



**Agenda  
City of Cocoa  
Planning & Zoning Board / Local Planning  
Agency Regular Meeting**

**July 1, 2026  
6:00 PM**

**65 Stone Street, Cocoa, FL 32922**

**I. Opening Matters:**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call

**II. Approval of Agenda and Minutes:**

1. Agenda: Regular Meeting of July 1, 2026.
2. Minutes: Regular Meeting of June 3, 2026.

**III. Old Business:**

**IV. New Business:**

1. 3600 Grissom Pkwy Comp Plan Amendment (POSTPONED)
2. PZ 26-00500001 Ordinance No. 08-2026 Grissom Pkwy 1.29 Acres Comprehensive Plan / Future Land Use Map Amendment
3. PZ 26-02100001 Ordinance No. 09-2026 Grissom Pkwy 1.29 Acres Zoning Map Amendment

**V. Tree Board:**

**VI. Other Business:**

**VII. Next Meeting Date: Wednesday, August 5, 2026, at 6:00 pm at 65 Stone Street in Cocoa, FL.**

**VIII. Adjournment:**

|                                    |
|------------------------------------|
| <b>General Notice Information:</b> |
|------------------------------------|

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](mailto: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 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 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:

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# PLANNING & ZONING AGENDA ITEM

Memo Date: 06/16/2026  
Agenda Date: 7/1/2026  
Prepared By: Breanna Earley, Assistant City Clerk  
Through: Jennifer Webster, Senior Planner  
Requested Action: Request Board approval of the Agenda for the Planning and Zoning July 1, 2026, Regular Meeting, either as written or with amendments.

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## **BACKGROUND:**

## **PRIORITY AREA CONNECTION:**

## **BUDGETARY IMPACT:**

N/A

## **PREVIOUS ACTION:**

## **RECOMMENDED MOTION:**

Request Board approval of the Agenda for the Planning and Zoning July 1, 2026, Regular Meeting, either as written or with amendments.



**Agenda  
City of Cocoa  
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Agency Regular Meeting**

**July 1, 2026  
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2. Pledge of Allegiance
3. Roll Call

**II. Approval of Agenda and Minutes:**

1. Agenda: Regular Meeting of July 1, 2026.
2. Minutes: Regular Meeting of June 3, 2026.

**III. Old Business:**

**IV. New Business:**

**1. PZ 25-00500006 Ord No. 05-2026 3600 Grissom Parkway Small-Scale Comprehensive Plan Amendment (POSTPONED)**

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 one parcel of real property within the City of Cocoa, consisting of approximately forty (40) acres, generally located west of Grissom Parkway, south of Angelica Street, and north of State Road 528, being legally described on exhibit "A" attached hereto; changing the future land use map designation of the real property from "very low density residential" to "industrial"; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation in the comprehensive plan, severability, and an effective date and legal status of the plan amendment. Parcel id: 24-35-11-00-750.

**2. PZ 26-00500001 Ordinance No. 08-2026 Grissom Pkwy 1.29 Acres Comprehensive Plan / Future Land Use Map Amendment**

Consideration of 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 one (1) parcel of real property within the City of Cocoa, consisting of approximately 1.29 acres, generally located east of Grissom Parkway north of Oxbow Circle, and south of Canaveral Groves Boulevard; changing the future

land use map designation of the real property from Brevard County “Residential 4” to City of Cocoa “Industrial”.

**3. PZ 26-02100001 Ordinance No. 09-2026 Grissom Pkwy 1.29 Acres Zoning Map Amendment**

An ordinance of the City Council of the City of Cocoa, Brevard County, Florida; amending the zoning map for one (1) parcel of real property, totaling 1.29 acres, more or less, generally located east of Grissom Parkway north of Oxbow Circle, and south of Canaveral Groves Boulevard; changing the zoning map designation of the real property from Brevard County “General Use” to City of Cocoa “M-2 (Manufacturing and Industrial)”.

**V. Tree Board:**

**VI. Open Discussion:**

**VII. Other Business:**

**VIII. Next Meeting Date:** Wednesday, August 5, 2026, at 6:00 pm at 65 Stone Street in Cocoa, FL.

**IX. Adjournment:**

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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:

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Interested persons may submit their written comments or questions prior to the meeting through Email at [cityclerk@cocoafl.gov](mailto: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 may view and listen to the hearings live at the following internet address: <https://www.cocoafl.gov/291/20338/City-Meetings> The City is not responsible for technical difficulties that may occur while viewing or listening online.

# PLANNING & ZONING AGENDA ITEM

Memo Date: 06/16/2026  
Agenda Date: 7/1/2026  
Prepared By: Breanna Earley, Assistant City Clerk  
Through: Jennifer Webster, Senior Planner  
Requested Action: Request Board approval of the Minutes for the Planning and Zoning June 3, 2026, Regular Meeting, either as written or with amendments.

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## **BACKGROUND:**

## **PRIORITY AREA CONNECTION:**

## **BUDGETARY IMPACT:**

N/A

## **PREVIOUS ACTION:**

## **RECOMMENDED MOTION:**

Request Board approval of the Minutes for the Planning and Zoning June 3, 2026, Regular Meeting, either as written or with amendments.

**MINUTES  
CITY OF COCOA  
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY  
REGULAR MEETING  
June 3, 2026**

**A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on June 3, 2026, at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.**

**I. CALL TO ORDER:**

Acting Chair Anderson called the meeting to order at 6:00 PM.

**ROLL CALL:**

|                   |                        |
|-------------------|------------------------|
| Wesley Park       | Chairperson            |
| Marcus Wheeler    | Vice Chairperson       |
| Ron Chabot        | Board Member           |
| Tamisha Findlay   | Board Member           |
| Susan Milhoan     | Board Member           |
| Victoria Jones    | Board Member           |
| Russell Sengel    | Board Member           |
| Katherine Stewart | Board Member           |
| Todd Anderson     | Board Member           |
| Aleck Greenwood   | Alternate Board Member |
| Richard Cravens   | Alternate Board Member |
| Kristin Eick      | City Attorney          |

**PRESENT:**

|                 |                        |
|-----------------|------------------------|
| Ron Chabot      | Board Member           |
| Susan Milhoan   | Board Member           |
| Russell Sengel  | Board Member           |
| Todd Anderson   | Board Member           |
| Aleck Greenwood | Alternate Board Member |
| Richard Cravens | Alternate Board Member |
| Kristin Eick    | City Attorney          |

**ABSENT:**

|                   |                  |
|-------------------|------------------|
| Wesley Park       | Chairperson      |
| Marcus Wheeler    | Vice Chairperson |
| Tamisha Findlay   | Board Member     |
| Victoria Jones    | Board Member     |
| Katherine Stewart | Board Member     |

**STAFF PRESENT:**

Jennifer Webster, City Planner; and Breanna Earley, Recording Secretary.

Acting Chair Anderson led the assembly in the Pledge of Allegiance.

**II. Approval of Agenda and Minutes:**

1. Agenda: Regular Meeting of June 3, 2026
2. Minutes: Regular Meeting of May 6, 2025

- \* **MOTION BY BOARD MEMBER CHABOT; SECONDED BY BOARD MEMBER SENDEL TO APPROVE THE JUNE 3, 2026 AGENDA AND THE MINUTES OF MAY 6, 2026 AS WRITTEN.**

**AYES: Anderson, Chabot, Cravens, Greenwood, Milhoan, Sendel**

**MOTION PASSED UNANIMOUSLY (6-0).**

**III. Old Business: None**

**IV. New Business:**

1. **PZ 25-00500006 Ord No. 05-2026 3600 Grissom Parkway Small-Scale Comprehensive Plan Amendment (POSTPONED)**
2. **PZ 25-00200020 Sky Powersports Large-Scale Site Plan (POSTPONED)**

- \* **MOTION BY ALTERNATE BOARD MEMBER CRAVENS; SECONDED BY BOARD MEMBER MILHOAN TO POSTPONE BOTH ITEMS TO A DATE CERTAIN OF JULY 1, 2026 AT 6PM AT 65 STONE STREET, COCOA, FL 32922.**

**AYES: Anderson, Chabot, Craven, Greenwood, Sendel, Milhoan**

**MOTION PASSED UNANIMOUSLY (6-0).**

3. **PZ 26-02000002 Zoning Text Amendment | Ord 11-2026 Optical Services In Waterfront Overlay District**

Ms. Webster presented a PowerPoint for Ord 11-2026.<sup>1</sup>

There being no questions from the board or the public, the item was called to a vote.

- \* **MOTION BY BOARD MEMBER CHABOT; SECONDED BY ALTERNATE BOARD MEMBER GREENWOOD TO APPROVE CONSIDERATION OF A**

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<sup>1</sup> Exhibit A: Zoning Text Amendment Ord 11-2026

**PLAN TO DEVELOP A LOW-IMPACT DEVELOPMENT SURFACE PARKING  
AREA ON OLEANDER STREET IN COCOA.**

**AYES: Anderson, Chabot, Craven, Greenwood, Sengel, Milhoan**

**MOTION PASSED UNANIMOUSLY (6-0).**

**V. Tree Board:**

A conversation about oak trees being cut down on private property was held. Staff was asked to investigate it.

**VI. Open Discussion:**

**VII. Other Business:**

**VIII. Next Meeting Date:** Wednesday, July 1, 2026, at 6:00pm, at 65 Stone Street in Cocoa, FL

**IX. Adjournment:**

**\* MOTION BY BOARD MEMBER SENDEL; SECONDED BY BOARD  
MEMBER MILHOAN TO ADJOURN THE MEETING.**

**AYES: Anderson, Chabot, Craven, Greenwood, Milhoan, Sengel**

**MOTION PASSED UNANIMOUSLY (6-0).**

MEETING ADJOURNED AT 6:20 PM.

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**Wesley Park, Chairperson**

**Respectfully Submitted By:**

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**Breanna Earley, Recording Secretary**



# PLANNING & ZONING AGENDA ITEM

Memo Date: 06/19/2026  
Agenda Date: 7/1/2026  
Prepared By: Lucilene Ribeiro, Planner  
Through: Stockton Whitten, City Manager  
Requested Action: Request to postpone to a date certain of August 5th, 2026, consideration for approval of a small-scale comprehensive plan amendment for the property located at 3600 Grissom Parkway.

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## **BACKGROUND:**

Staff respectfully requests that this agenda item be postponed to August 5th, 2026, the next regular Planning and Zoning Board meeting, to allow for the applicant to submit an accompanying Zoning Map Amendment application.

## **PRIORITY AREA CONNECTION:**

Economic and Community Development

## **BUDGETARY IMPACT:**

## **PREVIOUS ACTION:**

## **RECOMMENDED MOTION:**

Staff recommends that the Board postpone consideration of this item to the August 5th, 2026, Planning and Zoning hearing to be held at Cocoa City Hall at 6:00 p.m.

# USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

Leonardo Priore  
Attn: 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 Govt Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

BRE Brevard Florida Today 04/24/2026  
BRE floridatoday.com 04/24/2026

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 04/24/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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NANCY HEYRMAN  
Notary Public  
State of Wisconsin

Ad #12269796, 4/24/2026  
**CITY OF COCOA**  
**NOTICE OF PUBLIC HEARING**  
**NOTICE IS HEREBY GIVEN THAT**  
**THE PLANNING & ZONING**  
**BOARD/LOCAL PLANNING**  
**AGENCY**  
**AND CITY OF COCOA COUNCIL**  
**PROPOSE TO CONSIDER THE**  
**FOLLOWING:**

**A. PZ 25-02800005 603 Brevard Ave Concept Plan and Development Agreement**

Consider a conceptual plan and Development Agreement for the 603 Brevard Avenue Hotel, affecting approximately .87 acres of property owned by the Cocoa Redevelopment Agency. The agreement calls for the development of an approximately seven (7) story, 68,310 square foot, 104-room hotel with associated amenities and parking and establishes building elevations, floor plan, and related development regulation waivers for the future hotel. Generally located on Brevard Avenue and John Garren Lane, south of Factory Street, and is identified by Parcel IDs: 24-36-33-75-\*2 and 24-36-33-75-\*3.

**B. PZ 25-00500006 Ord No. 05-2026 3600 Grissom Parkway Small-Scale Comprehensive Plan Amendment**

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 ONE PARCEL OF REAL PROPERTY WITHIN THE CITY OF COCOA, CONSISTING OF APPROXIMATELY FORTY (40) ACRES, GENERALLY LOCATED WEST OF GRISSOM PARKWAY, SOUTH OF ANGELICA STREET, AND NORTH OF STATE ROAD 528, BEING LEGALLY DESCRIBED ON "EXHIBIT "A" ATTACHED HERETO; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF THE REAL PROPERTY FROM "VERY LOW DENSITY RESIDENTIAL" TO "INDUSTRIAL"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION IN THE COMPREHENSIVE PLAN, SEVERABILITY, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT. Parcel ID: 24-35-11-00-750.

**C. PZ 25-00200020 Sky Powersports Large-Scale Site Plan**

Consider a large-scale site plan for Sky Powersports, consisting of a powersports vehicle display, sales, and maintenance facility, consisting of approximately 52,550 square feet. Generally located on State Road 524, west of Interstate-95 in Cocoa, Florida, and is identified by Parcel ID: 24-35-27-00-16 and 24-35-27-00-11.

**Planning and Zoning Board**  
**PUBLIC HEARING WILL BE HELD**  
**ON**

**May 6, 2026**

**City of Cocoa Council**  
**PUBLIC HEARING FOR ITEMS A.**  
**and B. WILL BE HELD ON**

**May 12, 2026**

**ALL HEARINGS WILL TAKE PLACE**  
**AT 6:00 P.M. OR SOON**  
**THEREAFTER IN THE COCOA CITY**  
**HALL COUNCIL CHAMBERS**  
**LOCATED AT**  
**65 STONE STREET, COCOA,**  
**FLORIDA 32922**

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# PLANNING & ZONING AGENDA ITEM

Memo Date: 06/19/2026  
Agenda Date: 7/1/2026  
Prepared By: Jennifer Webster, Senior Planner  
Through: Stockton Whitten, City Manager  
Requested Action:

Consideration of 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 one (1) parcel of real property within the City of Cocoa, consisting of approximately 1.29 acres, generally located east of Grissom Parkway north of Oxbow Circle, and south of Canaveral Groves Boulevard; changing the future land use map designation of the real property from Brevard County "Residential 4" to City of Cocoa "Industrial".

---

## **BACKGROUND:**

### **Introduction**

This is an applicant-initiated request for a Future Land Use Map/Comprehensive Plan Amendment for one (1) parcel containing 1.29 acres of unplatted, vacant, real property located in unincorporated Brevard County from Brevard County "RES4 (Residential-4)" to City of Cocoa "IND (Industrial)". This Future Land Use Map/Comprehensive Plan Amendment (CPA) request is being made concurrently with Ordinance 09-2026, a Zoning Map Amendment (Rezone) request to change the zoning of this parcel from Brevard County "GU (General Use)" to City of Cocoa "M-2 (Manufacturing and Industrial)", AND with Ordinance 07-2026, a request to annex this parcel into the City of Cocoa.

The Subject Parcel (Parcel) is located generally east of Grissom Parkway, north of Oxbow Circle, and south of Canaveral Groves Boulevard, west of a Florida Power and Light (FP&L) right-of-way, and more specifically northeast of the intersection of Grissom Parkway and Kleinfeldt Way, as depicted in the Location Map in Attachment 3 - Map Package. The western and southern borders of the Parcel are adjacent to the recently annexed group of 36 parcels that received a CPA for Industrial future land use in April 2026 and were also Rezoned to M-2.

The Annexation request for the Parcel does not require Planning and Zoning Board approval. However, it requires two hearings before City Council. The first hearing was held May 26<sup>th</sup> 2026; the 2<sup>nd</sup> hearing is tentatively scheduled for July 14<sup>th</sup>, 2026. The applicant has requested to seek the Planning and Zoning Board's recommendation of APPROVAL of the CPA and Rezone to City Council, *prior* to final approval of the

Annexation. Although staff is not requesting approval of the Annexation before the Board, the request for the CPA will be presented in context with the Annexation as they are directly related.

*Note: The CPA will only be valid if City Council also approves the request to annex the Subject Parcel into the City of Cocoa. Staff will request that this be a condition of approval.*

This Parcel is in Brevard County Commission District #1. If annexed into the City of Cocoa, the Parcel would be in City Council District #3, which is represented by City Councilmember Patricia Weeks.

The impetus of the Annexation, Rezone, and CPA requests is that the Parcel is within the City of Cocoa wastewater utility service area, connection to which any new development will require. Pursuant to the City of Cocoa Code, **Chapter 22, Sec. 22-5.1. - Additional connections for non-city customers**, any non-city property that requires City of Cocoa wastewater service and is contiguous to the City Boundary, must be annexed into the City. The western and southern borders of the Parcel are contiguous to the recently revised northwestern City of Cocoa boundary. The City boundary was revised as part of the annexation of thirty-six (36) parcels in April 2026, per Ord. 01-2026 (Prior Annexation).

The property owners are Dale and Lori Morris of Cocoa, Florida. The applicant is Noel Barnett, with KPM Franklin, representing Park Industrial, LLC who is seeking to purchase, combine the Parcel with the Prior Annexation parcels, and develop the aggregated property as an industrial complex with warehouse and distribution operations and contractor offices, light and heavy manufacturing, outdoor storage, and heavy equipment rental, repair, service, and sales (See Attachments 6 and 7 for Concept Plan and Example Photos).

### **Annexation Compliance with Florida Statutes and Process**

The Annexation report was prepared pursuant to Section 171.044 of the Florida Statutes regarding Voluntary Annexation, which sets forth the plans to annex the Parcel.

As with the Prior Annexation, there are no registered electors for the Subject Parcel, and therefore no referendum on annexation is required by Section 171.0413(6), Florida Statutes. Instead, consent of property owners representing at least 50% of the land area and at least 50% of the property to be annexed is required prior to final adoption of the annexation ordinance. The Subject Parcel is under the shared ownership of the married couple Dale and Lori Morris, therefore representing 100% of the proposed Annexation. The applicant provided the required "Petition for Voluntary Annexation" and "Designation of Agent Affidavit Authorization" form signed by the owners authorizing the applicant to apply on their behalf. Said Parcel is "compact" as defined by F.S., Section 171.031, is situated in a single area and does not create enclaves, pockets, or finger areas in serpentine patterns. The annexation request is scheduled to be heard before

City Council for final approval on July 14<sup>th</sup>, 2026.

