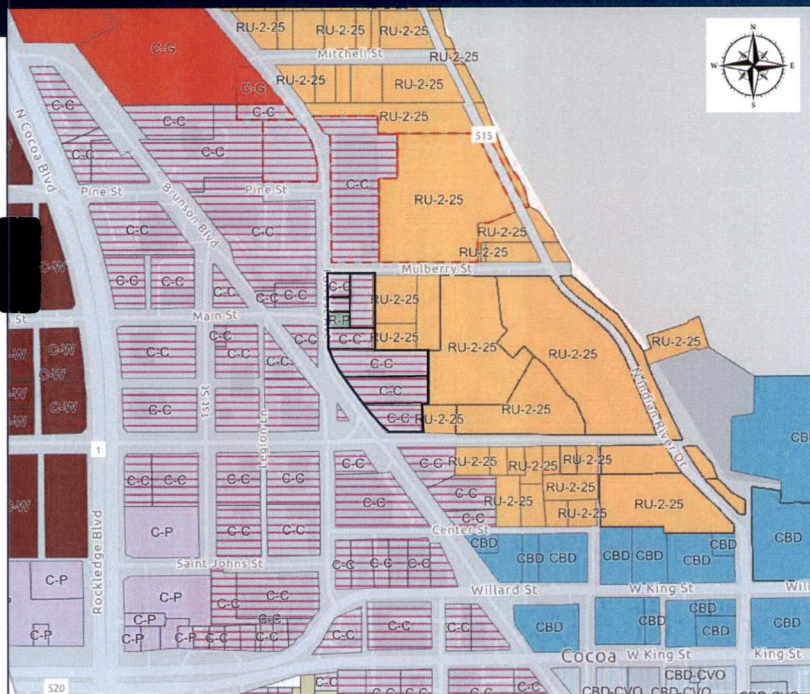
Zoning Code



**Districts in each Land
Use Category**

Uptown / Forrest Ave – FLUM Amendment Zoning Map

COCOA
FLORIDA



MAP LEGEND:

Cocoa Zoning

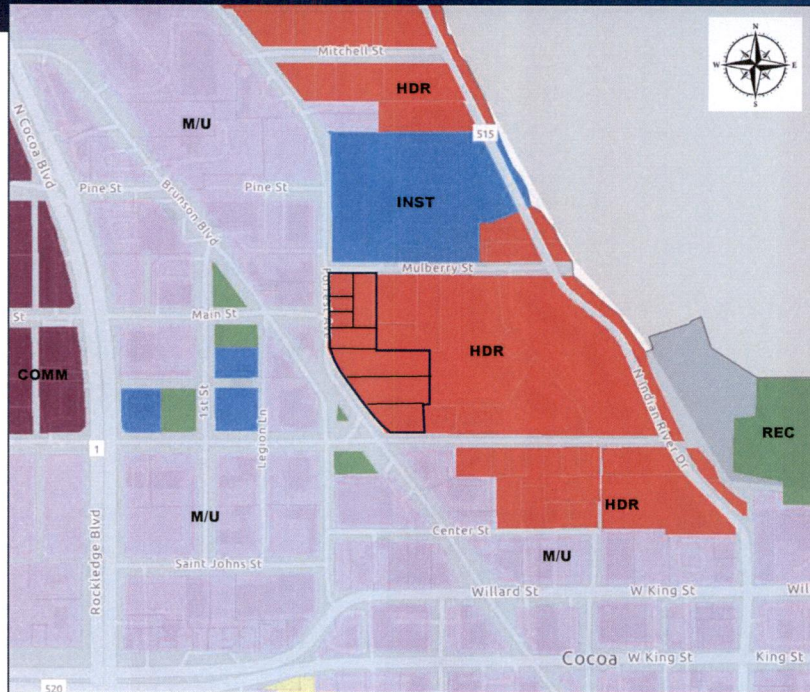
- RU-2-25 - Multiple Family Dwelling
- R-P - Residential Professional
- CBD - Central Business
- C-P - Commercial Parkway
- C-C - Core Commercial
- C-G - General Commercial



- 8 parcels
- 1.9 ac +/-
- (7) C-C (since 1985)
- (1) R-P (from C-C in 1997)

Uptown / Forrest Ave – FLUM Amendment Future Land Use Map - Current

COCOA
FLORIDA



MAP LEGEND:

Future Land Use

- High Density Residential
- Mixed Use
- Institutional
- Recreation/Open Space

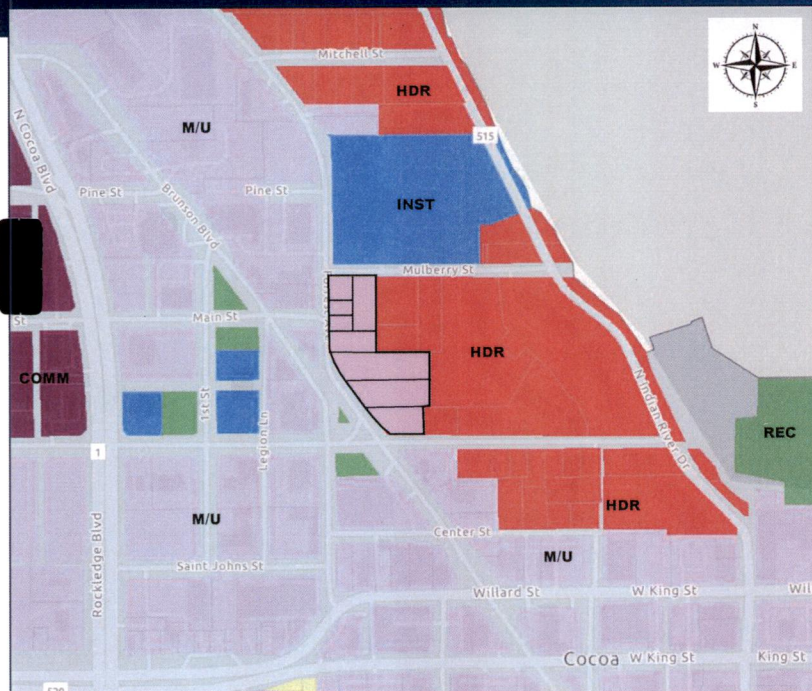
**Existing
Future Land Use:
High Density
Residential (HDR)**