### **Current and Proposed Zoning and Future Land Use**

As stated, the current County Zoning and Future Land Use for the entire Parcel are General Use (GU) and Residential-4 (RES4), respectively (See Attachment 3 - Map Package).. The County GU zoning designation covers rural residential, unimproved land, and areas without specific development trends; the RES4 future land use category allows for 4 dwelling units per acre. With this amendment, the applicant is seeking the City of Cocoa “Industrial” future land use designation (See Attachment 3 - Map Package). Per the City of Cocoa Comprehensive Plan, Policy 1.1.2.10, the provisions of this designation are:

*“Industrial areas shall be regarded as appropriate for activities associated with industrial development, which can include materials processing, materials assembly, product manufacturing, and storage of finished products. Uses can include manufacturing facilities, warehouse distribution centers and truck terminals. The following criteria shall be used for determining appropriate locations for industrial land use designations on the future land use map.”*

### **Existing General Land Use**

|                              | <b>Current Use</b> | <b>Zoning</b>      | <b>Future Land Use</b>          | <b>Density/Intensity</b> |
|------------------------------|--------------------|--------------------|---------------------------------|--------------------------|
| <b>Subject Property</b>      | Vacant             | County GU          | County Residential 4            | 4 du/1 acre              |
| <b>Surrounding Uses</b>      |                    |                    |                                 |                          |
| <b>North (County)</b>        | Vacant             | County GU          | County Residential 4            | 4 du/1 acre              |
| <b>East (County)</b>         | Vacant             | County GU          | County Residential 4            | 4 du/1 acre              |
| <b>South (City of Cocoa)</b> | Industrial         | City of Cocoa M-2* | City of Cocoa Industrial (IND)* | 1.5 FAR                  |
| <b>West (City of Cocoa)</b>  | Industrial         | City of Cocoa M-2* | City of Cocoa Industrial (IND)* | 1.5 FAR                  |

The applicant is also seeking a City of Cocoa M-2 (Manufacturing and Industrial) zoning designation for the purposes of developing an industrial complex and distribution center, as previously stated.

(Note: Pursuant to Section 171.062 Florida Statutes, the Brevard County land use plan and zoning will remain in effect until the City of Cocoa adopts a comprehensive plan amendment for the Annexation Area. Refer to (See Attachment 3 - Map Package).

*(\*The Comprehensive Plan Amendment was adopted by City Council for the Prior*

*Annexation on April 28, 2026. However, it is currently under review by the Florida Department of Commerce and will not be official until 30 days following adoption of the CPA. The Zoning Map Amendment was also adopted by City Council on April 28, 2026 but is contingent on the FDC's acknowledgement and acceptance of the Comprehensive Plan Amendment)*

## **Advertisement and Notification**

This small-scale CPA was duly advertised according to the Florida Statutes and the City of Cocoa Zoning Code, the legal ad was posted in the local newspaper at least 10 days prior to this hearing, the affidavit for which is provided as an attachment to this report. Letters to affected property owners within 500 feet were also notified by mail 15 days prior to this hearing. There were no responses, complaints, or inquiries to either the legal ad or the letters that were sent.

## **I. COMPREHENSIVE PLAN AMENDMENT ANALYSIS**

### **(a) Whether the amendment favorably or unfavorably impacts the city's budget, or the economy of the region.**

**Staff Finding:** The proposed amendment is not expected to have any adverse fiscal impact on the City's budget. The change from County RES4 (Residential-4) to the City's Industrial Future Land Use designation is anticipated to generate a net positive fiscal effect over time.

Under the existing RES4 designation, development potential is limited to low-density residential uses, which typically require a higher level of municipal services per acre—such as police, fire, roadway maintenance, utilities, parks, and other residential-supporting infrastructure—while generating comparatively lower ad valorem revenue on a per-acre basis.

By contrast, industrial development potentially produces a more favorable fiscal balance due to higher taxable improvement values and a lower demand for City services relative to residential uses. Industrial uses generate no school enrollment impacts, require fewer police and fire service calls per acre, and place less demand on community facilities and recreation services. Additionally, industrial employment centers contribute positively to the City's economic base by expanding job opportunities and supporting local business activity.

### **(b) Whether the amendment will diminish the service level of public facilities.**

**Staff Finding:** A preliminary analysis has shown that the City of Cocoa can provide services at the same level of service provided to other City residents and businesses with existing resources. If capacity issues relating to any public facilities or services regulated by the City of Cocoa adopted Comprehensive Plan are specifically identified, necessary and appropriate mitigation will be required to be addressed during site



development review and prior to construction. Additionally, any future redevelopment will be reviewed with respect to the guidelines set forth in the Comprehensive Plan, such as Policy 1.1.2.10 - Industrial, and all other applicable City of Cocoa Code of Ordinances.

The proposed amendment from RES4 to Industrial is not anticipated to create adverse impacts on public facilities. Potable water and sanitary sewer lines are already located nearby to the site, and the City has confirmed adequate capacity for both services, with any on-site connections funded by the applicant. Stormwater will be fully managed on-site consistent with City and SJRWMD requirements, requiring little to no City investment. Industrial uses generally generate fewer peak-hour trips, less solid waste, and lower public safety service demands than residential development, ensuring no level-of-service deficiencies for transportation, solid waste, police, or fire. Because industrial uses do not create residential populations, there is no impact on parks, recreation, or schools. Overall, the amendment will not affect the City's ability to maintain existing levels of service for public facilities. An analysis of the utilities and infrastructure for the Annexation was included in the Annexation staff report presented to City Council.

**(c) Whether the amendment favorably or unfavorably impacts the environment, or the natural or historical resources of the city or the region.**

**Staff Finding:** A preliminary review of available mapping and site conditions indicates that the property is largely previously undisturbed and does not contain jurisdictional wetlands or conservation areas. Any potential environmental resources will be further evaluated during the development review process in accordance with City requirements and all applicable state and federal regulations, including St. Johns River Water Management District (SJRWMD) and the U.S. Army Corps of Engineers (USACE), if applicable.

In addition, a Phase I Environmental Site Assessment (ESA) will be prepared and submitted with the Site Development Plan application. This assessment will evaluate past and present site conditions, identify any recognized environmental conditions (RECs), and ensure that any environmental considerations are thoroughly reviewed and addressed prior to construction. This step further ensures that the amendment and future development will not result in adverse environmental impacts. The applicant plans to replace and/or mitigate the existing trees on the Parcel per the City's tree removal, replacement and mitigation requirements.

**(d) Whether the proposed amendment is consistent with and its effect upon the goals, objectives, and policies of the state comprehensive plan set forth in Chapter 187, Florida Statutes, and the East Central Florida Comprehensive Regional Policy Plan, adopted by Rule 29F-19.001, Florida Administrative Code.**

**Staff Finding:** The subject property lies adjacent to properties designated for Industrial use and just north of an established industrial corridor which is developed with active

warehouse, distribution, and employment-generating facilities. The Amazon warehouse directly to the south further reinforces the area's identity as a major industrial and logistics hub. Assigning the Industrial Future Land Use category to this Parcel maintains continuity with the surrounding development pattern and supports the City's strategy of concentrating industrial uses in areas with appropriate access, infrastructure, and utilities.

The amendment aligns with Comprehensive Plan goals by promoting economic development, expanding the City's employment base, and directing growth to a location already served by existing potable water and sanitary sewer capacity, as confirmed by the City's Utility Department. It also maintains land use compatibility, as industrial development on the site is fully consistent with surrounding uses and will not impact residential neighborhoods or sensitive land uses. Overall, the amendment supports orderly, logical growth in an area planned for long-term industrial activity.

The proposed ordinance is aligned with the goals and policies set forth by Chapter 187 of Florida Statutes, including but not limited to **Chapter 187 Sec 15(B)(1)**, "*Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce,*" and **Chapter 187 Sec 21(B)(1)**, to "*Attract new job-producing industries, corporate headquarters, distribution and service centers, regional offices, and research and development facilities to provide quality employment for the residents of Florida.*" (see also criteria section (h) below).

**(e) Whether the proposal will favorably or unfavorably affect the city's ability to provide adequate public facilities, and whether the proposal will reduce the level of service for affected public facilities below the level of service set in the comprehensive plan;**

**Staff Finding:** The Parcel lies adjacent to properties designated for Industrial use and just north of an established industrial corridor which is developed with active warehouse, distribution, and employment-generating facilities. and all necessary public facilities have adequate existing capacity to support the proposed development. The City has confirmed that potable water and sanitary sewer lines are adjacent to the property with sufficient system capacity, and no utility extensions are required to maintain adopted Levels of Service. Stormwater will be fully managed on-site in compliance with City and SJRWMD requirements, and industrial uses typically generate fewer peak-hour trips than the residential development allowed under the current RES4 designation. Accordingly, no roadway LOS deficiencies are anticipated though a complete traffic analysis will be required at the site plan stage.

Industrial development does not generate residential population, school-aged children, or increased demand for parks, recreation, or community facilities. Solid waste capacity is sufficient, and police and fire services can be provided using existing staffing and resources, as industrial uses generally require fewer service calls than residential areas. Overall, the amendment will not impact the City's ability to provide public

facilities or maintain existing Levels of Service.

**(f) Whether the amendment is incompatible with surrounding neighborhoods and land uses;**

**Staff Finding:** The proposed CPA would assign the Industrial future land use designation to the Parcel, thereby adding to the potential for an industrial development pattern. The surrounding County parcels are also currently vacant with an un-established land use pattern. However, the proposed amendment is compatible with the land uses and the established development pattern in the City of Cocoa, as the Parcel lies adjacent to properties designated for Industrial use and just north of an established industrial corridor which is developed with active warehouse, distribution, and employment-generating facilities. —including a large Amazon facility. The Industrial designation to the Parcel will be an extension of this established City district, introducing no incompatible use. However, the surrounding primary County land use remains RES4, which allows 4 dwelling units per acre. According to the Brevard County Comprehensive Plan, the criteria for the location of this future land use includes “unincorporated areas which are adjacent to incorporated areas”. It also includes allowances for higher densities which should “enhance blending with adjacent areas and to maximize the integration of open space within the development and promote inter-connectivity with surrounding uses” (BC Comp Plan, FLU Element). In consideration of this low-density surrounding County land use, the City will require an opaque “compatibility” buffer around any future industrial development, which will minimize visual, noise, and environmental impacts. Such buffer will be determined at the time of site development application (the City of Cocoa Code currently calls for a wall between industrial and residential zoning). It should be noted that the City’s Comprehensive Plan, Future Land Use Element, Policy 1.1.5.1 regarding Neighborhood Protection, provides that more intense development, such as commercial, mixed-use, and industrial uses, shall be designed to minimize the negative impacts on lower intensity land uses through such means as, for example, landscaping and appropriate transitional uses. In the absence of transitional land uses, potential adverse impacts to surrounding residential should be mitigated through the use of (A) Buffer areas that will provide a separation between commercial and single-family residential structures; (B) Landscaping and/or trees separating the commercial and residential land use; and (C) Walls and/or opaque vegetative screens separating the commercial and single-family residential land use.

Overall, the amendment aligns with the City of Cocoa’s industrial character and supports orderly, compatible development as part of the existing Industrial City land use.

**(g) Whether the amendment will have a favorable or adverse effect on the ability of people to find adequate housing reasonably accessible to their places of employment;**

**Staff Finding:** The proposed amendment will not adversely affect the ability of people

to find adequate housing near their places of employment. The Parcel is located proximal to existing residential neighborhoods within a short commuting distance. Because the parcel was previously under the County's RES4 designation and not part of the City's planned housing supply, its conversion to Industrial does not reduce the City's available residential land. Instead, the amendment supports additional employment opportunities in an area already well connected to nearby housing, resulting in a neutral to favorable effect on overall jobs–housing accessibility. The Parcel is located within 3 miles of both single-family and multi-family residential housing.

**(h) If the amendment being requested is consistent with all the elements of the comprehensive plan.**

**Staff Finding:** The Parcel is adjacent to Industrial property and located near an established industrial corridor where properties to the south, within the City carry an Industrial Future Land Use designation, including the Amazon warehouse directly to the south, reinforcing the area as a major employment and logistics hub. The proposed Industrial designation for the Parcel maintains compatibility and continuity with this development pattern and supports the City's strategy of focusing industrial uses in areas with adequate access, infrastructure, and utilities—confirmed by the availability of adjacent potable water and sanitary sewer capacity. The amendment advances Comprehensive Plan goals for economic development, efficient use of existing public facilities, and orderly, compatible land use transitions, and will not affect or encroach upon any residential neighborhoods or sensitive uses. The following applicable Comprehensive Plan Goals and policies, include but are not limited to:

### **Land Use Element**

***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 1.1.1.1: Land Use Categories.*** The adopted FLUM contains and identifies appropriate locations for the following land use categories. The maximum densities/intensities shown in Figure FLU-1 are not guaranteed for all sites within each category. The zoning map and land development regulations may impose tighter densities and intensities of development based on land use allocation criteria policies.

***Policy 1.1.2.10: Industrial (IND).*** Industrial areas shall be regarded as appropriate for activities associated with industrial development, which can include materials processing, materials assembly, product manufacturing, and storage of finished products. Uses can include manufacturing facilities, warehouse distribution centers and truck terminals. The following criteria shall be used for determining appropriate

*locations for industrial land use designations on the future land use map.*

*A. Industrial areas shall also serve as an area to locate businesses with principal uses and activities which could have adverse secondary effects (i.e., increase crime; neighborhood deterioration and blight; property devaluation; economic deterioration; and health risks) on residential areas, religious establishments, schools, parks, or day care centers located within the City; including, but not limited to adult entertainment establishments.*

*B. Commercial and office uses that are complementary to and support industrial development and operations may be permitted within industrial designated areas.*

*C. Future industrial areas should be planned with extensive landscaping, and coordinated parking. Industrial areas shall have immediate access to a two-lane collector and/or two-lane arterial.*

*D. Industrial development shall be designed to minimize the negative impacts on lower intensity land uses through such means as, for example, landscaping and appropriate transitional uses including low scale professional offices or medium density residential development.*

**GOAL 1.3: The City of Cocoa shall enhance the quality of life and prosperity of its citizens through the retention and creation of a wide range of profitable business opportunities and jobs.**

**Objective 1.3.1: Economic Base Enhancement.** *The City of Cocoa shall seek to establish and maintain a stable and growing economic base through strategic incentive programs and diversification of the economy.*

**Policy 1.3.1.7:** *The City shall consider adding to the stock of available commercially, recreational and industrially zoned lands as when supply and demand begin to dictate need for more land.*

### **Concurrency Management/Adequate Public Facilities**

Section 15-22 of the City Code provides for a concurrency management system to ensure public facilities and services needed to support development are available concurrent with the impacts of such development and that development orders and development permits are not issued in a manner that will not result in a reduction in the levels of service below the adopted level of service standards adopted by the City for public facilities and services, as contained in the City's adopted Comprehensive Plan.

If capacity issues relating to any public facilities or services regulated by the City of Cocoa adopted Comprehensive Plan is identified, necessary and appropriate mitigation will be required to be addressed prior to construction.

**Conditions of Approval:**

The approval of this Future Land Use Map/Comprehensive Plan Amendment Ordinance shall be conditioned upon the adoption of Ordinance No. 07-2026 (Annexation), and this Ordinance shall not become effective unless and until Ordinance No. 07-2026 is adopted by the City Council. Should Ordinance No. 07-2026 *not* become effective, then this Future Land Use Map/Comprehensive Plan Amendment shall become null and void.

**PRIORITY AREA CONNECTION:**

Economic and Community Development

**BUDGETARY IMPACT:**

N/A

**PREVIOUS ACTION:**

None.

**RECOMMENDED MOTION:**

Staff requests that the Planning and Zoning Board recommend **APPROVAL** to City Council this ordinance of the City Council of the City of Cocoa, Brevard County, Florida, relating to comprehensive planning; amending the future land use map for one (1) parcel of real property within the City of Cocoa, consisting of approximately 1.29 acres, generally located east of Grissom Parkway north of Oxbow Circle, and south of Canaveral Groves Boulevard; changing the future land use map designation of the real property from Brevard County "Residential 4" to City of Cocoa "Industrial".



## Comprehensive Plan Amendment / Development of Regional Impact 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](mailto: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 Planning & Zoning Board/ Local Planning Agency and City Council hearings. A pre-application meeting with Staff is **required**.

For Office Use Only - Date Received

Stamp Only When Application is Fully Complete

**Please TYPE or PRINT this application neatly.**

**1. Type of Application:**

- ☒ Small-scale Comprehensive Plan - Map Amendment  
☐ Expedited Comprehensive Plan - Map Amendment  
☐ Expedited Comprehensive Plan - Text Amendment

2. Existing Future Land Use Category (if applicable): County RES 4

3. Proposed Future Land Use Category (if applicable): City Industrial

4. Existing Zoning Category (if applicable): County GU

5. Proposed Zoning Category (separate application): City MU-2

6. DRI Statutory Thresholds Being Exceeded (if applicable): N/A

7. Proposed text amendment policies (if applicable): N/A

**8. Applicant Information:**

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

Company (if applicable): KPM Franklin

Name: Noel Barnett

Mailing Address: 6300 Hazeltine National Drive Suite 118

City: Orlando State: FL Zip Code: 32822

Phone #: (407) 627-1163 Fax #: \_\_\_\_\_

Mobile #: \_\_\_\_\_ E-mail: \_\_\_\_\_

**9. Property Owner Information:**

\* Check here if same as Applicant → ☐

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

Company (if applicable): \_\_\_\_\_

Name: Dale L Morris, Lori L Morris

Mailing Address: 5018 Duson Way

City: ROCKLEDGE State: FL Zip Code: 32955

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Mobile #: \_\_\_\_\_ E-mail: \_\_\_\_\_

**10. Applicant's Representatives:**

\* If more than three other representatives, attach additional sheet with names and addresses.

Company (if applicable): \_\_\_\_\_

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Mobile #: \_\_\_\_\_ E-mail: \_\_\_\_\_

Company (if applicable): \_\_\_\_\_

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Mobile #: \_\_\_\_\_ E-mail: \_\_\_\_\_

Company (if applicable): \_\_\_\_\_

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Mobile #: \_\_\_\_\_ E-mail: \_\_\_\_\_



**11. Property Information (if applicable):**

Street Address and Location: east of Grissom Parkway and South of Canaveral Groves Boulevard

Parcel ID: *\* If more than three Parcel IDs, attach additional sheet with Parcel IDs.*

25-35-01-25-12-2

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Tax Account Numbers: *\* If more than three Tax Account #s, attach additional sheet with Tax Account #s.*

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Land Area: +/-50,529.6 square feet or 1.29 acres

Existing Use(s) on Property: vacant

Proposed Use(s) on Property: \_\_\_\_\_ industrial including: warehouse and distribution operations, as well as contractor offices, light and heavy manufacturing, outdoor storage, and heavy equipment rental, repair, service, and sales.

**12. 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](mailto:servicedesk@brevardfl.gov) and forwarded to the **City of Cocoa Planning and Zoning Department** when available.
- c. ☒ **Application fee.** The fee for Small-Scale Amendments is \$\_\_\_\_. The fee for Expedited Amendments 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 is required.
- e. ☒ **Letter of authorization.** If the applicant is not the property owner, a notarized letter of authorization or agent affidavit is required, unless the applicant is the Attorney of the owner. Each property owner must complete a separate authorization form or other suitable documentation to allow the agent to act upon his/her behalf. A sample "Letter of Authorization" form is available from the City.

- 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.** Submit a boundary survey certified to the City of Cocoa showing all existing structures and all proposed structures.
- h. ☒ **Legal description.** Submit a typed copy of the legal description. It may be submitted on a computer disk or by e-mail.
- i. ☒ **A general description of the proposed amendment to the comprehensive development plan, explaining why the amendment is necessary or appropriate.**
- j. ☒ **An analysis of the fiscal impact of the proposed amendment on the city's finances, if any.**
- k. ☒ **An analysis of the impact of the amendment on all public facilities, if any.**
- l. ☒ **An analysis of the impact of the amendment on the environment and natural and historical resources, if any.**
- m. ☒ **An analysis of the degree of consistency of the proposed amendment with city's comprehensive plan.**
- n. ☒ **An analysis of the impact upon the city's ability to provide adequate public facilities and maintain the existing level of service for public facilities as identified in the comprehensive plan, if the amendment is granted.**
- o. ☒ **If the application involves a specific parcel of real property, a statement regarding compatibility of the amendment with surrounding neighborhoods and land uses.**
- p. ☒ **A statement regarding the proposed amendment's impact upon any other provisions in the comprehensive plan, and whether an internal inconsistency between provisions might be created.**
- q. NA **Consistent with Future Land Use Element Policies 1.1.2 G(6)(C) and H(5)(C), the following are required if the applicant is proposing to designate (or expand) new Commercial or Neighborhood Commercial areas:**
  - 1. Land Use Compatibility Study
  - 2. Transportation Study
  - 3. Market Study
- r. ☒ **Additional information (optional).** Submit any information that may be helpful in understanding the request. This may include photos, sketches, elevations, or letters from adjoining property owners.

**13. Application filing deadline.** Applications are processed in as timely a manner as possible and will be scheduled for the next available Planning & Zoning Board and City Council meeting once the analysis and staff report has been completed.

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

In order to approve a comprehensive plan amendment, the Planning & Zoning Board/ Local Planning Agency and City Council must consider and study the criteria listed below (as described in Section 15-11(c) of the City of Cocoa Code). Please provide your consideration of the following criteria and any pertinent data and evidence that may be useful to the Planning & Zoning Board/ Local Planning Agency and City Council. Use extra sheets if necessary.

**a. Whether the proposal favorably or unfavorably impacts the city's budget, or the economy of the region.**

The proposed amendment is not expected to have any adverse fiscal impact on the City's finances. In fact, the change from County Residential-4 (RES-4) to the City's Industrial Future Land Use designation is anticipated to generate a net positive fiscal effect over time.

Under the existing RES-4 designation, development potential is limited to low-density residential uses, which typically require a higher level of municipal services per acre—such as police, fire, roadway maintenance, utilities, parks, and other residential-supporting infrastructure—while generating comparatively lower ad valorem revenue on a per-acre basis.

By contrast, industrial development generally produces a more favorable fiscal balance due to higher taxable improvement values and a lower demand for City services relative to residential uses. Industrial uses do not generate school enrollment impacts, require fewer police and fire service calls per acre, and place less demand on community facilities and recreation services. Additionally, industrial employment centers contribute positively to the City's economic base by expanding job opportunities and supporting local business activity.

**b. Whether the proposal will diminish the service level of public facilities.**

The proposed amendment from RES-4 to Industrial will not create adverse impacts on public facilities. Potable water and sanitary sewer lines are already located adjacent to the site, and the City has confirmed adequate capacity for both services, with any on-site connections funded by the applicant. Stormwater will be fully managed on-site consistent with City and SJRWMD requirements, requiring no City investment. Industrial uses generate fewer peak-hour trips, less solid waste, and lower public safety service demands than residential development, ensuring no level-of-service deficiencies for transportation, solid waste, police, or fire. Because industrial uses do not create residential populations, there is no impact on parks, recreation, or schools. Overall, the amendment will not affect the City's ability to maintain existing levels of service for public facilities.

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- c. *Whether the proposal favorably or unfavorably impacts the environment, or the natural or historical resources of the city or the region.*

— A review of available mapping and site conditions indicates that the property is largely  
— previously disturbed and does not contain jurisdictional wetlands, conservation areas, or  
— listed-species habitat. Any potential environmental resources will be further evaluated  
— during the development review process in accordance with City requirements and all  
— applicable state and federal regulations, including St. Johns River Water Management  
— District (SJRWMD) and the U.S. Army Corps of Engineers (USACE), if applicable.

— In addition, a Phase I Environmental Site Assessment (ESA) will be prepared and  
— submitted with the Site Development Plan application. This assessment will evaluate past  
— and present site conditions, identify any recognized environmental conditions (RECs), and  
— ensure that any environmental considerations are thoroughly reviewed and addressed prior  
— to construction. This step further ensures that the amendment and future development will  
— not result in adverse environmental impacts

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- d. *Whether the proposal is consistent with goals, policies, and objectives of the state comprehensive plan set forth in Chapter 187, Florida Statutes, and the East Central Florida Comprehensive Regional Policy Plan, adopted by Chapter 29F-19.001, Florida Administrative Code.*

— The subject property lies within an established industrial corridor, surrounded by  
— properties designated for Industrial use and developed with active warehouse,  
— distribution, and employment-generating facilities. The Amazon warehouse directly to  
— the south further reinforces the area's identity as a major industrial and logistics hub.  
— Assigning the Industrial Future Land Use designation to this parcel maintains continuity  
— with the surrounding development pattern and supports the City's strategy of  
— concentrating industrial uses in areas with appropriate access, infrastructure, and  
— utilities.

— The amendment aligns with Comprehensive Plan goals by promoting economic  
— development, expanding the City's employment base, and directing growth to a location  
— already served by existing potable water and sanitary sewer capacity, as confirmed by  
— the City's Utility Department. It also maintains land use compatibility, as industrial  
— development on the site is fully consistent with surrounding uses and will not impact  
— residential neighborhoods or sensitive land uses. Overall, the amendment supports  
— orderly, logical growth in an area planned for long-term industrial activity.

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- e. *Whether the proposal will favorably or unfavorably affect the city's ability to provide adequate public facilities, and whether the proposal will reduce the level of service for affected public facilities below the level of service set in the comprehensive plan.*

The amendment is located within an area already planned and developed for industrial uses, and all necessary public facilities have adequate existing capacity to support the proposed development. The City has confirmed that potable water and sanitary sewer lines are adjacent to the property with sufficient system capacity, and no utility extensions or capital upgrades are required to maintain adopted Levels of Service. Stormwater will be fully managed on-site in compliance with City and SJRWMD requirements, and industrial uses typically generate fewer peak-hour trips than the residential development allowed under the current RES-4 designation, ensuring no roadway LOS deficiencies are created.

Industrial development does not generate residential population, school-aged children, or increased demand for parks, recreation, or community facilities. Solid waste capacity is sufficient, and police and fire services can be provided using existing staffing and resources, as industrial uses generally require fewer service calls than residential areas. Overall, the amendment will not impact the City's ability to provide public facilities or maintain existing Levels of Service.

***f. Whether the proposal is incompatible with surrounding neighborhoods and land uses.***

The proposed amendment is fully compatible with the surrounding land uses and the established development pattern, as the site is located within an existing industrial corridor where all adjacent properties carry Industrial designations and are developed with warehouse, distribution, and other industrial operations—including a large Amazon facility directly to the south. The Industrial designation will create a seamless transition within this established district, introduce no incompatible uses, and avoid impacts on residential areas, which are not located near the site. Overall, the amendment aligns with the area's industrial character and supports orderly, compatible development without creating land use conflicts.

***g. Whether the proposal will have a favorable or adverse effect on the ability of people to find adequate housing reasonably accessible to their places of employment.***

The proposed amendment will not adversely affect the ability of people to find adequate housing near their places of employment. The site is located within an established industrial corridor already served by numerous existing residential neighborhoods within a short commuting distance. Because the parcel was previously under the County's RES-4 designation and not part of the City's planned housing supply, its conversion to Industrial does not reduce the City's available residential land. Instead, the amendment supports additional employment opportunities in an area already well connected to nearby housing, resulting in a neutral to favorable effect on overall jobs-housing accessibility.

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***h. If the amendment being requested is consistent with all the elements of the comprehensive plan.***

The subject property is located within an established industrial corridor where all

– surrounding properties carry an Industrial Future Land Use designation, including the Amazon warehouse directly to the south, reinforcing the area as a major employment and logistics hub. The proposed Industrial designation maintains

– compatibility and continuity with this development pattern and supports the City’s strategy of focusing industrial uses in areas with adequate access, infrastructure,

– and utilities—confirmed by the availability of adjacent potable water and sanitary sewer capacity. The amendment advances Comprehensive Plan goals for economic development, efficient use of existing public facilities, and orderly, compatible land

– use transitions, and will not affect or encroach upon any residential neighborhoods or sensitive uses.

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***Public hearings process information – please read this!***

- 15. Dates and locations of public hearings.** All applications require one hearing in front of the Planning & Zoning Board/ Local Planning Agency and two hearings in front of the City of Cocoa Council. All regularly scheduled Planning & Zoning Board/ Local Planning Agency hearings and City of Cocoa Council meetings are held at 6:00 pm in the Cocoa City Council Chambers located at 65 Stone Street, Cocoa, Florida unless otherwise notified.
- 16. Board types.** The Planning & Zoning Board / Local Planning Agency is an advisory board to the City Council and therefore is only authorized to make recommendations. City Council is an authoritative body and is able to make binding decisions.
- 17. 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.
- 18. Preparing for the public hearings.** It is the applicant's responsibility to research and know all laws that may be applicable and may affect the outcome of any decision on the application request. The City assumes no responsibility or liability relating to the applicant's failure to research and know all applicable laws including, but not limited to state, federal, and city laws, codes, land development regulations, and the comprehensive plan.
- 19. Exhibits at public hearings.** If photographs, documents, maps or other materials are provided to the Board/Council as evidence at the public hearing, the applicant must leave those instruments with the Recording Secretary. By law those instruments automatically become part of the public records and cannot be returned to the applicant.
- 20. Witnesses at public hearings.** For the purposes of making a decision on the application, the Board/Council shall only consider testimony of qualified witnesses. A witness is determined by the Board/Council and is generally based on:
  - a. The witness has personal knowledge of the fact in which the witness will testify; and/or
  - b. In the case of testimony consisting of opinions or inferences, the testimony is qualified as the following:
    1. *Layman witness:* Testimony of a witness other than an expert witness is qualified only if:
      - The witness can readily, and with equal accuracy and adequacy, communicate what he or she perceived to the Board without testifying in the form of opinions or inferences.
      - The opinions and inferences do not require any special knowledge, skill experience or training.
    2. *Expert witness.* Testimony of an expert witness is qualified only if:
      - The subject matter is proper for expert testimony because scientific, technical, or other specialized skill will help the Board understand the evidence being presented, or helps establish a fact in issue.
      - The witness is adequately qualified to express an opinion on the matter.
- 21. Planning & Zoning Board/ Local Planning Agency vs. City Council actions.** If the Planning & Zoning Board finds that the facts presented in the matter justify approval, it may recommend to approve the request, or a portion thereof, and it may specify any conditions deemed necessary to preserve the intent of the City of Cocoa Code. If the Board finds that the facts presented do not justify approval, it may recommend to deny the request and will specify the reasons for denial. A decision is usually made at the same meeting that the hearing is held. Regardless of the outcome, the application will be forwarded to the City Council for consideration where a final decision can be made.
- 22. City Council action.** *Small-scale amendments* require one City Council public hearing, after which the amendments are transmitted to the Department of Economic Opportunity (DEO) for their files. If approved by Council, the typical effective date is thirty-one (31) days after adoption by City Council. *Expedited amendments* require two separate City Council public hearings. After the first hearing, the amendment must be transmitted to DEO and other state agencies for detailed review. Comments from this review are due to the City within thirty (30) days. The City then has 180 days to address any comments and hold the second City Council hearing. If approved by Council, the typical effective date is thirty-one (31) days after adoption by City Council.

**23. Signatures and Notarization.**

STATE OF Florida COUNTY OF Orange. I, Noel Barnett  
being first duly sworn, depose and say that:

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

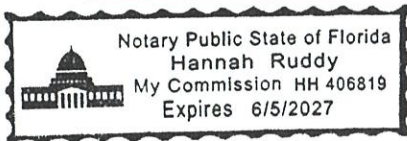
I hereby certify that I have read, completed and understand this application and applicable petition, and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that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

[Signature]  
(APPLICANT SIGNATURE)

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

Personally Known ☒ OR Produced Identification ☐

Type of I.D. Produced \_\_\_\_\_



[Signature]  
(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 7 day of April, 20 26

**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:

\_\_\_\_\_



# COMPREHENSIVE PLAN AMENDMENT NARRATIVE

## GRISSOM PARKWAY PROJECT

*Submitted to:*

City of Cocoa

Office of Planning and Development

Land Development Division

April XX, 2026

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- Appendix A4 – Zoning Map
- Appendix A5 – Quad Map
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- Appendix A7 – Flood Map
- Appendix A8 – Wetland Map
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## **A. INTRODUCTION**

The Park Industrial project consists of one lot totaling approximately 1.16 acres, located east of Grissom Parkway and south of Canaveral Groves Boulevard. The Property is identified under Parcel Identification Number 24-3501-25-15-2 (referred to herein as the “Property”), as illustrated on the accompanying location map. The site is associated with a previously submitted Comprehensive Plan Amendment (CPA), annexation, and Zoning Map Amendment submitted on November 26, 2025, and is intended to support stormwater management for the overall development.



The overall proposed development is envisioned as an industrial park accommodating multiple buildings, including two 178,000-square-foot structures and one 156,000-square-foot structure intended for warehouse and distribution operations and contractor offices. Additional proposed uses include light and heavy manufacturing, outdoor storage, and heavy equipment rental, repair, service, and sales. This parcel will function as part of the overall development design to accommodate stormwater infrastructure.

The overall project site is bordered by existing industrial manufacturing and warehouse uses to the east and single-family residential to the north. The subject property currently contains three structures that are not in use.

To facilitate development of the proposed industrial uses and maintain consistency with the adjacent parcels, the applicant, Park Industrial LLC, is requesting a Comprehensive Plan Amendment (CPA) to change the Future Land Use (FLU) designation of the Property from County Residential 4 (RES-4) to City Industrial. A concurrent annexation and rezoning application have also been submitted for the property.

## **B. FISCAL IMPACT**

The proposed amendment is not expected to have any adverse fiscal impact on the City’s finances. In fact, the change from County Residential-4 (RES-4) to the City’s Industrial Future Land Use designation is anticipated to generate a net positive fiscal effect over time.

Under the existing RES-4 designation, development potential is limited to low-density residential uses, which typically require a higher level of municipal services per acre—such as police, fire, roadway maintenance, utilities, parks, and other residential-supporting infrastructure—while generating comparatively lower ad valorem revenue on a per-acre basis.

By contrast, industrial development generally produces a more favorable fiscal balance due to higher taxable improvement values and a lower demand for City services relative to residential uses. Industrial uses do not generate school enrollment impacts, require fewer police and fire service calls per acre, and place less demand on community facilities and recreation services. Additionally, industrial employment centers contribute positively to the City's economic base by expanding job opportunities and supporting local business activity.

Utilities and infrastructure necessary to serve the site will be addressed during the development review process, and any system capacity improvements required to support the proposed development will be funded by the applicant in accordance with City standards. As such, there is no anticipated burden on the City's existing capital facilities.

Overall, the proposed amendment is expected to result in a neutral to positive fiscal impact, increasing the City's long-term tax base while requiring fewer municipal service expenditures compared to the allowable residential development under the existing County RES-4 designation.

### **C. FACILITIES IMPACT**

The proposed amendment from County Residential-4 (RES-4) to the City's Industrial Future Land Use designation is not expected to create adverse impacts on public facilities. The following summarizes anticipated effects on each major public facility category as required by the City:

#### **Potable Water**

The City's Utility Department has confirmed that existing potable water lines are located adjacent to the site and that the system has adequate capacity to serve the proposed industrial development. No off-site water system improvements or capacity expansions are required to accommodate the amendment. Any necessary connections and on-site extensions will be the responsibility of the applicant. As such, no negative impact to potable water facilities is anticipated.

#### **Sanitary Sewer**

Existing sanitary sewer infrastructure is also located adjacent to the property, and the Utility Department has confirmed sufficient available capacity. No municipal capital improvements are needed to support the amendment. Wastewater impacts will be limited to typical industrial usage, which generally results in lower demand compared to the potential residential development permitted under the current RES-4 designation.

#### **Stormwater**

Industrial development on the site will be required to meet all current City and St. Johns River Water Management District (SJRWMD) stormwater regulations. Treatment and attenuation will be managed entirely on-site through a permitted stormwater management system, including facilities that support the overall master stormwater system for the broader Park Industrial development.

#### Transportation

Industrial uses typically generate fewer peak-hour trips than residential uses allowed under RES-4 on a per-acre basis. A detailed traffic analysis will be submitted at the time of site plan review if required. The amendment itself does not create a level-of-service deficiency on the surrounding roadway network, and any transportation improvements needed to support the development will be addressed by the applicant through the development review process.

#### Solid Waste

Industrial uses produce lower volumes of solid waste per acre compared to residential development, and the City's existing solid waste service capacity is adequate to accommodate the anticipated demand. No additional capital facilities or operational expansions are required.

#### Parks and Recreation

Industrial development does not generate residential population and therefore does not increase demand on the City's parks, recreation, or open-space facilities. The amendment will have no impact on these services.

#### Public Schools

Because the proposed industrial use does not generate school-aged population, the amendment will have no impact on the Brevard County School District. School concurrency is not applicable.

#### Public Safety (Police and Fire)

Industrial development typically results in fewer service calls per acre than residential uses. The Cocoa Police Department and Cocoa Fire Department are anticipated to serve the site using existing personnel, equipment, and response districts. No additional stations or capital investments are required to maintain acceptable levels of service.

### **D. ENVIRONMENTAL IMPACT**

A review of available mapping and site conditions indicates that the property is largely previously undisturbed and does potentially contain jurisdictional wetlands, conservation areas, or listed-species habitat. Any potential environmental resources will be further evaluated during the development review process in accordance with City requirements and all applicable state and federal regulations, including St. Johns River Water Management District (SJRWMD) and the U.S. Army Corps of Engineers (USACE), if applicable.

In addition, a Phase I Environmental Site Assessment (ESA) will be prepared and submitted with the Site Development Plan application. This assessment will evaluate past and present site conditions, identify any recognized environmental conditions (RECs), and ensure that any environmental considerations are thoroughly reviewed and addressed prior to construction. This step ensures that the amendment and future development will not result in adverse environmental impacts

### **E. CONSISTENCY WITH CITY COMPREHENSIVE PLAN**

The subject property is located within an area that has already transitioned to an established industrial corridor. All surrounding properties within the City limits carry an Industrial Future Land Use designation, and the immediate vicinity is characterized by active industrial and employment-generating uses. Notably, an Amazon warehouse facility is located directly to the south, further reinforcing the area's functional identity as a major industrial and logistics hub. The proposed Industrial designation creates compatibility and continuity with the

existing development pattern and supports the City's strategy of consolidating industrial uses in locations with adequate access, infrastructure, and employment opportunities.

The amendment also advances key Comprehensive Plan policies related to economic development by facilitating new industrial employment opportunities, increasing the City's taxable base, and encouraging development in areas already served by existing infrastructure systems. The City's Utility Department has confirmed the availability of adjacent potable water and sanitary sewer lines and adequate system capacity, supporting the Comprehensive Plan's emphasis on directing growth to locations where public facilities and services can be efficiently provided.