**C-C
&
R-P** **HDR**

	<u>High Density Residential</u>
Maximum Density	25 du/acre
Allowable Uses	Residential, Institutional, Office and Open Space/Recreational
Applicable Zoning Districts	RU-2-15, RU-2-25, and PUD
Maximum Impervious Surface Ratio	.80

Uptown / Forrest Ave – FLUM Amendment Future Land Use Map - Proposed

COCOA
FLORIDA



MAP LEGEND:

Future Land Use

- High Density Residential
- Mixed Use
- Institutional
- Recreation/Open Space

**Proposed
Future Land Use:
Mixed Use (M/U)**

**C-C
&
R-P**



M/U

	<u>Mixed Use</u>
Maximum Intensity/Density	25 du/acre ^{2,3&9} 1.0 FAR ³
Allowable Uses	Commercial, Industrial, Hotel, Office, Residential, Institutional, and Open Space/Recreational
Minimum Transportation Access	Not Applicable
Applicable Zoning Districts	CBD, CBD-CVO, C-C , C-N, CR, PS, PUD, RP , UMD
Maximum Impervious Surface Ratio	.95 1.0 in CBD

Uptown / Forrest Ave – FLUM Amendment Current Uses

COCOA
FLORIDA



- 1) Professional Office
- 2) Vacant Land
- 3) Vacant Land
- 4) Vacant Commercial Bldg (R-P)
- 5) Vacant (Parking Lot)
- 6) Residential Rental (Duplex)
- 7) Residential Rental (2 SFR 1937)
- 8) School: Pillar of Hope Academy

Uptown / Forrest Ave – FLUM Amendment Comp Plan Amendment Analysis

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- The Planning & Zoning staff report covers the analysis per Chapter 15 , Article II, Sections 15-10 and 15-11, for compliance with the Comprehensive Plan to determine impact to City **budget and economy, levels of service, environmental impact, neighborhood compatibility, & housing accessibility.**

Determination:

- FLU change will not negatively or adversely impact the environment, neighborhood compatibility, or housing accessibility.
- Will **NOT** be more restrictive
- It **WILL ENABLE** the existing allowed uses, including 25 du/ac, potential 5 du/ac bonus, resolves the current restriction of the *conflict*.
- Minimal impact on levels of service
- Existing character not expected to significantly change

Uptown / Forrest Ave – FLUM Amendment Comp Plan Amendment Analysis

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• Consistency with the City of Cocoa Comprehensive Plan

GOAL 1.1: Create and maintain a broad range of land use activities that **maximize the City's potential as a growth center while protecting the public health, safety, welfare, and appearance** through the thoughtful planned use and development of the land and public facilities.

Policy 1.1.2.6 Mixed-Use (M/U).

Is intended to provide a **mixture of residential, commercial, office, recreational and institutional uses along the major transportation corridors (such as SR 520 and US 1)**. The mixed-use could be developed as single uses on separate parcels or as a mixture of uses within a single development.

Characteristics of M/U

- **transitional areas between high and low intensity uses, and areas adjacent to major corridors**
- **compact and walkable environment**
- **Unified architectural and streetscape themes are encouraged (WOD – Uptown)**

FIGURE FLU-1
STANDARDS FOR FUTURE
LAND USE CATEGORIES

	Mixed Use
Maximum Intensity/ Density	25 du/acre ^{2,3,4,9} 1.0 FAR ¹
Allowable Uses	Commercial, Industrial, Hotel, Office, Residential, Institutional, and Open Space/ Recreational
Minimum Transportation Access	Not Applicable
Applicable Zoning Districts	CBD, CBD- CVO, C-C, C- N, CR, PS, PUD, RP, UMD
Maximum Impervious Surface Ratio	.95 1.0 in CBD

Uptown / Forrest Ave – FLUM Amendment Recommended Motion

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PRIOR ACTION: October 1st, 2025, **Planning and Zoning Board** voted unanimously to recommend that City Council **approve** this Future Land Use Map Amendment.

Staff requests that the City Council **APPROVE** the 1st Reading of Ordinance 10-2025, a City-initiated Ordinance amending the future land use map for the subject properties from “High Density Residential” to “Mixed Use”.