Additionally, the amendment is consistent with the City's land use compatibility and community character policies. Industrial development on the site will be compatible with adjacent industrial uses and zoning districts and will not intrude upon or disrupt residential neighborhoods or sensitive land uses. The amendment promotes orderly, logical land use transitions and avoids the introduction of incompatible uses within an established industrial service area.

#### **F. CITY'S ABILITY TO PROVIDE ADEQUATE PUBLIC FACILITIES AND MAINTAIN ADOPTED LOS**

The amendment is located within an area already developed and planned for industrial uses, and the necessary public facilities have sufficient existing capacity to support the proposed industrial development.

##### Potable Water and Sanitary Sewer

The City's Utility Department has confirmed that both potable water and sanitary sewer lines are located adjacent to the property, with adequate system capacity available to support the anticipated industrial use. Because utilities already exist in proximity to the site, the City will not be required to extend new lines or increase treatment capacity to maintain LOS. Any on-site improvements or connection modifications will be constructed and funded by the applicant in accordance with City standards.

##### Stormwater Management

The amendment does not affect the City's ability to maintain LOS for stormwater facilities. Future development will be required to design and construct on-site stormwater treatment and attenuation facilities consistent with City requirements and the St. Johns River Water Management District (SJRWMD). The City is not responsible for providing additional stormwater infrastructure to serve the site.

##### Transportation

Industrial uses typically generate fewer peak-hour trips per acre than residential development permitted under the RES-4 designation. The amendment itself does not create a roadway LOS deficiency, and any future development impacts will be evaluated through the development review process. If needed, transportation improvements will be provided by the applicant to maintain LOS on affected roadway segments and intersections in accordance with City and County concurrency standards.

##### Parks and Recreation

Industrial uses do not generate residential population and therefore do not create additional demand on the City's parks or recreation facilities. The amendment has no impact on park LOS and does not require any additional recreational infrastructure or staffing.

### Schools

Industrial development does not generate school-aged children. Therefore, the amendment does not impact the Brevard County School District or affect the ability to maintain school facility LOS.

### Solid Waste

The City's existing solid waste collection and disposal capacity is sufficient to accommodate the minimal additional demand associated with industrial uses. The amendment does not require expansion of solid waste facilities or service capacity.

### Public Safety (Police and Fire)

Industrial land uses typically require fewer police and fire service calls per acre than residential development. The Cocoa Police Department and Cocoa Fire Department can serve the site using existing staffing, equipment, and response patterns. No reductions in LOS are anticipated, and no additional public safety facilities or personnel are required as a result of the amendment.

## **G. COMPATIBILITY WITH SURROUNDING LAND USES**

The proposed amendment is compatible with the surrounding land uses and the established development pattern in the area. The subject parcel is located within an existing industrial corridor in the City of Cocoa, where surrounding properties are designated Industrial on the City's Future Land Use Map and are developed with a range of warehouse, distribution, and industrial operations. Directly to the south of the site is a large Amazon warehouse facility, reinforcing the area's role as a regional employment and logistics hub.

The Industrial Future Land Use designation proposed for the subject property is consistent with these existing uses and will create a seamless transition within the established industrial district. The amendment will not introduce new or incompatible land use types, nor will it generate impacts on residential neighborhoods, as no residential areas are located adjacent to or in close proximity to the site.

Given the surrounding industrial designations, the presence of large-scale industrial and distribution facilities, and the overall character of the area, the proposed amendment is compatible with the existing and planned land use framework. It supports orderly development and maintains the integrity and function of the surrounding industrial neighborhood without creating adverse impacts or land use conflicts.

### **Surrounding Land Use Designations and Current Land Use Activity:**

|                                                                                        |                                                                                    |                                                                                        |
|----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| <b>Northwest:</b><br>County RES 4<br>Vacant<br><i>In annexation/CPA/Rezone Process</i> | <b>North:</b><br>County RES 4<br>Vacant                                            | <b>Northeast:</b><br>County RES 4<br>Vacant                                            |
| <b>West:</b><br>County RES 4<br>Vacant<br><i>In annexation/CPA/Rezone Process</i>      | <b>Grissom Parkway – Additional Property:</b><br>County RES 4<br>Vacant            | <b>East:</b><br>County RES 4<br>Industrial                                             |
| <b>Southwest:</b><br>County RES 4<br>Vacant<br><i>In annexation/CPA/Rezone Process</i> | <b>South:</b><br>County RES 4<br>Vacant<br><i>In annexation/CPA/Rezone Process</i> | <b>Southeast:</b><br>County RES 4<br>Vacant<br><i>In annexation/CPA/Rezone Process</i> |



## **H. IMPACT ON OTHER PROVISIONS**

The proposed amendment from County Residential-4 (RES-4) to the City's Industrial Future Land Use designation will not create any conflicts with other provisions of the City of Cocoa Comprehensive Plan, nor will it result in internal inconsistencies among adopted goals, objectives, or policies.

The amendment supports and reinforces multiple elements of the Comprehensive Plan, including the Future Land Use, Infrastructure, Economic Development, and Transportation elements, by locating industrial development within an area already characterized by industrial operations and served by existing public facilities. The Industrial designation is compatible with surrounding Industrial land uses and is consistent with the City's long-term strategy to promote employment centers, utilize existing utility capacity, and encourage infill development within established service areas.

The amendment does not alter or impair any adopted levels of service, natural resource protection standards, mobility strategies, or community character policies. No provisions of the Comprehensive Plan are contradicted or weakened by the proposed amendment, and the industrial use of the site aligns with the City's vision for logical, contiguous, and economically productive land use patterns.

Accordingly, approval of the amendment will not result in any internal inconsistencies within the Comprehensive Plan, and the amendment is fully compatible with the City's adopted goals, objectives, and policies.

## **I. CONCLUSION**

The proposed Future Land Use Map amendment from County Residential-4 (RES-4) to the City's Industrial designation is consistent with the City of Cocoa's Comprehensive Plan and supports the orderly and logical development of the area. The subject property is located within an established industrial corridor, surrounded by existing industrial uses and designations, including a major Amazon distribution facility to the south. The amendment reinforces this development pattern and promotes compatibility with surrounding land uses.

All required analyses demonstrate that the amendment will not negatively impact public facilities, levels of service, environmental resources, or historical or cultural assets. Potable water and sanitary sewer infrastructure are already located adjacent to the site, with adequate capacity confirmed by the City's Utility Department. Stormwater will be addressed through on-site systems meeting City and SJRWMD requirements, including facilities that support the overall stormwater management for the broader Park Industrial development. The anticipated industrial use will generate fewer public service demands than the residential development permitted under the current RES-4 designation. A Phase I Environmental Site Assessment will be provided with the Site Development Plan to ensure continued environmental due diligence.

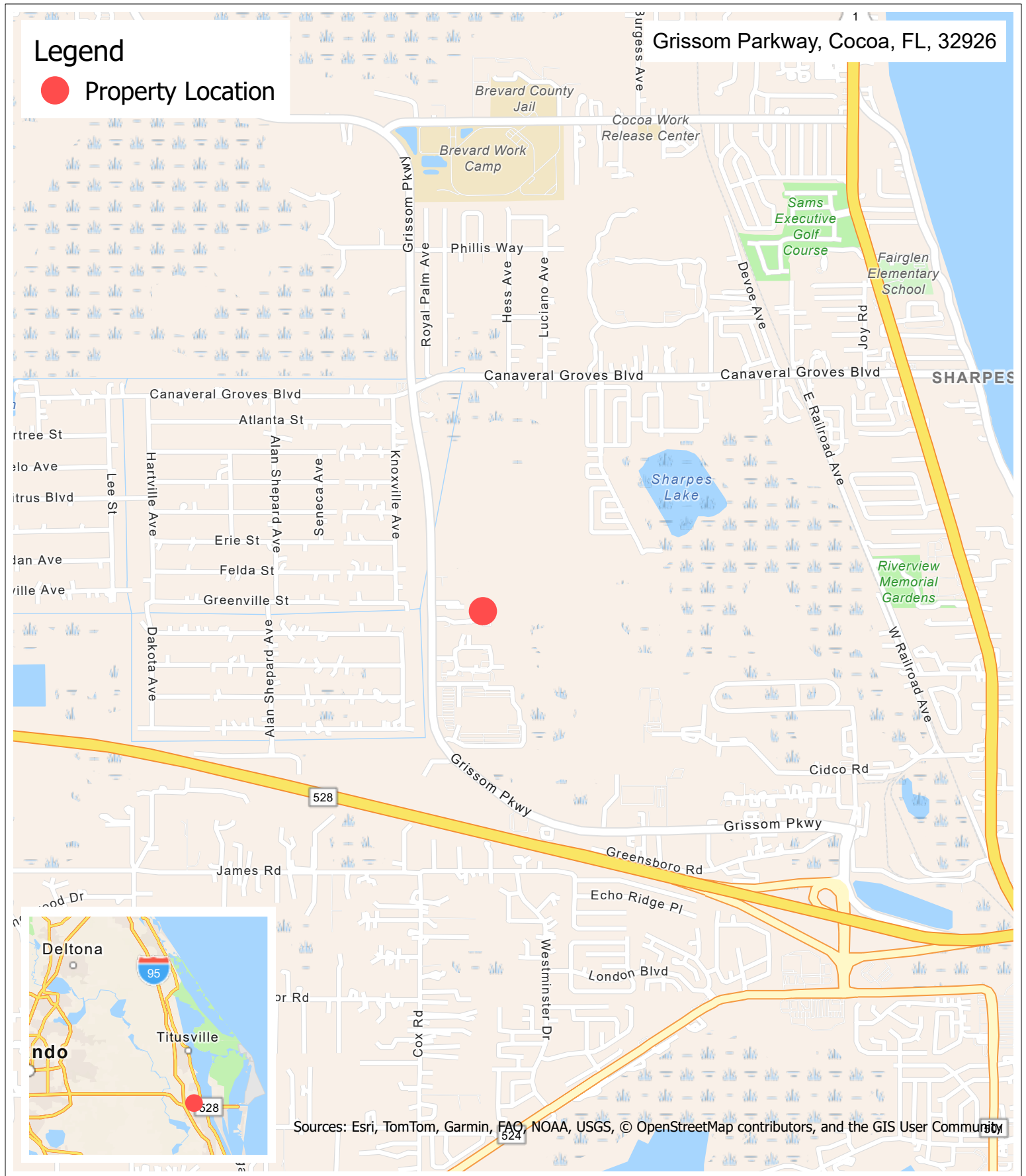
The amendment will not create internal inconsistencies within the Comprehensive Plan and aligns with the City's goals for economic development, infill growth, and the efficient use of existing public facilities. By supporting new employment opportunities and strengthening the industrial tax base, the amendment provides a long-term benefit to the City while maintaining compatibility with existing development patterns.

For these reasons, the proposed amendment is appropriate, consistent with City policy, and in the best interest of the community.

# Appendix A

## GIS FIGURES







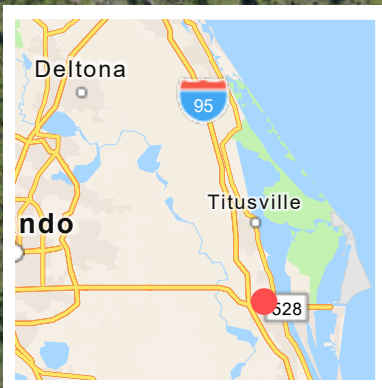
## Legend

-  Property Boundary
-  Parcel Boundaries

### Parcel ID

24 3501-25-12-2

Grissom Parkway, Cocoa, FL, 32926



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community  
State of Florida, Microsoft, Vantor



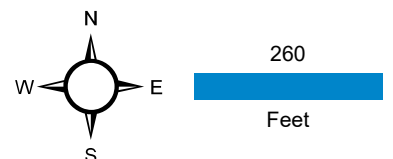
6300 Hazeltine National Drive, Suite 118  
Orlando, Florida 32822

Office (407) 410-8624 | [www.kpmfranklin.com](http://www.kpmfranklin.com)

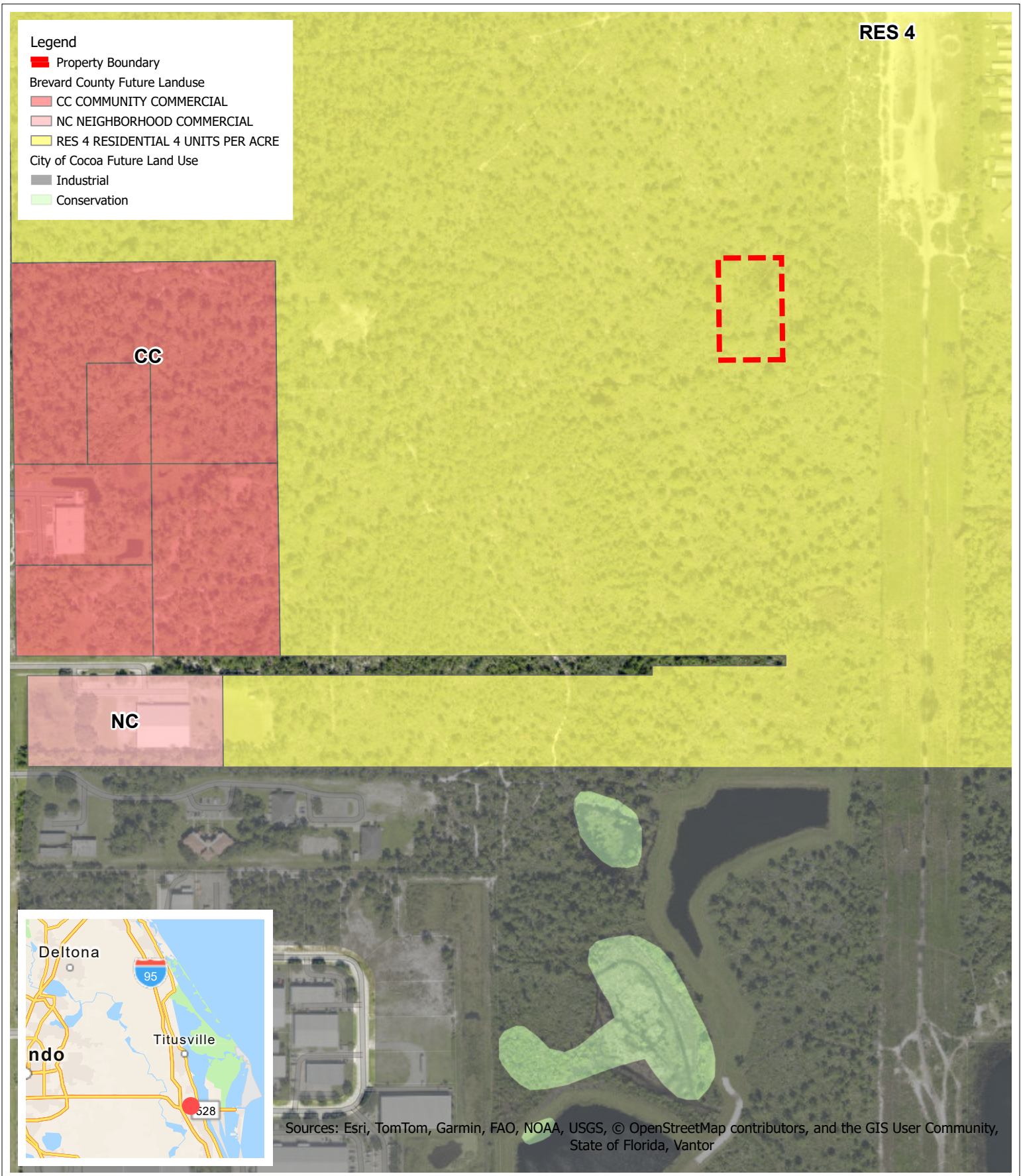
## Grissom Pkwy Cocoa Site Brevard County, Florida

### 2024 Aerial Map

FIGURE - A2 | Mar 27, 2026









**Legend**

■ Property Boundary

**Brevard County Zoning**

■ BU-2 Retail, Warehousing & Wholesale Commercial

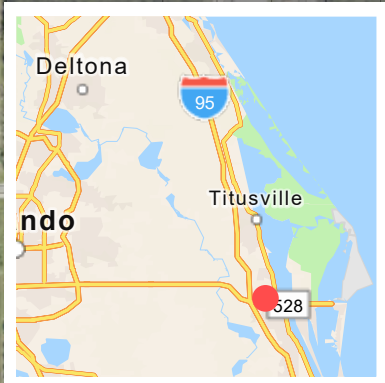
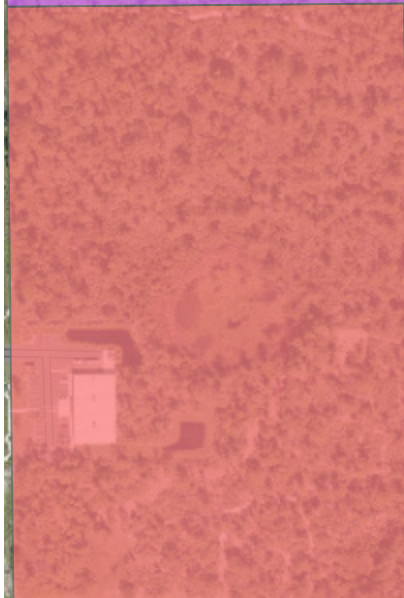
■ GU General Use

■ IN(L) Institutional Use (Low Intensity)

■ TRC-1 Single-Family Mobile Home Cooperative

**City of Cocoa Zoning**

■ M-2 - Manufacturing and Industrial



Brevard County Property Appraiser, City of Cocoa Planning Department, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, State of Florida, Vantor



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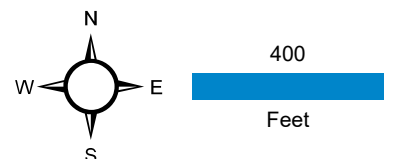
Office (407) 410-8624 | [www.kpmfranklin.com](http://www.kpmfranklin.com)

**Grissom Pkwy Cocoa Site**

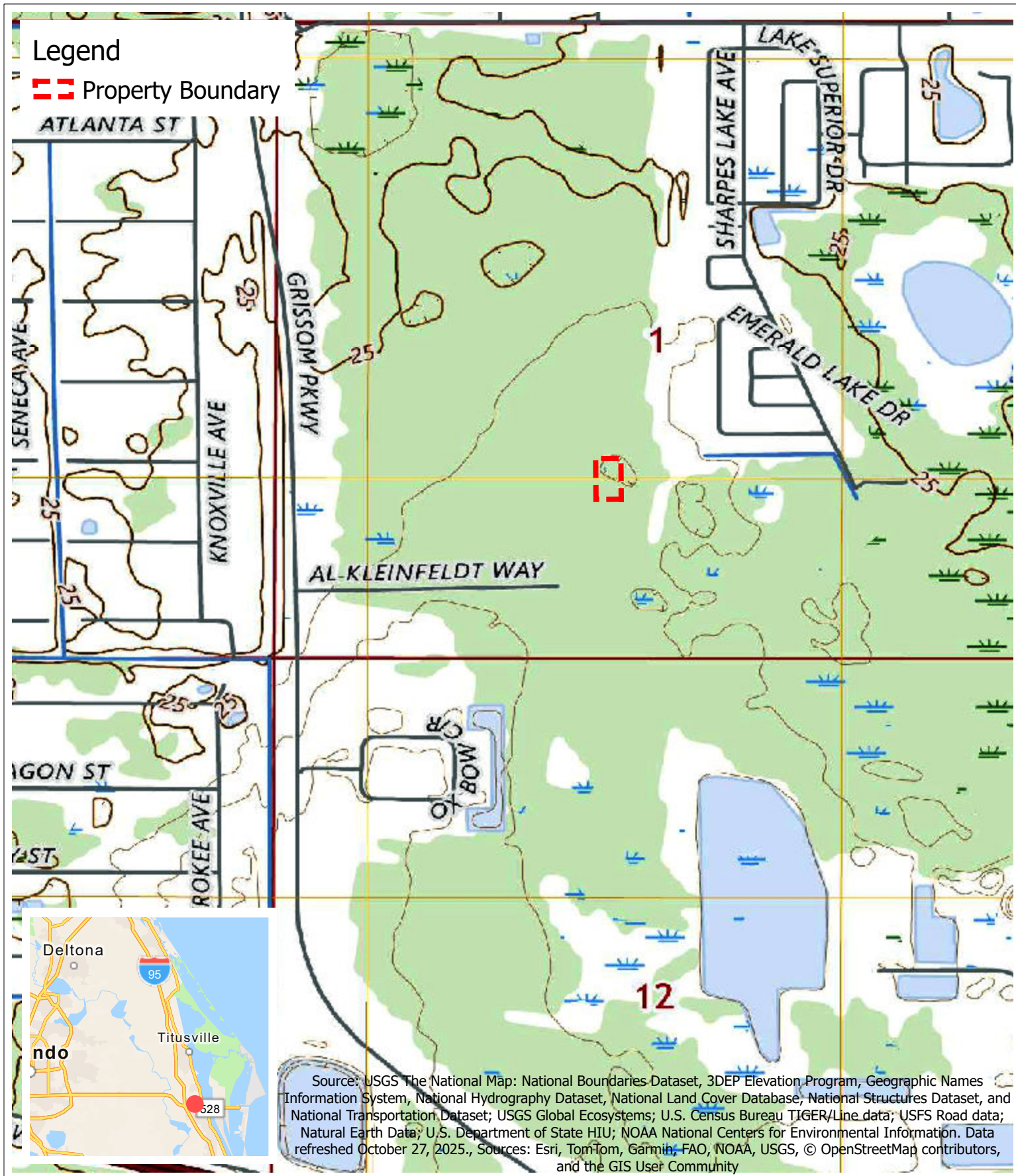
Brevard County, Florida

**Zoning Map**

FIGURE - A4 | Mar 27, 2026







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Orlando, Florida 32822

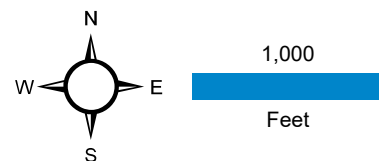
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## Grissom Pkwy Cocoa Site

Brevard County, Florida

## USGS Topographic Map

FIGURE - A5 | Mar 27, 2026



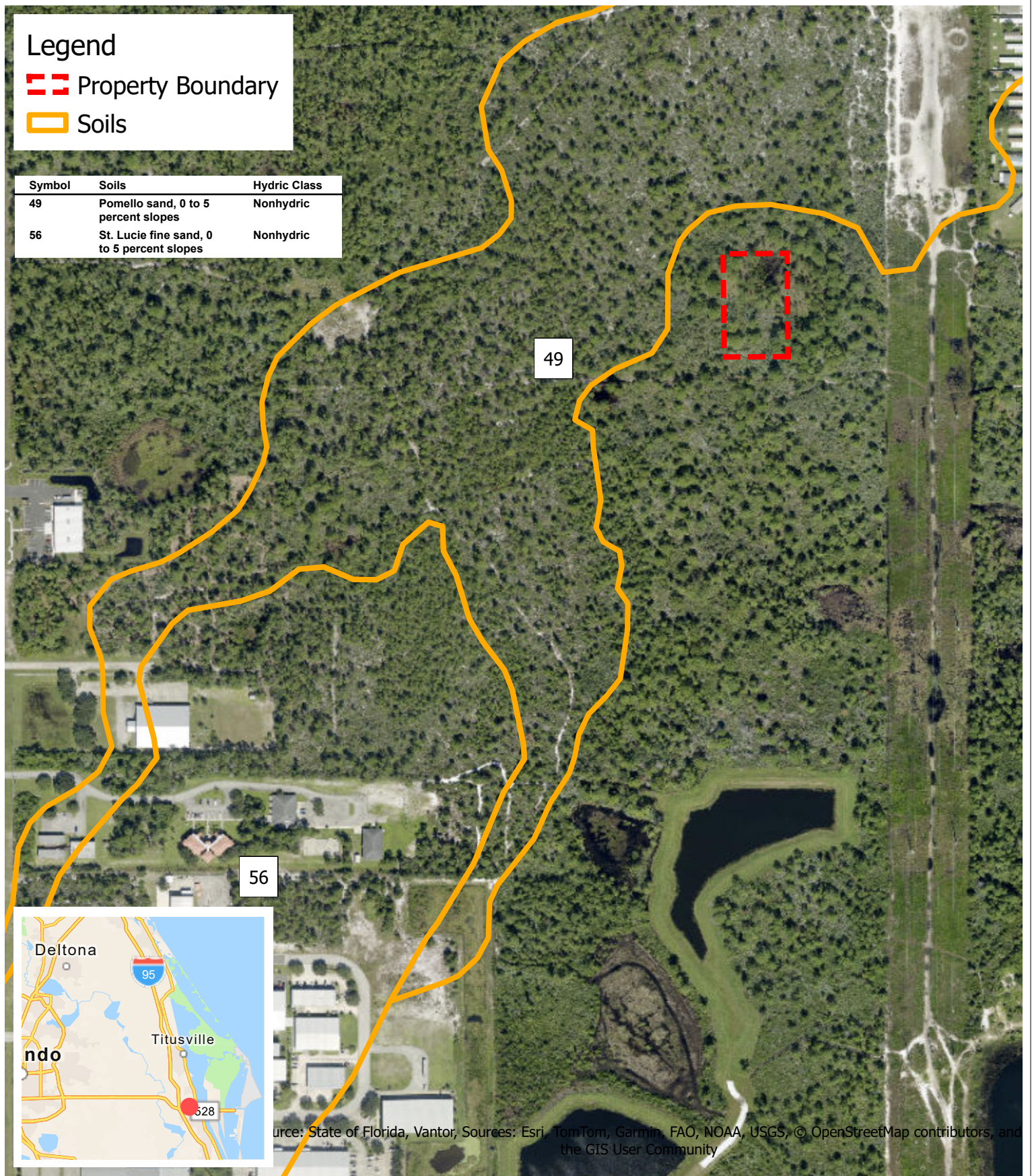


# Legend

 Property Boundary

 Soils

| Symbol | Soils                                      | Hydric Class |
|--------|--------------------------------------------|--------------|
| 49     | Pomello sand, 0 to 5 percent slopes        | Nonhydric    |
| 56     | St. Lucie fine sand, 0 to 5 percent slopes | Nonhydric    |



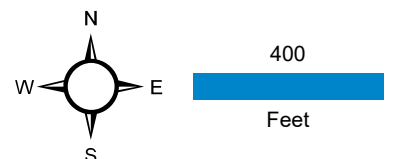
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**Grissom Pkwy Cocoa Site**  
Brevard County, Florida

**NRCS Soils Map**

FIGURE - A6 | Mar 27, 2026



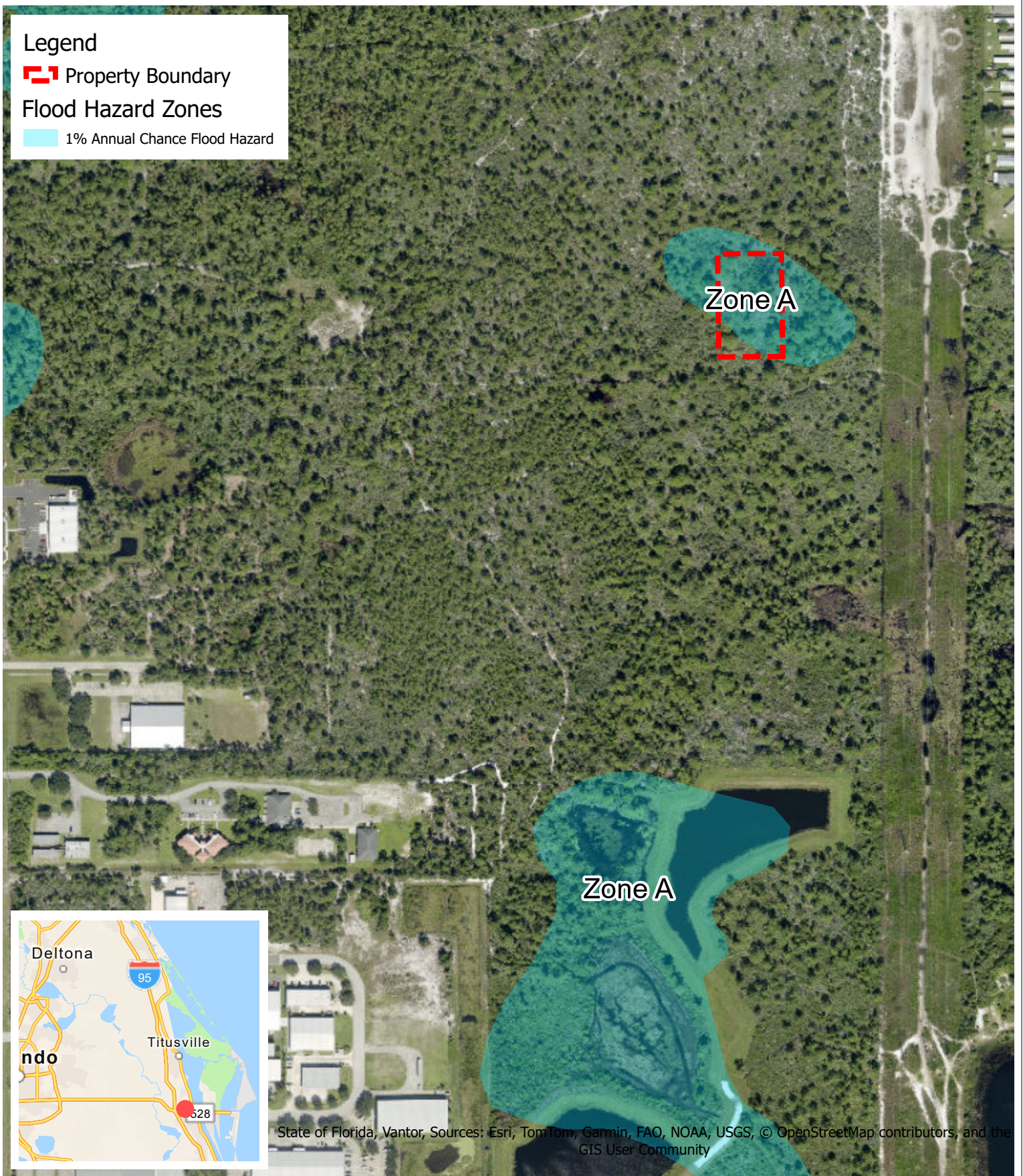


## Legend

 Property Boundary

## Flood Hazard Zones

 1% Annual Chance Flood Hazard



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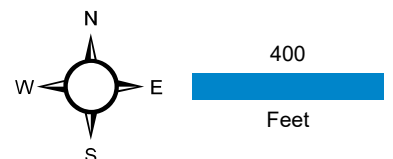
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## Grissom Pkwy Cocoa Site Brevard County, Florida

## FEMA Flood Hazard Map

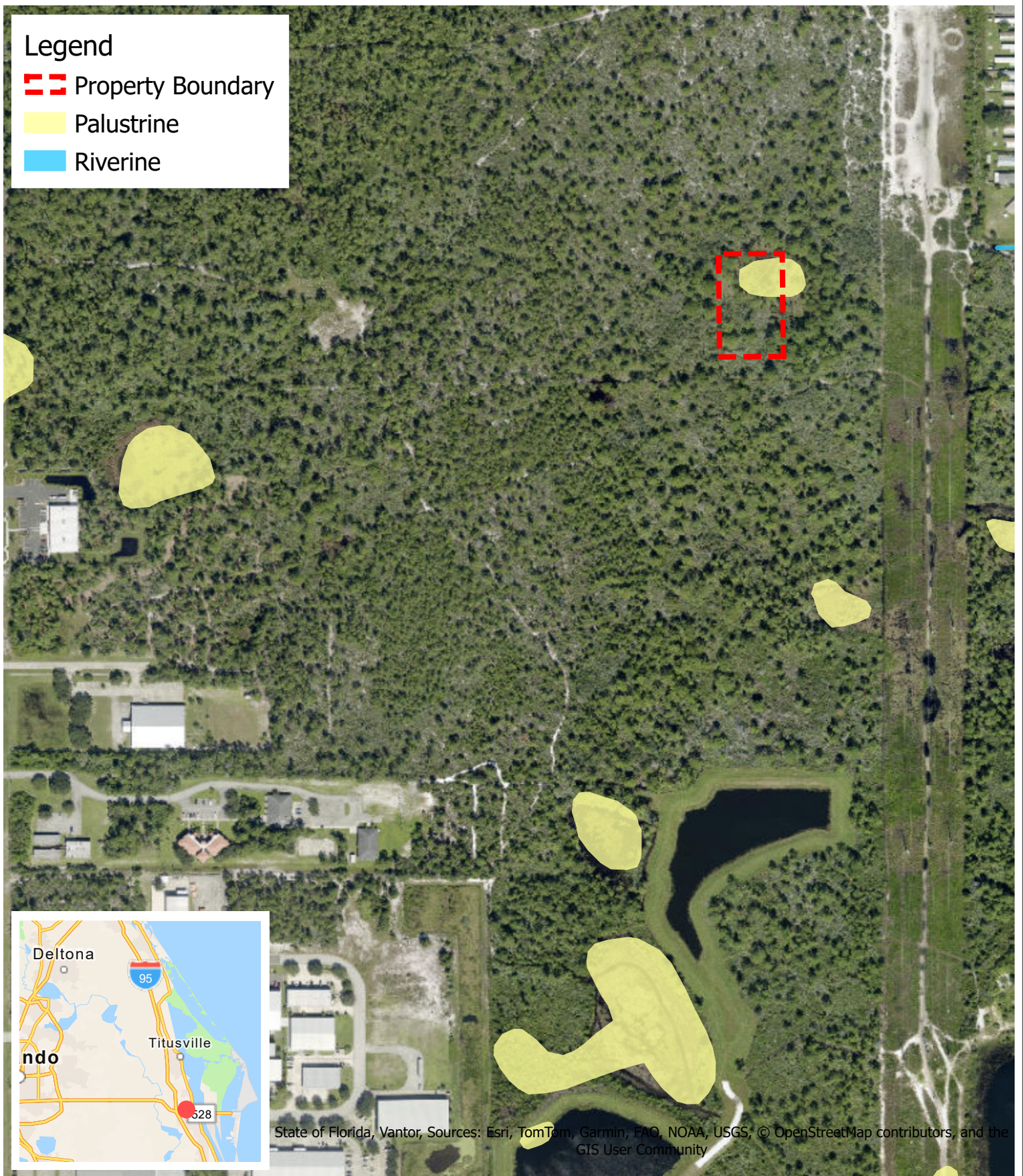
FIGURE - A7 | Mar 27, 2026





## Legend

-  Property Boundary
-  Palustrine
-  Riverine



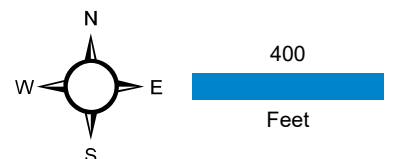
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**Grissom Pkwy Cocoa Site**  
Brevard County, Florida

**National Wetland Inventory**

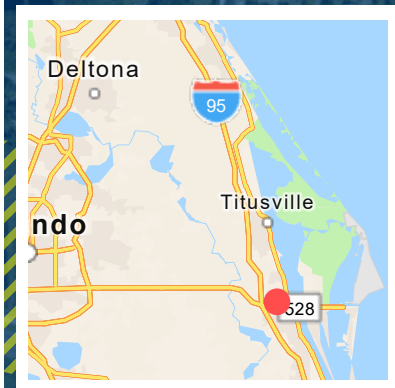
FIGURE - A8 | Mar 27, 2026





## Legend

-  Property Boundary
-  City of Cocoa
-  Brevard County



Source: State of Florida, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

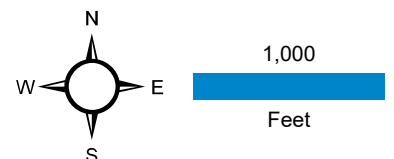


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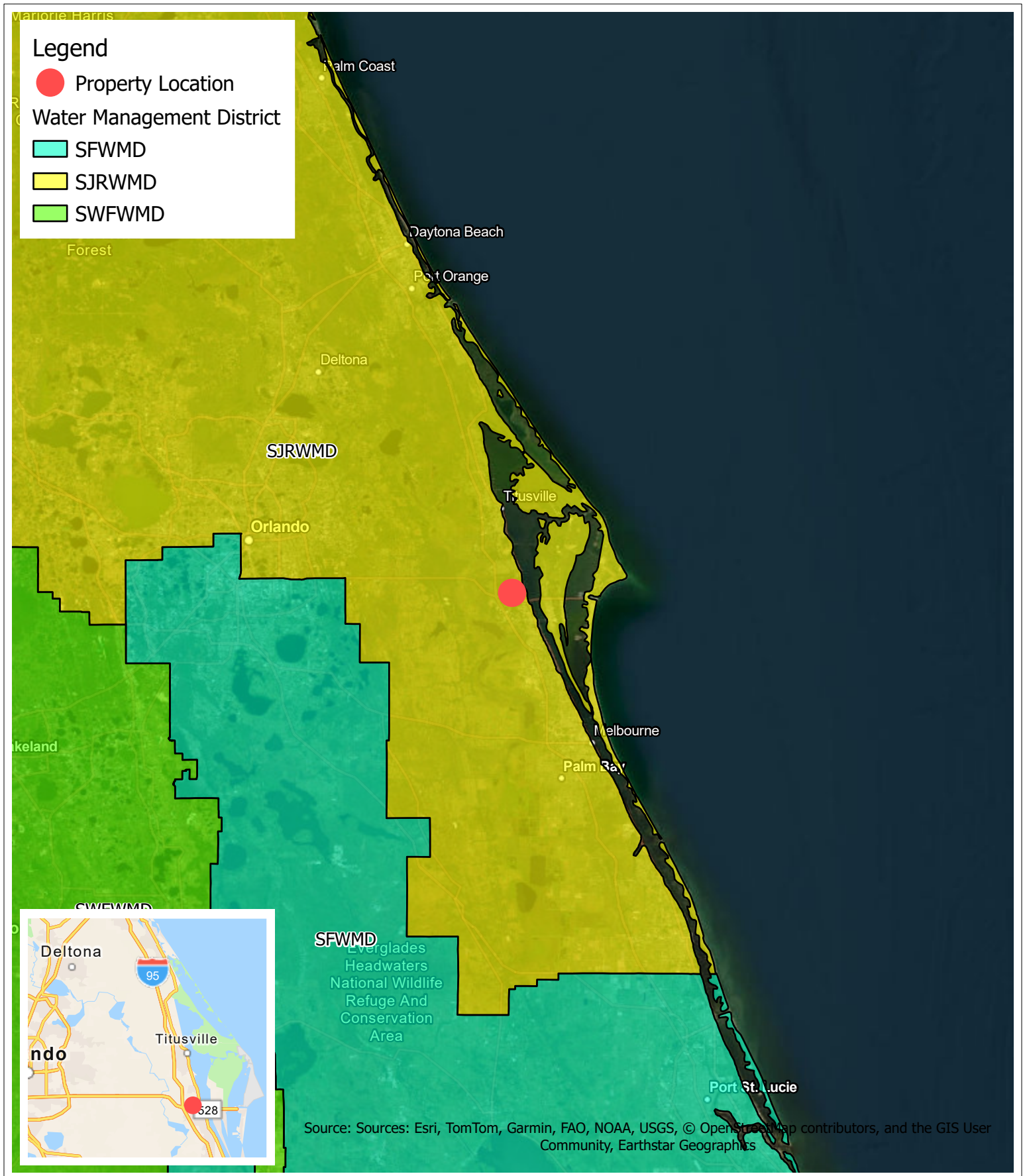
## Grissom Pkwy Cocoa Site Brevard County, Florida