THANK YOU
~~~  
QUESTIONS?

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# City Council

October 14, 2025



# Four Corners Overlay District

## City-Initiated

### Land Development Code Amendment – 1<sup>st</sup> Reading



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## **LDC Amendment Request Summary**

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**Consideration of a Land Development Code Text Amendment Appendix A, Article XI Code of Ordinances of the City of Cocoa creating Section 23, Four Corners Overlay District, establishing permitted, special exception, and prohibited uses; providing for performance standards, including setbacks, parking, landscaping, and signage requirements; establishing building design standards; establishing the boundaries of the Four Corners Overlay District.**



## Subject Property Location

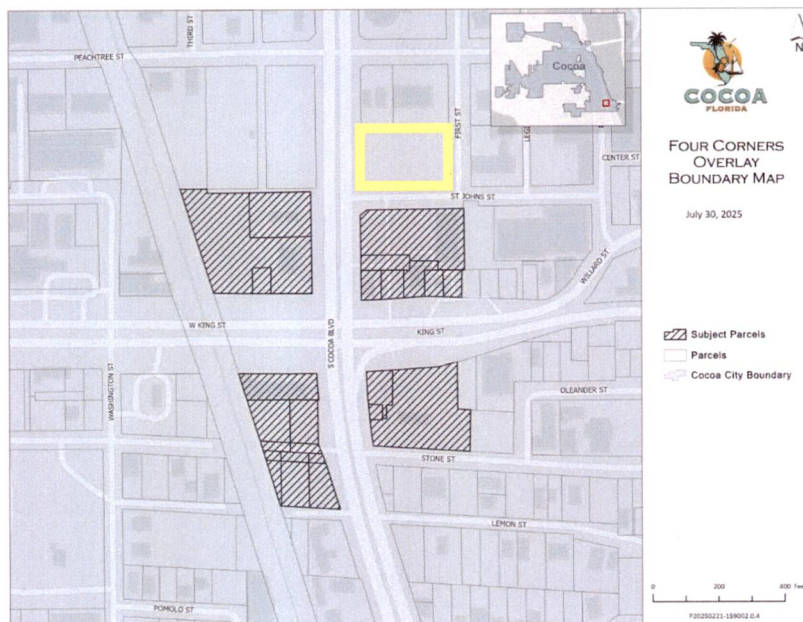
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- Amendment is applicable to the proposed “Four Corners Overlay District” (FCOD)
- Generally, located at the intersection of US Hwy 1 & SR 520
- Mixed-Use Future Land Use Category
- Commercial Parkway (CP) Zoning District

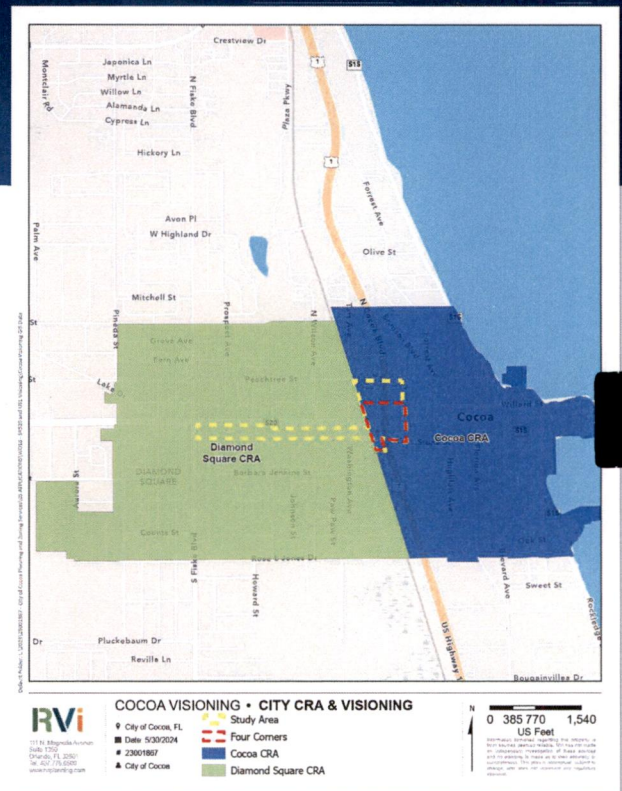
# Subject Property Location

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# Background

- The Four Corners has been identified as a vital intersection that acts as a gateway into the core of the City of Cocoa
- It is the intersection of the Diamond Square and Cocoa CRAs
- It is also an entrance into Cocoa Village
- Given this strategic location, Four Corners was chosen as the start of this visioning process





## Background

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- Mixed-Use Future Land Use Category adopted in 2010 to establish meaningful standards for well-integrated and attractive development
- Decreased emphasis on vehicle-oriented development
- Emphasis on attractive, walkable/pedestrian-friendly environment with a mix of commercial, retail, office and residential uses



# Background

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- In 2023, Staff identified that the C-P is not consistent with Mixed-Use FLU
- The zoning districts that are consistent with Mixed Use don't encourage an urban form that encourages a mixture of uses or pedestrian oriented scale to be expected of a mixed-use area other than CBD

FIGURE FLU-1, Continued  
STANDARDS FOR FUTURE LAND USE CATEGORIES

Commercial, Industrial, Open Space/Recreational, Institutional and Mixed Use Future Land Use Categories:

|                                  | Commercial                                                                 | Neighborhood Commercial <sup>4</sup>                                        | Regional Activity Center <sup>5</sup>                                                          | Industrial                             | Open Space Recreational | Institutional      | Mixed Use                                                                                      |