### Municipal Jurisdiction Map

FIGURE - A9 | Mar 27, 2026







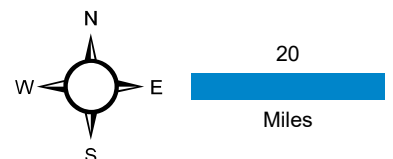
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Orlando, Florida 32822

Office (407) 410-8624 | [www.kpmfranklin.com](http://www.kpmfranklin.com)

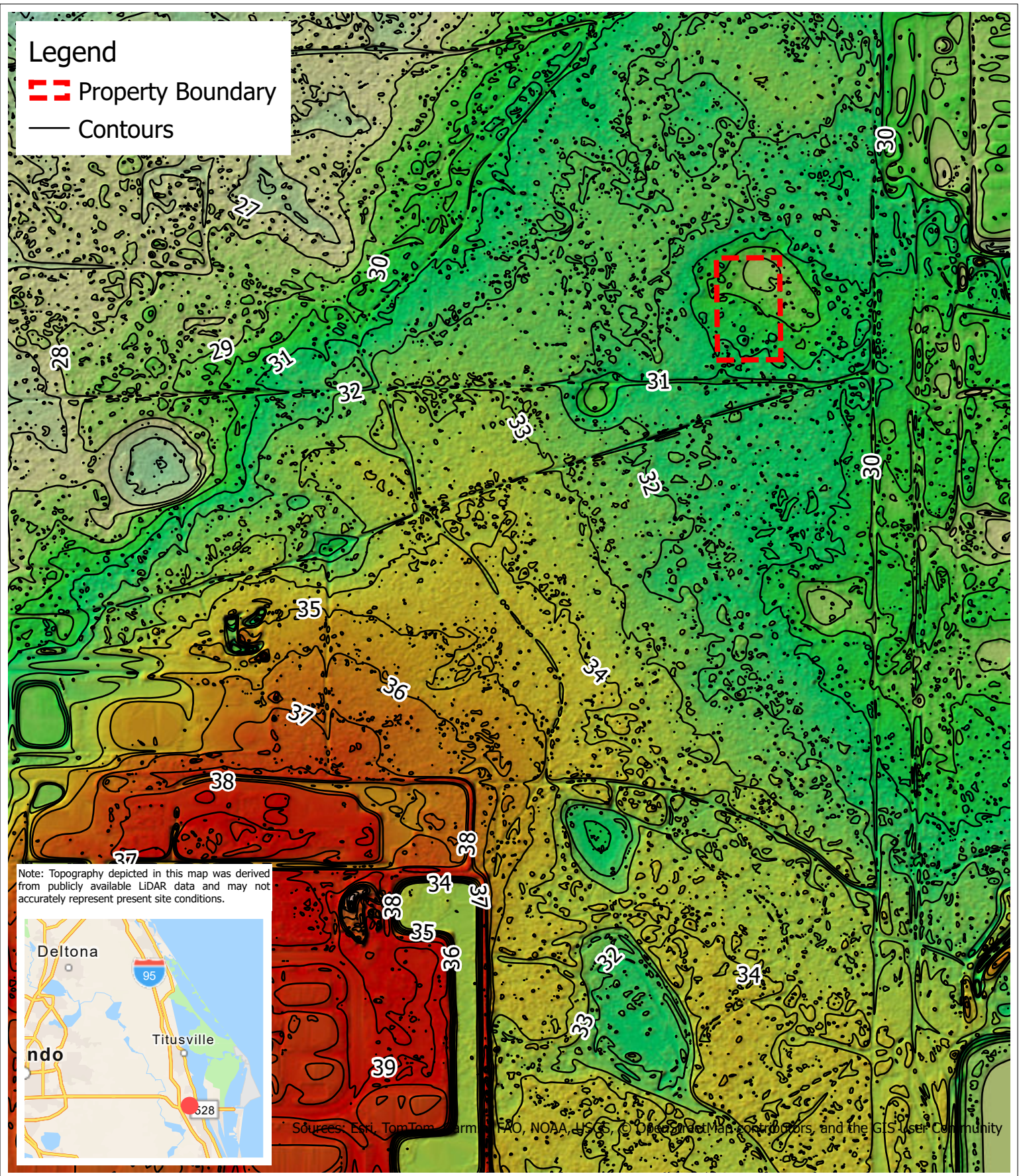
## Grissom Pkwy Cocoa Site Brevard County, Florida

### Water Management District Map

FIGURE - A10 | Mar 27, 2026







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Orlando, Florida 32822

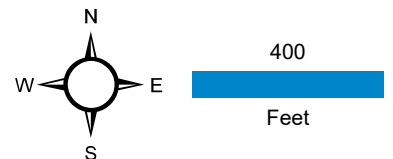
Office (407) 410-8624 | [www.kpmfranklin.com](http://www.kpmfranklin.com)

## Grissom Pkwy Cocoa Site

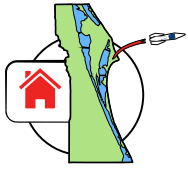
Brevard County, Florida

### 2018 Topographic Map

FIGURE - A11 | Mar 27, 2026





**REAL PROPERTY DETAILS**

Account 2400686 - Roll Year 2025

|                  |                                                                                    |
|------------------|------------------------------------------------------------------------------------|
| Owners           | HENDRICKS, THOMAS TR                                                               |
| Mailing Address  | PO BOX 4602 WINTER PARK FL 32793                                                   |
| Site Address     | NONE                                                                               |
| Parcel ID        | 24-35-01-25-12-2                                                                   |
| Taxing District  | 1400 - UNINCORP DISTRICT 1                                                         |
| Exemptions       | NONE                                                                               |
| Property Use     | 0010 - VACANT RESIDENTIAL LAND (SINGLE FAMILY, PLATTED)                            |
| Total Acres      | 1.16                                                                               |
| Site Code        | 0001 - NO OTHER CODE APPL.                                                         |
| Plat Book/Page   | 00-/-                                                                              |
| Subdivision      | --                                                                                 |
| Land Description | CANAVERAL GROVES SUBD SB 2 PG 58 LOT 2 BLK 12 & 1/2 OF ADJ RDS PER ORB 1646 PG 130 |

**VALUE SUMMARY**

| Category                  | 2025    | 2024    | 2023    |
|---------------------------|---------|---------|---------|
| Market Value              | \$1,160 | \$1,160 | \$1,160 |
| Agricultural Land Value   | \$0     | \$0     | \$0     |
| Assessed Value Non-School | \$820   | \$750   | \$690   |
| Assessed Value School     | \$1,160 | \$1,160 | \$1,160 |
| Homestead Exemption       | \$0     | \$0     | \$0     |
| Additional Homestead      | \$0     | \$0     | \$0     |
| Other Exemptions          | \$0     | \$0     | \$0     |
| Taxable Value Non-School  | \$820   | \$750   | \$690   |
| Taxable Value School      | \$1,160 | \$1,160 | \$1,160 |

**SALES / TRANSFERS**

| Date       | Price   | Type | Instrument |
|------------|---------|------|------------|
| 09/25/1986 | --      | QC   | 2733/2824  |
| 12/10/1981 | \$400   | WD   | 2344/1891  |
| 08/01/1968 | \$1,100 | --   | 1040/0712  |

No Data Found



**PROPERTY OWNER**  
**LETTER OF AUTHORIZATION**



**APPLICATION REQUEST:**

The applicant is intending to use this site, to accompany the adjacent sites (which are in the process of also being annexed, rezoned and undergoing a comprehensive plan amendment), for its own annexation, rezone and comprehensive plan amendment. The site development program includes warehouse and distribution operations and contractor offices, light and heavy manufacturing, outdoor storage, and heavy equipment rental, repair, service, and sales.

**AFFECTED PROPERTY:** List the Parcel/Tax IDs that are subject to this Letter of Authorization. If there are more than four Parcel/Tax IDs, complete additional Letters of Authorization containing the additional Parcels/Tax IDs.

[ 25-35-01-25-12-2 ] [ ] [ ] - [ ] [ ] - [ ] [ ] [ ] [ ] [ ] [ ] . [ ] - [ ] [ ] [ ] [ ] [ ] [ ] . [ ] [ ]  
[ ] [ ] - [ ] [ ] - [ ] [ ] - [ ] [ ] - [ ] [ ] [ ] [ ] [ ] [ ] . [ ] - [ ] [ ] [ ] [ ] [ ] [ ] . [ ] [ ]  
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[ ] [ ] - [ ] [ ] - [ ] [ ] - [ ] [ ] - [ ] [ ] [ ] [ ] [ ] [ ] . [ ] - [ ] [ ] [ ] [ ] [ ] [ ] . [ ] [ ]

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

I, Dale L Morris, Lori L Morris of \_\_\_\_\_ being first  
duly sworn, depose and say that I am the fee simple owner of the above-described property, and I hereby authorize

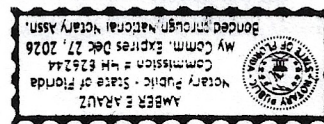
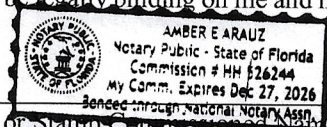
Noel Barnett of KPM Franklin to serve  
as agent on my behalf for the purpose of making and executing this application request. Also, I fully understand that any  
representation(s) made on my behalf, by my authorized representative, shall be legally binding on me and my aforesaid property  
as if I myself had made said representation(s).

Dale Morris  
(OWNER SIGNATURE)

Personally Known <sup>1</sup> OR Produced Identification <sup>1</sup>

Type of I.D. Produced \_\_\_\_\_

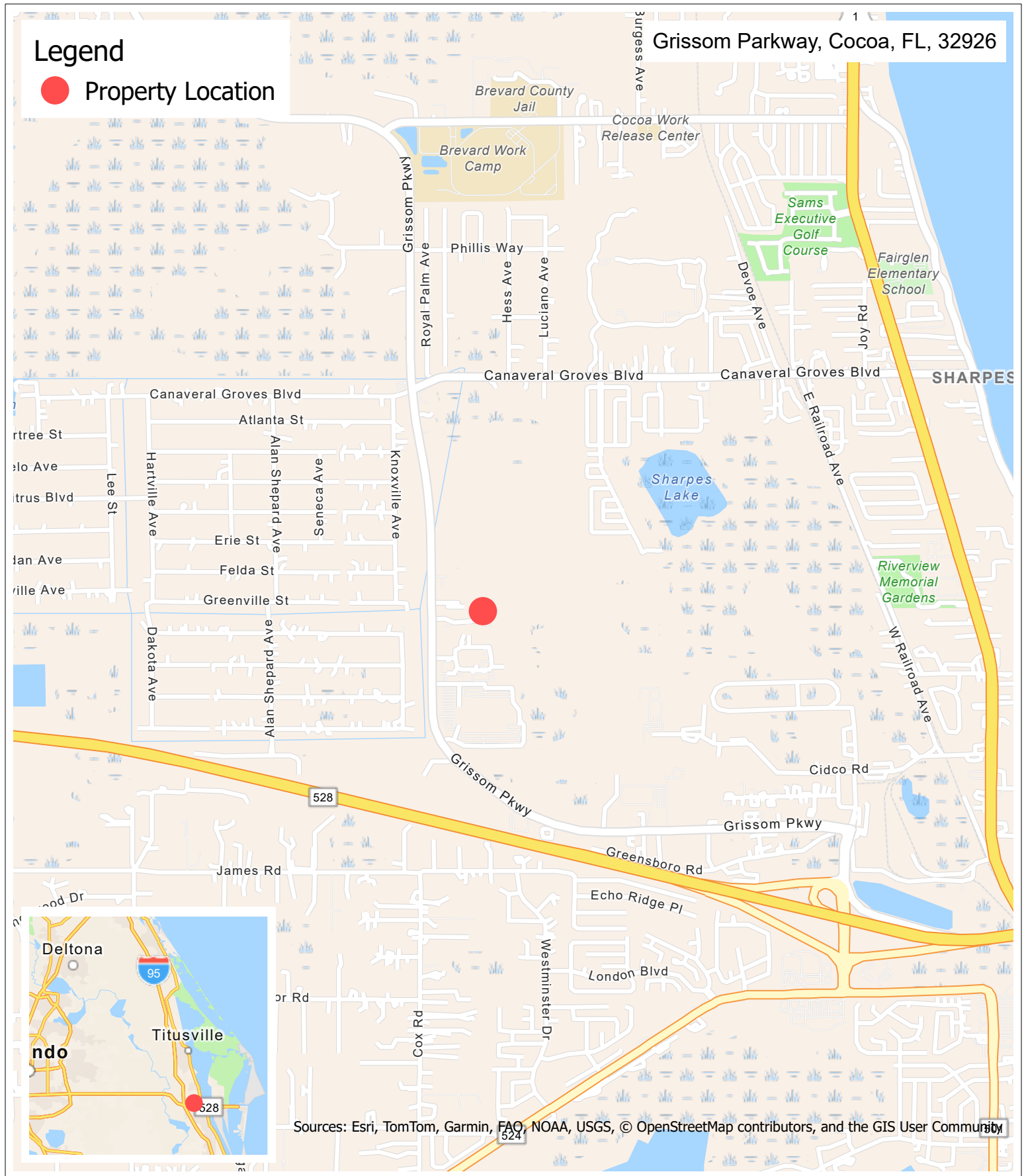
(Print, Type, or Stamp Commissioned State of Notary Public)



Amber E Arauz  
(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 29 day of March, 20 20





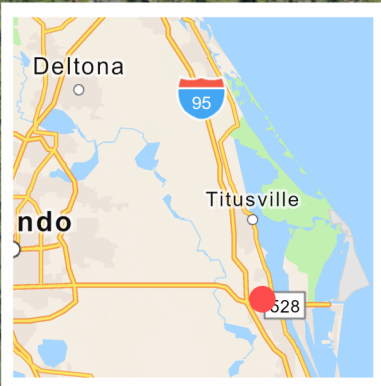
## Legend

-  Property Boundary
-  Parcel Boundaries

## Parcel ID

24 3501-25-12-2

Grissom Parkway, Cocoa, FL, 32926



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community  
State of Florida, Vantor



6300 Hazeltine National Drive, Suite 118

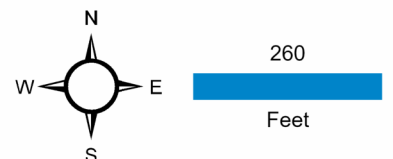
Orlando, Florida 32822

Office (407) 410-8624 | [www.kpmfranklin.com](http://www.kpmfranklin.com)

## Grissom Pkwy Cocoa Site Brevard County, Florida

### 2024 Aerial Map

FIGURE - A2 | Mar 25, 2026





Prepared by Patrick Gallagher  
Record & Return To:  
Federal Title Insurance Agency, Inc.  
1193 South U.S. Highway #1  
Rockledge, Florida 32955  
File Number: 27915

CFN 2025252448, OR BK 10505 PAGE  
2782, Recorded 12/17/2025 at 03:15 PM, Rachel M.  
Sadoff, Clerk of Courts, Brevard County  
Doc D: \$280.00 # Pgs 1

## General Warranty Deed

Made this December 14, 2025 A.D. By **Thomas Hendricks, Individually and as Trustee under the provisions of a Trust Agreement dated the 17th day of September, 1986 known as Trust No 130**, whose address is: **5431 Terrell Road, Mount Dora, Florida 32757**, hereinafter called the grantor, to **Dale L. Morris and Lori L. Morris, husband and wife**, whose post office address is: **5018 Duson Way, Rockledge, Florida 32955**, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Brevard County, Florida, viz:

**The East 175 feet of the West 2130 feet of the East 7/8 of the South 1/2 of the South 1/2 of the North 1/2 of the Southwest 1/4 of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, LESS the North 30 feet thereof.**

**Also known as:**

**Lot 2, Block 12, Canaveral Groves, unrecorded subdivision, according to Survey Book 2, Page 58, of the Public Records of Brevard County, Florida.**

**Parcel ID Number: 24-35-01-25-12-2**

**Said land is not the homestead of the Grantor(s) as defined by Article 10 Section 4 of the constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside on or adjacent to the land.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. Subject to taxes and assessments for the year 2026 and subsequent years. Subject to zoning, restrictions, prohibitions and other requirements imposed by Governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Carole Armel