|----------------------------------|----------------------------------------------------------------------------|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|----------------------------------------|-------------------------|--------------------|------------------------------------------------------------------------------------------------|
| Maximum Intensity/Density        | 1.0 FAR                                                                    | 0.75 FAR                                                                    | 0.50 FAR, 25 du/acre, and 45 hotel rooms/acre                                                  | 1.50 FAR                               | 0.25 FAR                | 1.0 FAR 25 du/acre | 25 du/acre <sup>25</sup> 1.0 FAR <sup>3</sup>                                                  |
| Allowable Uses                   | Commercial, Office, Institutional, and Open Space/Recreational Residential | Commercial, Residential, Office, Institutional, and Open Space/Recreational | Commercial, Industrial, Hotel, Office, Residential, Institutional, and Open Space/Recreational | Industrial and Commercial <sup>6</sup> | Not Applicable          | Institutional      | Commercial, Industrial, Hotel, Office, Residential, Institutional, and Open Space/Recreational |
| Minimum Transportation Access    | 4 lane collector 2 lane arterial                                           | 2 lane collector                                                            | 2 lane arterial that intersects SR528 or I-95                                                  | 2 lane collector 2 lane arterial       | Not Applicable          | Not Applicable     | Not Applicable                                                                                 |
| Applicable Zoning Districts      | C-G, C-W, C-P, C-C, P-S, and PUD                                           | C-N, C-R, R-P, P-S, and PUD                                                 | UMD                                                                                            | M-1 and M-2                            | All Districts           | All Districts      | CBD, CBD-CVO, C-C, C-N, CR, PS, PUD, RP, UMD                                                   |
| Maximum Impervious Surface Ratio | .90                                                                        | .80                                                                         | .95                                                                                            | .75                                    | .25                     | .65                | .95 1.0 in CBD                                                                                 |



# Project Approach

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- City Kickoff and Strategy
- Community Outreach Workshops
- Identify Strategies to Implement Input from Community Outreach and Address Inconsistencies
- Prepare Amendments
- Public Hearings





## Community Outreach

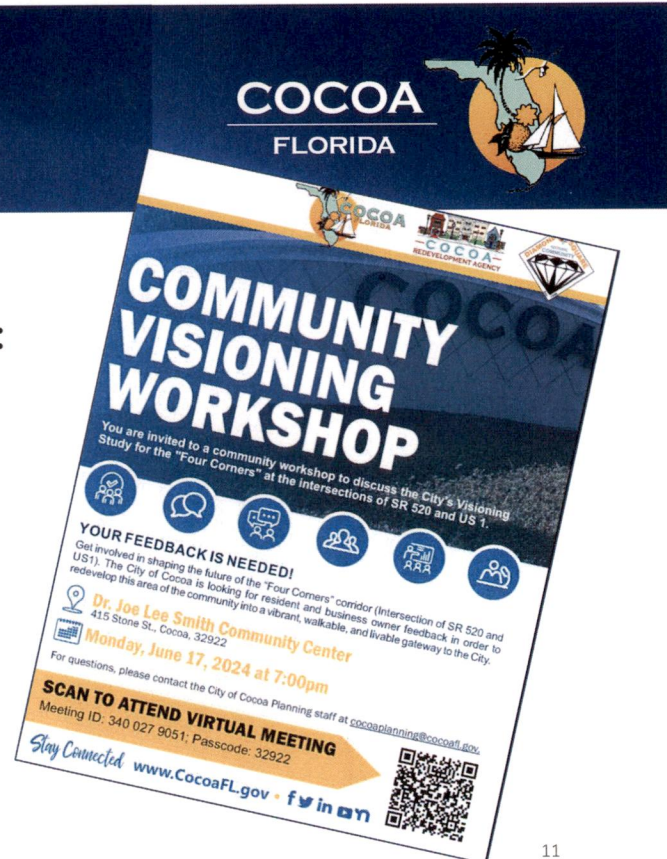
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- Community outreach meeting held on June 17, 2024 at Dr. Joe Lee Smith Recreation Center
- 1,800 notices sent to property owners within both the Cocoa and Diamond Square CRA
- Advertised on Facebook, City website and Newsletter
- Printed Newsletter gets mailed to every resident and business owner in Cocoa
- Meeting attended by 100 people in person + 2 dozen online attendees

# Community Outreach

- Additional public meetings/workshops held:
- August 5<sup>th</sup> with Cocoa CRA
- August 13<sup>th</sup> City Council meeting
- August 19<sup>th</sup> with Diamond Square CRA



# Community Outreach Visioning

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1598 State Rte 50  
Orlando, Florida  
Google Street View  
Jun 2023 See more dates



- High visibility crosswalk.
- Outdoor seating.
- Building to the property line to enhance corner with foundation landscaping.
- Appropriately planted trees and hedges along sidewalk
- Building articulation with windows and varying finishes



# Community Outreach Visioning

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- Hidden drive-thru with internal flow.
- Stem wall to protect pedestrians and improve buffer
- Pedestrian scale landscape that is also sensitive to overhead powerlines
- Continued building articulation and finishes with limited signage.

# Community Outreach Outcomes

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# Community Outreach Outcomes

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# Community Outreach Outcomes

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Commercial, Industrial, Open Space/Recreational, Institutional and Mixed-Use Future Land Use Categories

|                                         | Commercial                                                                                | Neighborhood Commercial                                                     | Regional Activity Center                                                                       | Industrial                             | Open Space Recreational | Institutional      | Mixed Use                                                                                      |
|-----------------------------------------|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|----------------------------------------|-------------------------|--------------------|------------------------------------------------------------------------------------------------|