1st Witness Sign Name Above

Carole Armel

1st Witness Print Name Above

5449 Sea Leopard St. Titusville FL 32778

1st Witness Address

Christine Martin

2nd Witness Sign Name Above

Christine Martin

2nd Witness Print Name Above

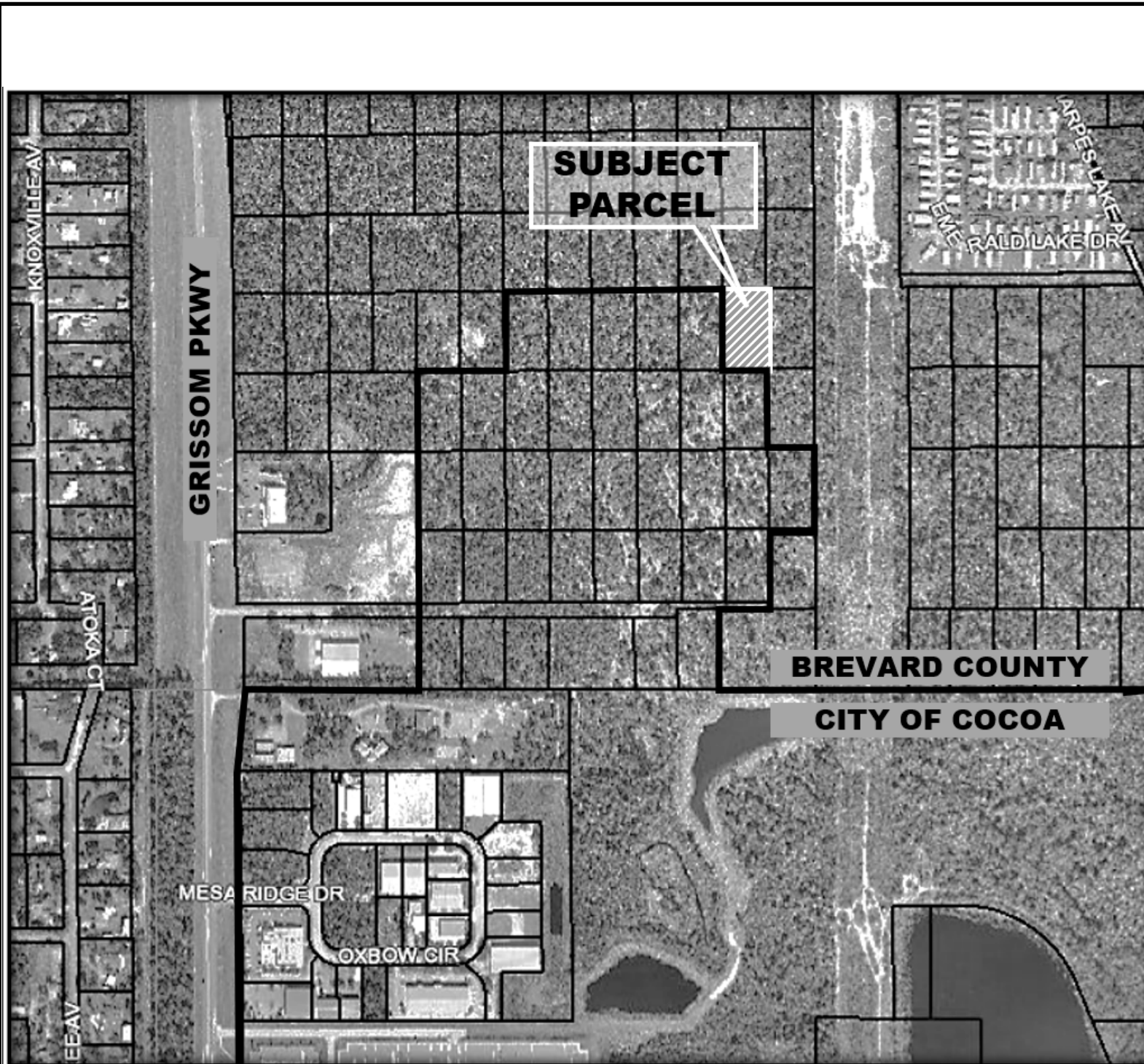
7235 Westfall Dr. Orlando FL 32817

2nd Witness Address

Thomas Hendricks (Seal)

**Thomas Hendricks, Individually and as Trustee under the provisions of a Trust Agreement dated the 17th day of September, 1986 known as Trust No 130**  
Address: 5431 Terrell Road, Mount Dora, Florida 32757





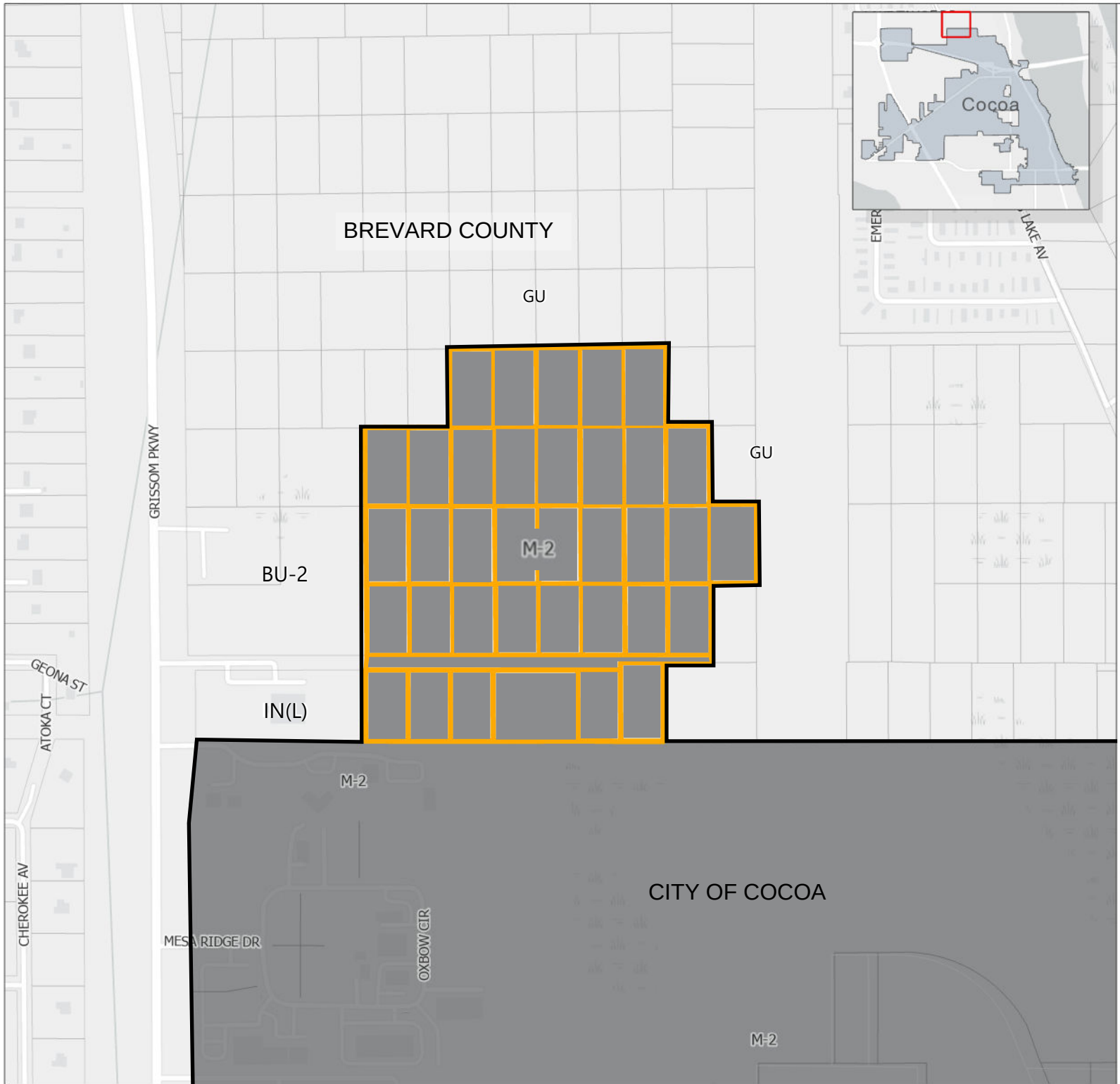
GRISSOM ANNEXATION  
LOCATION

May 26, 2026

 Cocoa City Boundary

 Parcels





## GRISSOM ANNEXATION ZONING (EXISTING)

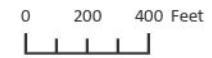
May 26, 2026

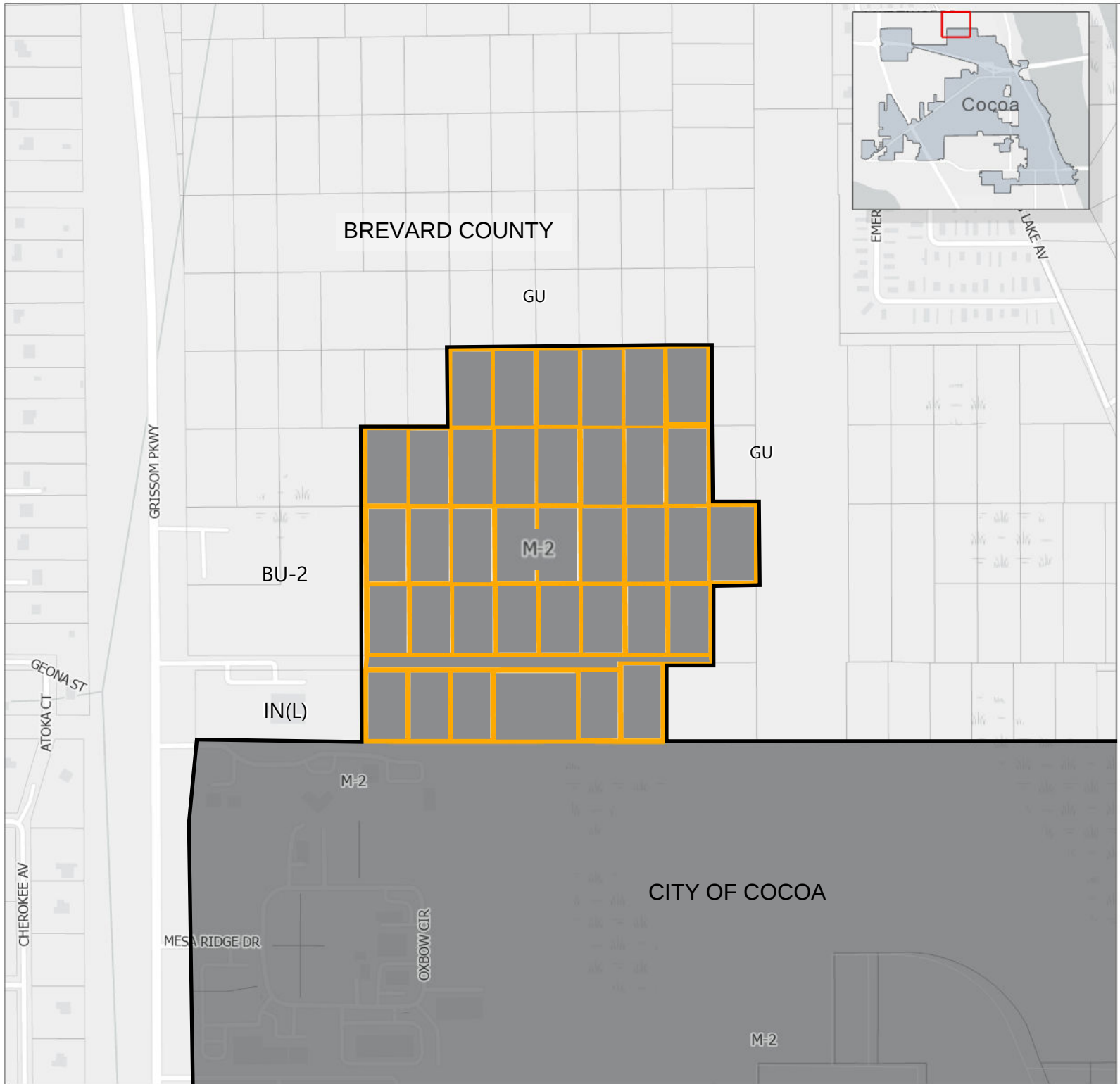
### Cocoa Zoning

-  M-2 - Manufacturing and Industrial
-  Cocoa City Boundary
-  Subject Parcels
-  Parcels

### County Zoning

- GU General Use
- BU-2 Retail Warehousing & Wholesale Commercial
- IN(L) Institutional Use (Low Intensity)





## GRISSOM ANNEXATION ZONING (PROPOSED)

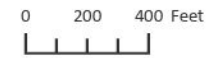
May 26, 2026

### Cocoa Zoning

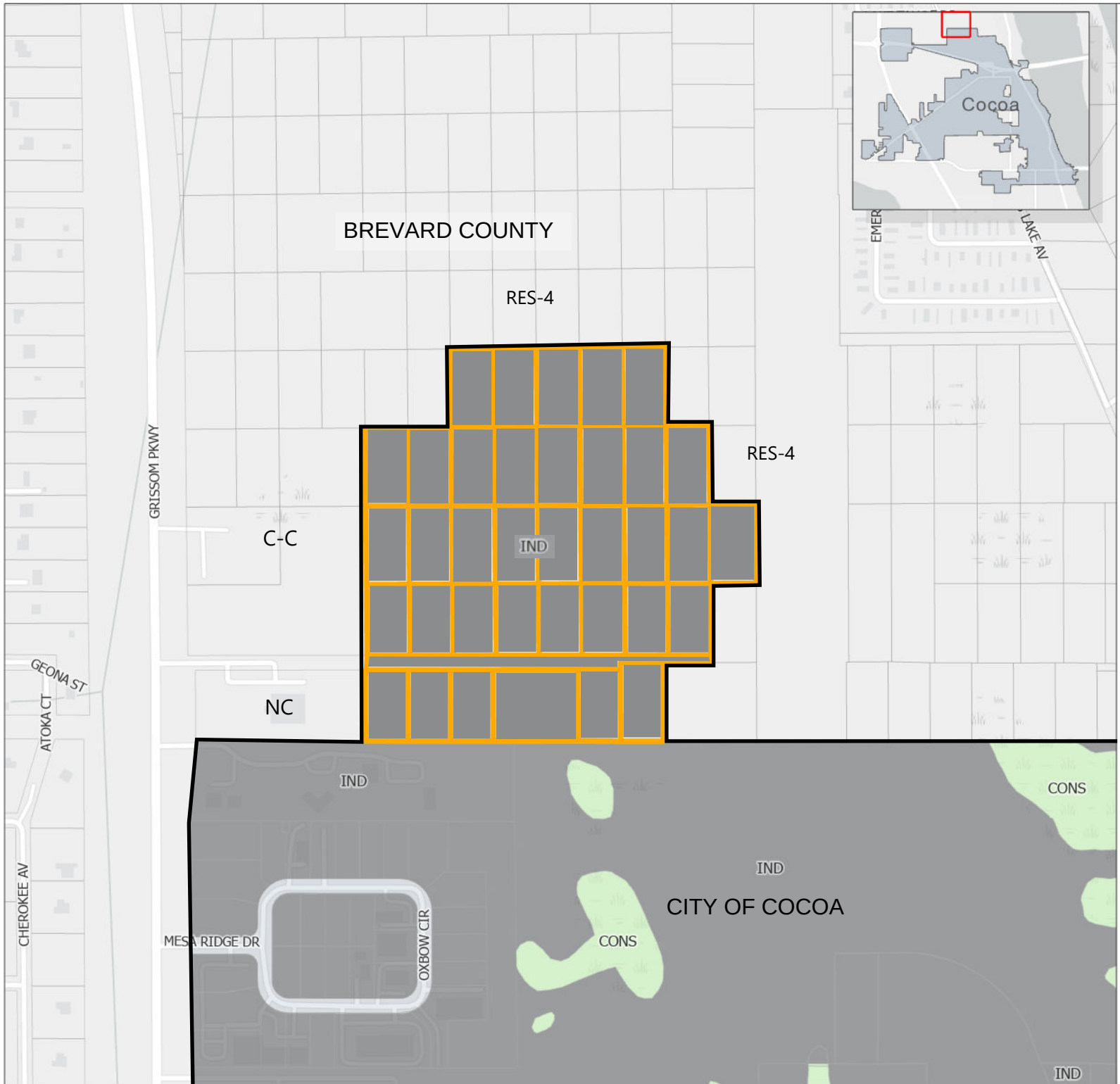
-  M-2 - Manufacturing and Industrial
-  Cocoa City Boundary
-  Subject Parcels
-  Parcels

### County Zoning

- GU General Use
- BU-2 Retail Warehousing & Wholesale Commercial
- IN(L) Institutional Use (Low Intensity)







# GRISSOM ANNEXATION FUTURE LAND USE (EXISTING)

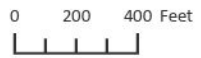
May 26, 2026

## City of Cocoa Future Land Use

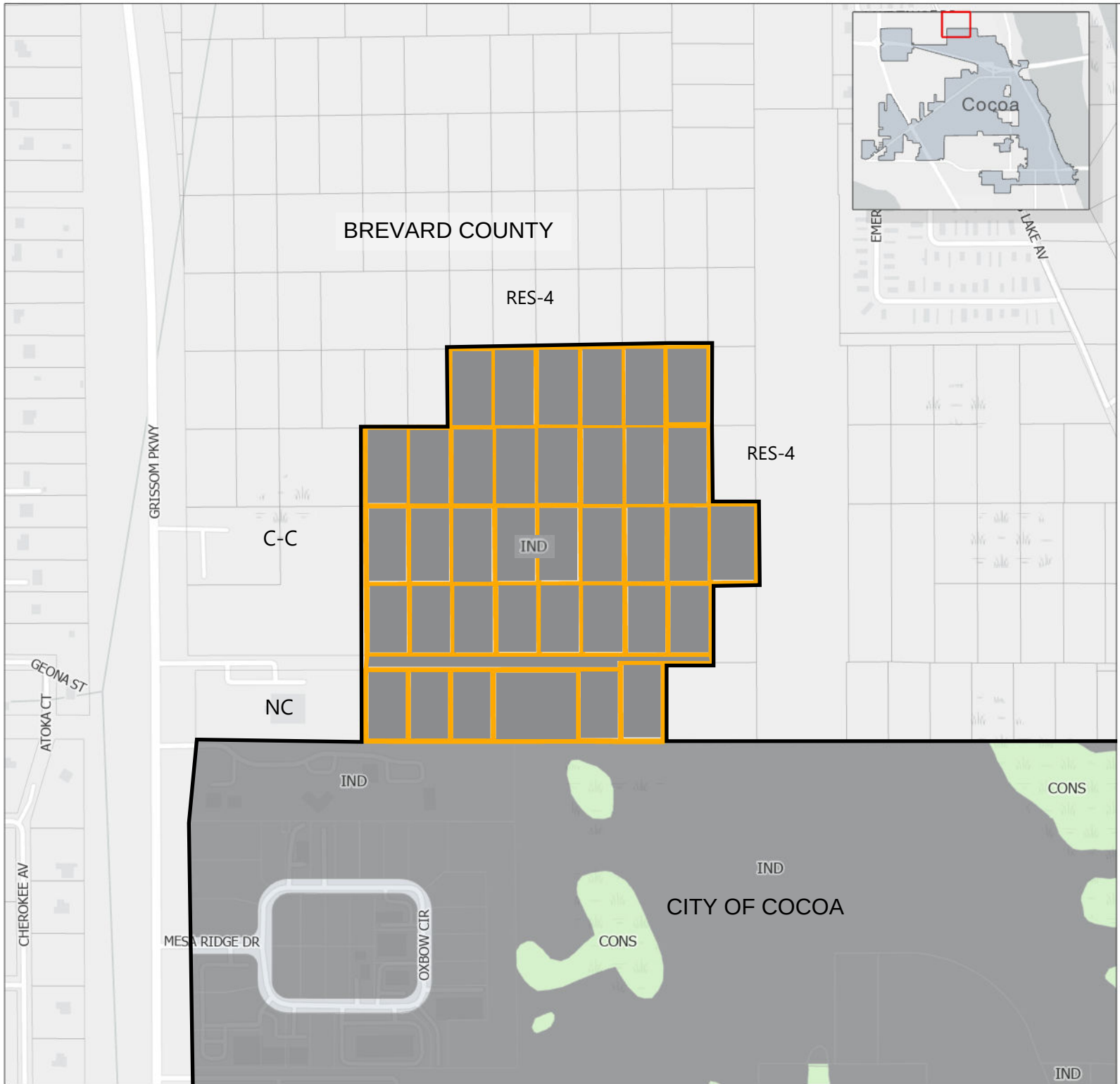
- Industrial
- Conservation
- Cocoa City Boundary
- Subject Parcels
- Parcels

## County Future Land Use

- RES-4 Residential - 4 du/ac
- C-C Community Commercial
- NC Neighborhood Commercial







## GRISSOM ANNEXATION FUTURE LAND USE (PROPOSED)

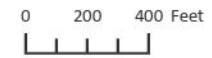
May 26, 2026

### City of Cocoa Future Land Use

-  Industrial
-  Conservation
-  Cocoa City Boundary
-  Subject Parcels
-  Parcels

### County Future Land Use

- RES-4 Residential - 4 du/ac
- C-C Community Commercial
- NC Neighborhood Commercial



**ORDINANCE NO. 08-2026**

**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 ONE (1) PARCEL OF REAL PROPERTY WITHIN THE CITY OF COCOA, CONSISTING OF APPROXIMATELY 1.29 ACRES, GENERALLY LOCATED EAST OF GRISSOM PARKWAY NORTH OF OXBOW CIRCLE, AND SOUTH OF CANAVERAL GROVES BOULEVARD, BEING LEGALLY DESCRIBED ON EXHIBIT “A” ATTACHED HERETO; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY “RESIDENTIAL 4” TO CITY OF COCOA “INDUSTRIAL”; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION IN THE COMPREHENSIVE PLAN, SEVERABILITY, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.**

**WHEREAS**, on \_\_\_\_\_, 2026, the City Council adopted Ordinance Number 07-2026, which annexed the subject property into the City of Cocoa; and

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

**WHEREAS**, the future land use map amendment embodied in this Ordinance is a small-scale amendment to the City of Cocoa Comprehensive Plan in accordance with Section 163.3187(1), Florida Statutes; and

**WHEREAS**, the Local Planning Agency of the City of Cocoa held a duly noticed public hearing on June 03, 2026, in accordance with the procedures established in Chapter 163, Part II, Florida Statutes, on the proposed comprehensive plan amendment; and

**WHEREAS**, the City Council of the City of Cocoa held two duly noticed public hearings on the proposed amendment set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby approves and adopts the Comprehensive Plan Amendment set forth hereunder; and

**WHEREAS**, the City Council hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of the City of Cocoa, Florida.

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

**Section 1. Recitals.** The foregoing recitals are true and correct and are fully incorporated herein by this reference.