| <b>Maximum Intensity/Density</b>        | 1.0 FAR, 25 du/acre <sup>7</sup>                                                          | 0.75 FAR, 25 du/acre <sup>7</sup>                                           | 0.50 FAR, 25 du/acre, and 45 hotel rooms /acre                                                 | 1.50 FAR                               | 0.25 FAR                | 1.0 FAR 25 du/acre | 25 du/acre <sup>2,3&amp;9</sup><br>1.0 FAR <sup>3</sup>                                        |
| <b>Allowable Uses</b>                   | Commercial, Office, Institutional, Residential <sup>8</sup> , and Open Space/Recreational | Commercial, Residential, Office, Institutional, and Open Space/Recreational | Commercial, Industrial, Hotel, office, Residential, Institutional, and Open Space/Recreational | Industrial and Commercial <sup>6</sup> | Not Applicable          | Institutional      | Commercial, Industrial, Hotel, Office, Residential, Institutional, and Open Space/Recreational |
| <b>Minimum Transportation Access</b>    | 4 lane collector<br>2 lane arterial                                                       | 2 lane collector                                                            | 1 lane arterial that intersects SR 528 or I-95                                                 | 2 lane collector<br>2 lane arterial    | Not applicable          | Not applicable     | Not applicable                                                                                 |
| <b>Applicable Zoning Districts</b>      | C-G, C-W, C-P, C-C, P-S, Inst, and PUD                                                    | C-N, C-R, R-P, P-S, Inst and PUD                                            | UMD                                                                                            | M-1 and M-2                            | All Districts           | All Districts      | CBD, CBD-CVO, C-C, C-N, C-R, C-P within FCOD, P-S, PUD, R-P, UMD                               |
| <b>Maximum Impervious Surface Ratio</b> | 0.90                                                                                      | 0.80                                                                        | 0.95                                                                                           | 0.75                                   | 0.25                    | 0.65               | 0.95<br>1.0 in CBD                                                                             |

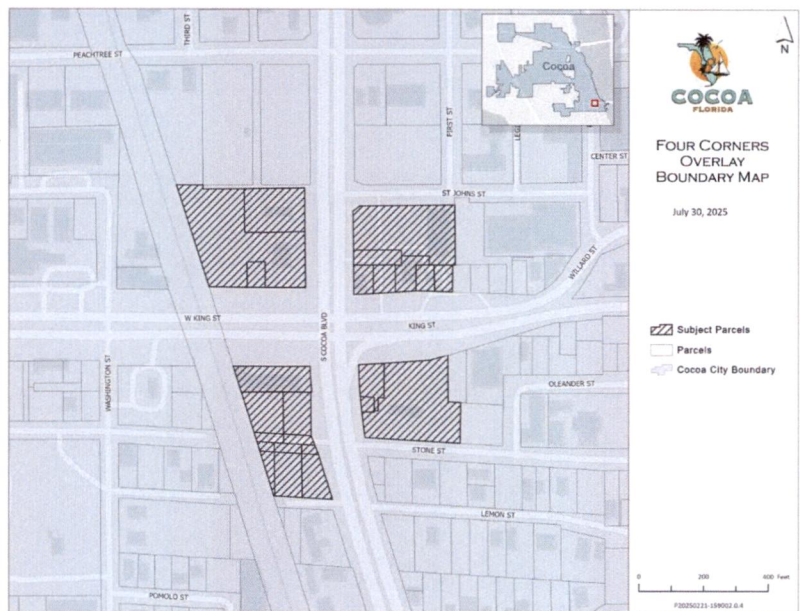
# LDC Amendment - Applicability

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- **Applicability**

- ✓ **Establishes limits of the Overlay District**
- ✓ **Established Minor vs. Major Redevelopment Thresholds**





## LDC Amendment - Thresholds

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- Minor Developments/Redevelopments include:
  - Changes of use or other projects requiring a minor site plan amendment
  - Increasing building floor area or replacing building floor area by 30% or more, but less than 50%; or
  - A combination of increase/replacement of building floor area by 30% or more but less than 50%
  - Building renovation or improvements performed over a period of five years that exceed 30% but are less than 50%
- Minor Development threshold increased following first P&Z hearing

## LDC Amendment - Thresholds

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- Minor Developments must comply with:
  - ✓ Landscape Buffers, Signage, Pedestrian Access and Visual Screen & Site Design Elements (no changes to building placement or architecture)
- Major Developments must comply with:
  - ✓ Entirety of ordinance

## LDC Amendment - Applicability

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- Building expansions and renovations up to 30% of the building floor area may occur without having to comply with any aspects of this Overlay
- "Non-conforming uses" can continue indefinitely, so long as the building renovation or expansion is less than 30%. This is a relaxed standard to provide some flexibility to FCOD property owners. Ordinarily, nonconforming uses and structures may not be extended or enlarged at all under Appendix A, Article X, Nonconformities.
- Ordinary repairs, repair or replacement of nonbearing walls, fixtures, wiring and plumbing is permitted without triggering minor development threshold.



## LDC Amendment - Uses

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- Added numerous uses to the list of Permitted Uses (i.e. craft brewery, mixed-use, health care facilities, churches, child care (SE), food truck parks (SE))
- Eliminated certain uses at direction of Council and based upon community workshops (i.e. gas station as accessory to convenience store, package store (beer and wine), new and used automotive vehicle sales (SE))
- Other uses requested by property owners currently not permitted (i.e. car wash, auto repair, gas station with no convenience store, liquor stores, self-service storage facilities)

# LDC Amendment

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## ✓ **Performance, Building & Architectural Standards**

- *Increases flexibility and reduces setbacks to allow for more urban form*
- *Increases maximum building height*
- Landscaping standards to uphold views from the public rights-of-way
- Incorporation of minimum site elements to promote usable civic areas
- Specific standards for drive-thru establishments and buildings with overhead doors to screen applicable development from public rights-of-way
- *Establishes range of architectural styles*

# Architectural Styles

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*Serving our community with P.R.I.D.E!*

## Comprehensive Plan Consistency

- **Policy 1.1.2.6:** The Amendment complies with FLU Policy 1.1.2.6 relating to the intent for the Mixed-Use future land use category to encourage a compact and walkable environment with a unified architectural theme and mixed use buildings
- **Policies 1.1.10.7 and 1.1.10.11:** This Amendment directly complies with FLU Policies 1.1.10.8 and 1.1.10.11 relating correcting inconsistencies between the Future Land Use Map and Zoning Map
- **Goal 1.2:** The Amendment complies with FLU Goal 1.2 and its supporting objectives and policies by implementing smart growth principles via the establishment of the FCOD
- **Policy 1.2.1.7:** The Amendment complies with FLU Policy 1.2.1.7 relating to the emphasis on beauty, aesthetics, human comfort and creating a sense of place

## Community Outreach Outcomes

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- Planning takes vision, time & cooperation!
- Ongoing/future coordination with FDOT required to achieve Four Corners Vision
- Function and form will be dictated by both infrastructure/road and building design
- Overlay is one step towards a safer, more attractive and economically vibrant Four Corners



## **Four Corners Overlay District**

### **Staff Recommendation**

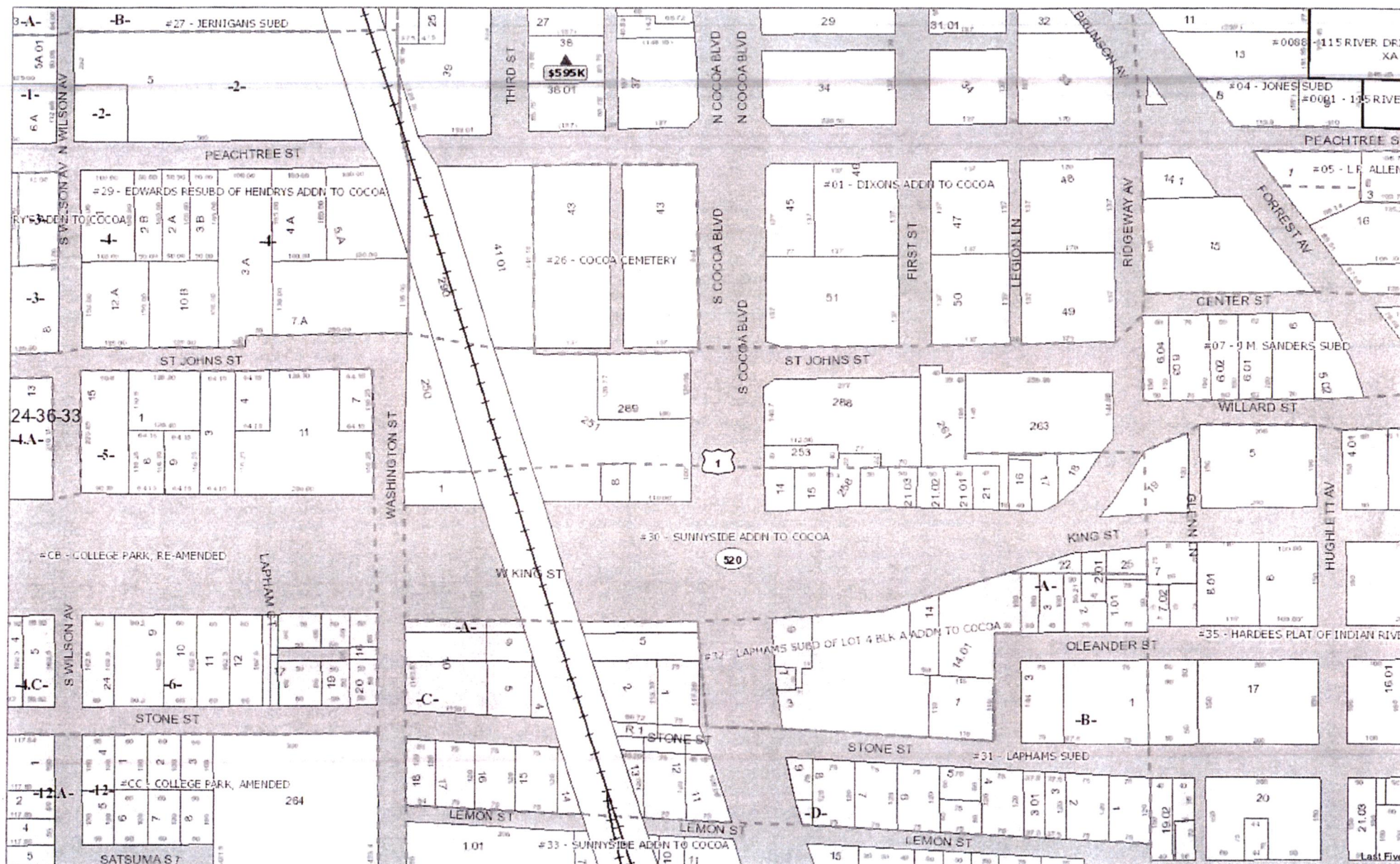
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**Staff recommends APPROVAL of 1<sup>st</sup> reading to adopt the proposed LDC Amendment**

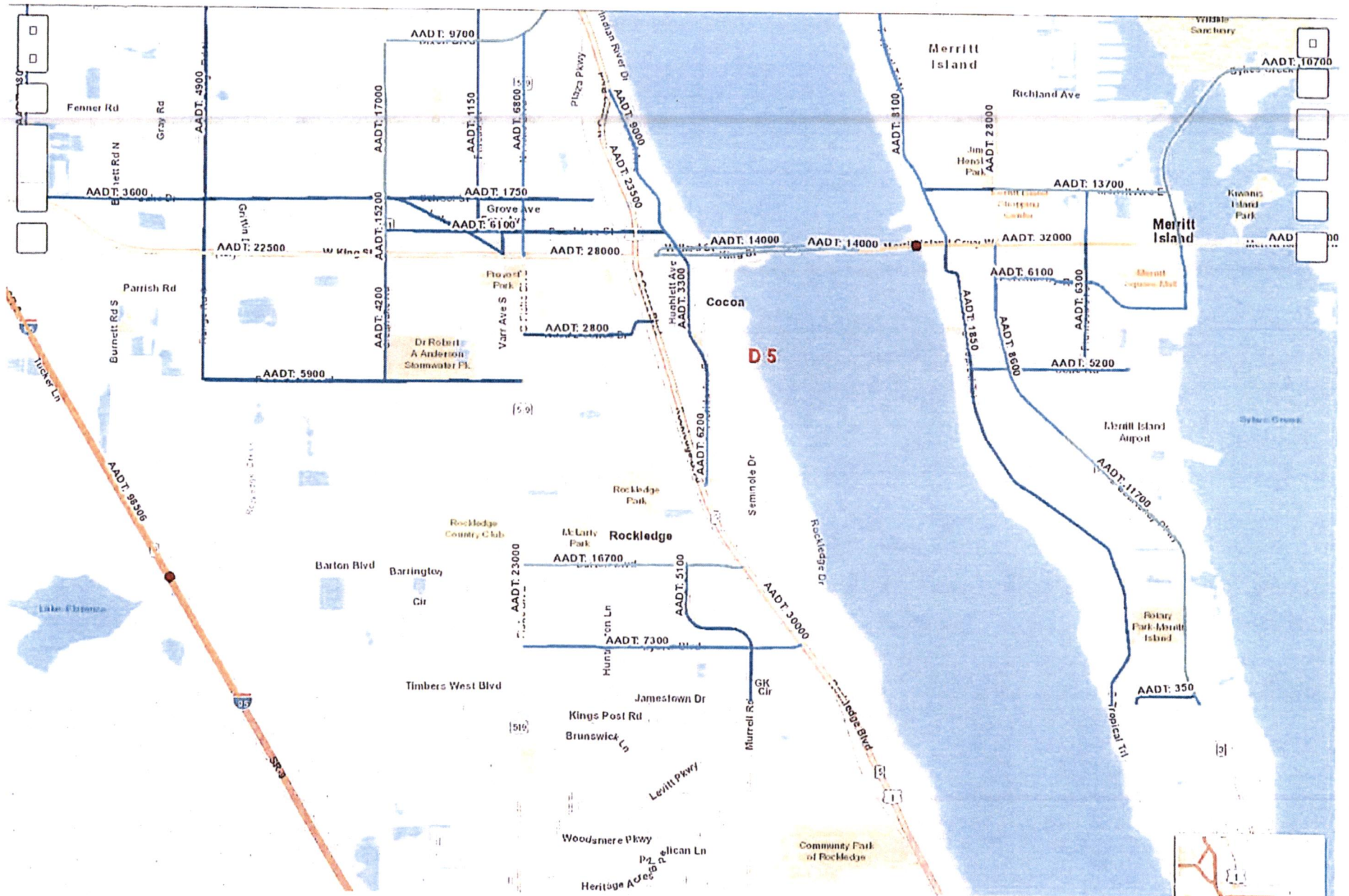
**The Planning & Zoning Board recommended APPROVAL to adopt the proposed LDC Amendment at the meeting held on September 10, 2025**





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, and/or legal boundaries. A Florida-licensed surveyor can determine legally-relevant property boundaries, elevation, distance, area, and/or location in Florida.







# REAL WORLD EXAMPLES

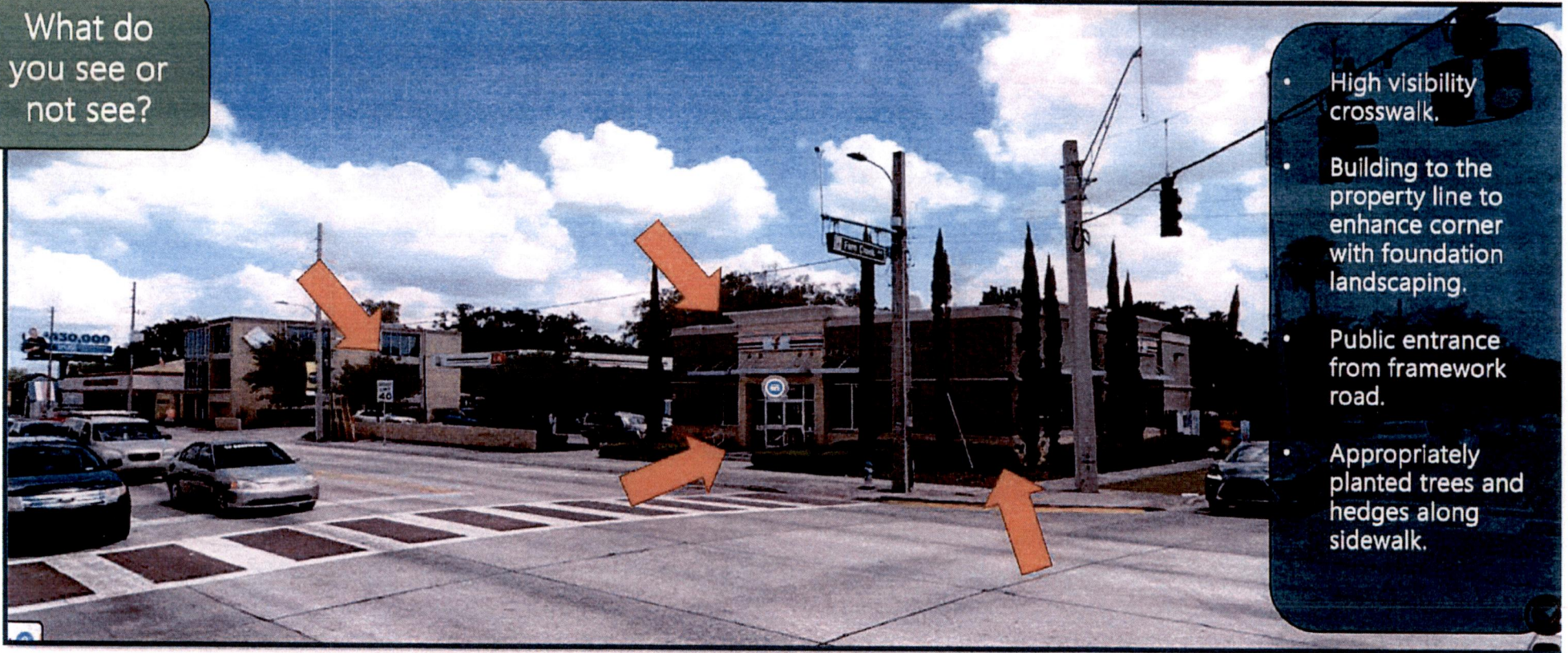
What do  
you see or  
not see?





# REAL WORLD EXAMPLES

What do you see or not see?



- High visibility crosswalk.
- Building to the property line to enhance corner with foundation landscaping.
- Public entrance from framework road.
- Appropriately planted trees and hedges along sidewalk.



# REAL WORLD EXAMPLES

What do you see or not see?



- Stem wall with landscape to enhance buffer and improve pedestrian safety.
- Appropriately located trees away from the overhead powerlines.
- Location of canopy is behind front wall of building, and hidden due to landscape.



# REAL WORLD EXAMPLES

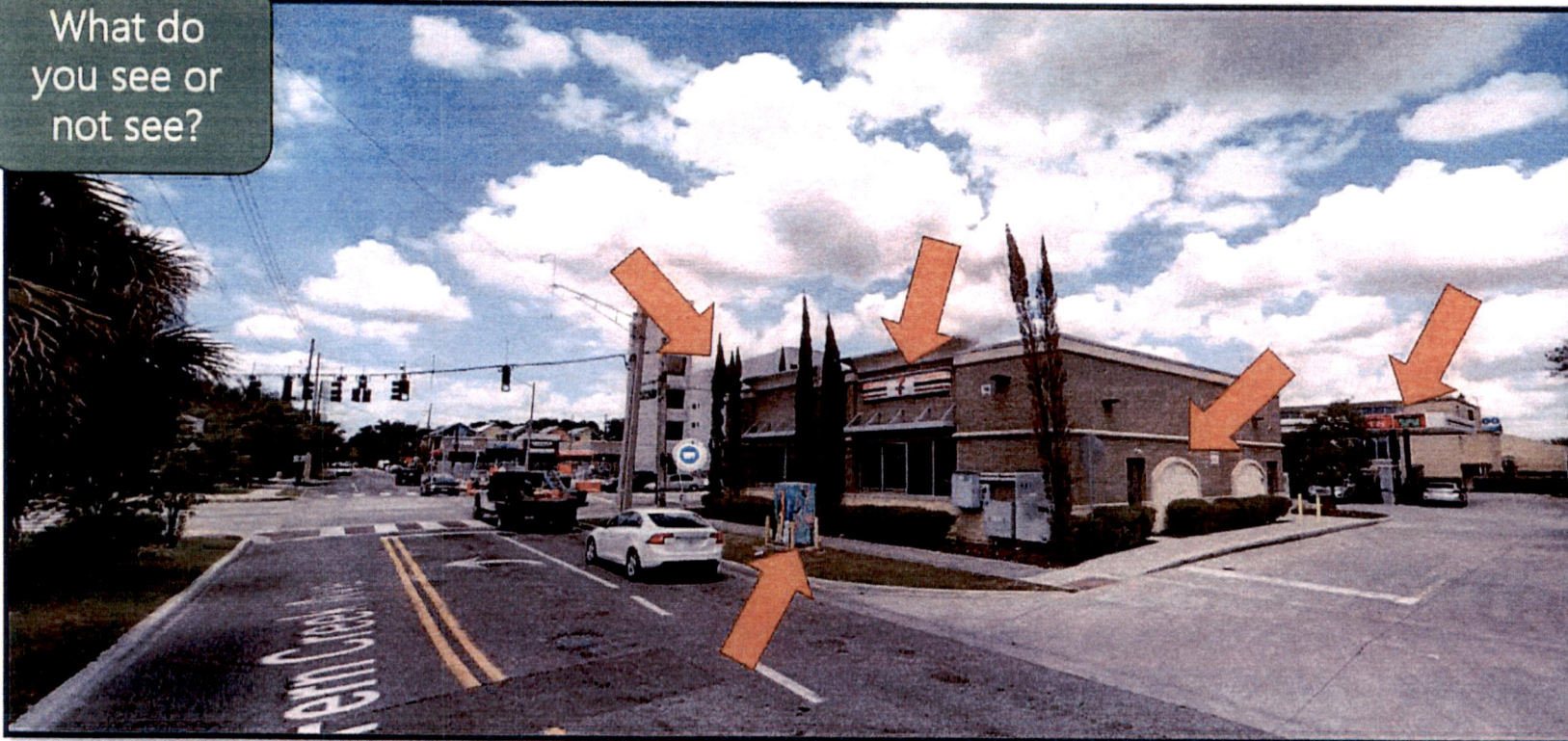
What do  
you see or  
not see?





# REAL WORLD EXAMPLES

What do  
you see or  
not see?



- Gas canopy is behind main wall of building.
- Multiple building finishes and articulation points.
- Foundation landscaping.
- Limited signage.
- Public art to enhance the corner and pedestrian experience.