**Section 2. Authority.** This Ordinance is adopted in compliance with, and pursuant to, the Community Planning Act, Sections 163.3161, et. seq., Florida Statutes.

**Section 3. Purpose and Intent.** It is hereby declared to be the purpose and intent of this Ordinance to adopt a Comprehensive Plan amendment incorporating the revisions stated herein as part of the City of Cocoa Comprehensive Plan.

**Section 4. Adoption of Amendment to the Future Land Use Map.** The City of Cocoa Comprehensive Plan, Future Land Use Map, is hereby amended by changing the designation of the real property legally described and depicted on **Exhibit “A”** from Brevard County “Residential 4” future land use to City of Cocoa “Industrial” future land use. **Exhibit “A”** is attached hereto and fully incorporated herein by this reference.

**Section 5. Repeal of Prior Inconsistent Ordinances and Resolutions.** All prior inconsistent ordinances and resolutions adopted by the City Council, or parts of prior ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

**Section 6. Severability.** If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

**Section 7. Incorporation into Comprehensive Plan.** Upon the effective date of the Comprehensive Plan Amendment adopted by this Ordinance, said Amendment shall be incorporated into the City of Cocoa Comprehensive Plan and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

**Section 8. Effective Date and Legal Status of the Plan Amendment.** The effective date of this Ordinance shall be conditioned upon the adoption of Ordinance No. 07-2026, and this Ordinance shall not become effective unless and until Ordinance No. 07-2026 is adopted by the City Council. Should Ordinance No. 07-2026 not become effective, then this Ordinance shall become null and void. Should Ordinance No. 07-2026 be adopted, the effective date of this Ordinance shall take effect thirty-one (31) days after the date of this Ordinance’s adoption, as written below, in accordance with Section 163.3187(5)(c), Florida Statutes, unless challenged within thirty (30) days after adoption of this Ordinance, in which case this Ordinance shall become effective at such time as the state land planning agency or the Administrative Commission issues a final order determining that the adopted small scale development amendment is in compliance. No development orders, development permits, or land use dependent on this Amendment may be issued or commenced before the Amendment

has become effective. After and from the effective date of this Amendment, the Comprehensive Plan Amendment set forth herein shall amend the City of Cocoa Comprehensive Plan and become a part of that plan and the Amendments shall have the legal status of the City of Cocoa Comprehensive Plan, as amended.

**ADOPTED** by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
**MICHAEL C. BLAKE**  
Mayor

**ATTEST:**

\_\_\_\_\_  
**MONICA ARSENAULT**  
City Clerk

Legal Ad: \_\_\_\_\_  
First Reading: \_\_\_\_\_  
Legal Ad: \_\_\_\_\_  
Second Reading: \_\_\_\_\_  
Effective Date: \_\_\_\_\_



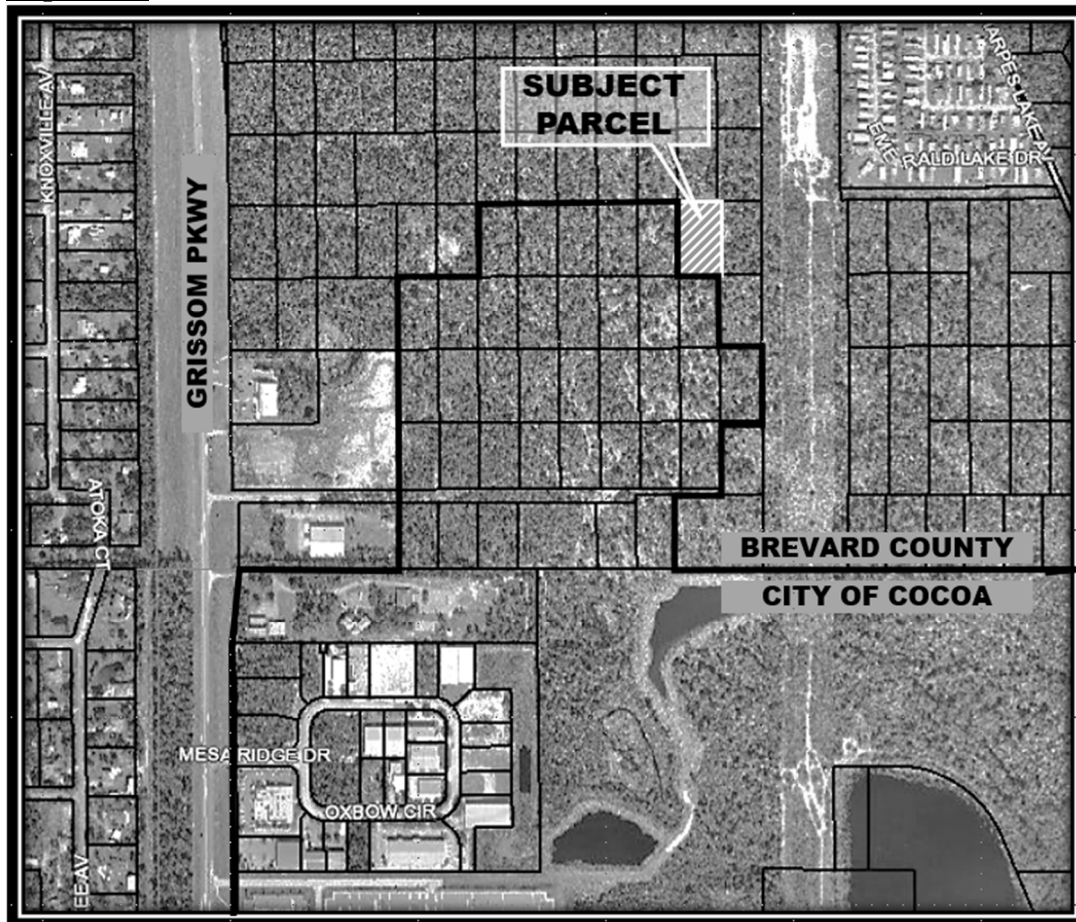
## **EXHIBIT A**

### **Legal Description:**

CANAVERAL GROVES S/D PER SB 2 PG 58, LOT 2 BLOCK 12 & 1/2 OF ADJ. ROAD PER ORB 1646 PG 130, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 1; THENCE, ALONG THE EAST LINE OF SAID SECTION 1, NORTH 0°22'47" WEST, 1266.07 FEET; THENCE, DEPARTING SAID EAST LINE OF SECTION 1, NORTH 89°55'46" WEST, 181.96 FEET, TO THE POINT OF BEGINNING; THENCE, SOUTH 00°43'30" EAST, 309.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 89°55'46" WEST, 181.96 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 00°43'30" WEST, 309.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE SOUTH 89°55'46" EAST, 181.96 FEET TO THE POINT OF BEGINNING.

### **Depiction:**

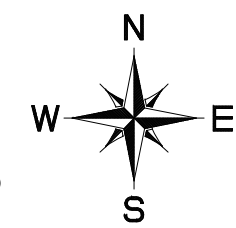


SURVEYOR'S REPORT:

1. FIELD BEARINGS AND DISTANCES ARE BASED ON STATE PLANE GRID. THE BEARING BASE IS ALONG THE MONUMENTED WEST LINE OF SUBJECT PROPERTY. (BEARING BASE: S04°43'30"E)
3. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE (FAC). MORE SPECIFICALLY, THE PURPOSE OF THIS SURVEY, WAS TO CONVEY THE LIMITS OF A BOUNDARY SURVEY.
4. THE ACCURACY STANDARD USED FOR HORIZONTAL CONTROL FOR THIS SURVEY EXCEEDS A MINIMUM RELATIVE DISTANCE OF 1 FOOT IN 10,000 FEET. ("STANDARDS OF PRACTICE (5J-17.051 FAC)" PURSUANT TO SECTION 472.027, FLORIDA STATUTES).
5. THE HORIZONTAL CONTROL NETWORK WAS COMPLETED UTILIZING A TOPCON HIPER VR GNSS RECEIVER. THE CONTROL FOR THIS SURVEY IS BASED ON REDUNDANT RTK (REAL TIME KINEMATICS) OBSERVATIONS BASED ON FPRN (FLORIDA PERMANENT REFERENCE NETWORK).
6. THE HORIZONTAL CONTROL NETWORK WAS COMPLETED UTILIZING A TOPCON HIPER VR GNSS RECEIVER. THE CONTROL FOR THIS SURVEY IS BASED ON REDUNDANT RTK (REAL TIME KINEMATICS) OBSERVATIONS BASED ON FPRN (FLORIDA PERMANENT REFERENCE NETWORK).
- 6.1. THE REDUNDANT RTK (REAL TIME KINEMATICS) OBSERVATIONS WERE PERFORMED TO ESTABLISH THE PRIMARY NETWORK CONTROL. THE OBSERVATIONS WERE PERFORMED ON NOVEMBER , 2025.
- 6.2. A FIELD TRAVERSE WAS USED TO ESTABLISH INTERMITTENT CONTROL BETWEEN THE GPS POINTS.
- 6.3. HORIZONTAL DATA IS BASED ON FLORIDA STATE PLANE COORDINATE EAST (901) NAD (NORTH AMERICAN DATUM) 1983/2011ADJ.
- 6.4. HORIZONTAL CONTROL IS BASED ON FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORD POINT , PID=69522, (PUBLISHED COORDINATES: NORTHING=1,489585.03', EASTING=724,327.49'), FLORIDA STATE PLANE COORDINATE EAST (901) NAD (NORTH AMERICAN DATUM) 1983/2011ADJ (U.S. SURVEY FOOT).
7. DISTANCES THAT WERE MEASURED WITH E.D.M. EQUIPMENT HAVE BEEN ADJUSTED FOR TEMPERATURE.
8. PROPERTY LINES SHOWN HEREON WERE COMPUTED FROM THE EXISTING PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND ARE BASED ON FOUND MONUMENTATION. MONUMENT SYMBOLS ARE NOT TO SCALE.
9. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, ENCUMBRANCES, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR, EXCEPT AS NOTED. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS SURVEYOR FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ENCUMBRANCES OR OTHER DEEDS OF RECORD.
10. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
11. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN. NO S.U.E. (SUBSURFACE UTILITY EXPLORATION) OR G.P.R. (GROUND PENETRATING RADAR) WERE UTILIZED DURING THIS SURVEY.
13. THIS PROPERTY LIES WITHIN ZONES X AND A OF THE CURRENT FEMA FLOOD RATE MAPS AND IS REFLECTED ON THE SURVEY. THE MAP IDENTIFICATION IS MAP NUMBER 12009C320H WITH AN EFFECTIVE DATE OF JANUARY 29, 2021. IT REMAINS THE CLIENT'S RESPONSIBILITY TO CONFIRM FLOOD INSURANCE DATA FOR THE LANDS SHOWN HEREON WITH THEIR RESPECTIVE FEDERAL, STATE, AND/OR LOCAL EMERGENCY MANAGEMENT OFFICIALS.
14. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT.
15. ALL TYPES, SIZES, LOCATIONS, GRADES, ETC., OF ALL FEATURES, SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
16. THIS SURVEY DOES NOT INCLUDE THE LOCATION OF ANY POSSIBLE WETLAND, JURISDICTIONAL BOUNDARIES, OR HABITATS FOR PROTECTED SPECIES, EXCEPT AS SHOWN.
17. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

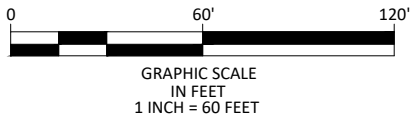
PROJECT INFORMATION:

FIELD DATE: 04/06/26  
PARTY CHIEF: NH  
DRAWN BY: AR  
CHECKED BY: MWH  
APPROVED BY: MWH  
JOB NUMBER: 21-0290.001  
DRAWING: 25-0290.001 Grissom  
Parkway\_Hendricks Parcel Boundary.dwg  
DRAWING DATE: 04/06/26  
FIELD BOOK: 611/63



FOUND  
5/8" IRON  
ROD & CAP  
LB 6710

GRISSOM PARKWAY  
(VARIABLE WIDTH RIGHT-OF-WAY)



MAP OF BOUNDARY SURVEY  
A PARCEL OF LAND LYING WITHIN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST,  
BREVARD COUNTY, FLORIDA

ORB 5960, PAGE 351  
PARCEL ID: 24-35-01-25-11-24  
WNER: BREVARD COUNTY ET AL  
ADDRESS: COCOA, FL 32926  
(NOT INCLUDED)

FOUND 5/8" IRON  
ROD & CAP LB 6605

S89°55'46"E 1955.08' (M)  
PUBLIC INGRESS/EGRESS  
EASEMENT  
ORB 1646, PG 130

ORB 5331 PG 7939  
PARCEL ID. 24-35-01-25-12-3  
OWNER: MORRIS, DALE L;  
MORRIS, LORI L, ET AL  
ADDRESS: COCOA, FL 32926  
(NOT INCLUDED)

ORB 5331, PG 7939  
PARCEL ID. 24-35-01-25-12-24  
OWNER: MORRIS, DALE L; MORRIS,  
LORI L, ET AL  
ADDRESS: COCOA, FL 32926  
(NOT INCLUDED)

ORB 5960, PAGE 351  
PARCEL ID: 24-35-01-25-11-25  
OWNER: BREVARD COUNTY ET AL  
ADDRESS: COCOA, FL 32926  
(NOT INCLUDED)

PUBLIC INGRESS/EGRESS  
EASEMENT  
ORB 1646, PG 130

**SUBJECT PARCEL**  
ORB 2733, PAGE 2824  
PARCEL ID: 24-35-01-25-12-2  
OWNER: HENDRICKS, THOMAS TR, ET AL  
ADDRESS: COCOA, FL 32926  
1.29± ACRES

LOT 2, BLOCK 12  
CANAVERAL GROVES  
SB 2, PG 58

ORB 5331, PG 7939  
PARCEL ID. 24-35-01-25-12-25  
OWNER: MORRIS, DALE, ET AL  
ADDRESS: COCOA, FL 32926  
(NOT INCLUDED)

ORB 7668, PAGE 2160  
PARCEL ID: 24-35-01-25-11-26  
OWNER: MEYERS, MARK; MEYERS,  
MATHEW, ET AL  
ADDRESS: COCOA, FL 32926  
(NOT INCLUDED)

SET 5/8" IRON  
ROD & CAP LB 6605

ORB 1323, PAGE 612  
PARCEL ID: 24-35-01-25-12-1  
OWNER: BURNS, LESLIE E, ET AL  
ADDRESS: COCOA, FL 32926  
(NOT INCLUDED)

ORB 5512, PAGE 7263  
PARCEL ID. 24-35-01-25-12-26  
OWNER: DUNN, MARK;  
HENDLEY, KILIAN, ET AL  
ADDRESS: COCOA , FL 32926  
(NOT INCLUDED)

ABBREVIATIONS LEGEND:

ADJ ADJUSTED  
(C) CALCULATED INFORMATION  
COA CERTIFICATE OF AUTHORIZATION  
CONC CONCRETE  
EL/ELEV ELEVATION  
FAC FLORIDA ADMINISTRATIVE CODE  
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY  
GPS GLOBAL POSITIONING SYSTEM  
ID IDENTIFICATION  
LB LICENSED BUSINESS

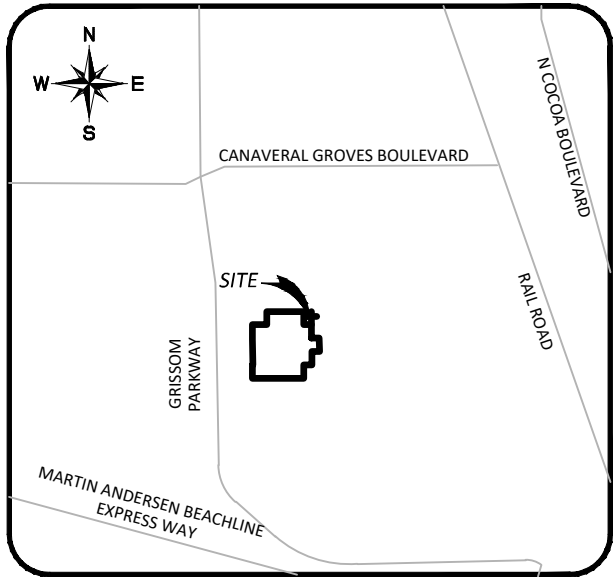
LS  
(M)  
NGS  
NO.  
ORB  
PVC  
U.S.

LICENSED SURVEYOR  
MEASURED INFORMATION  
NATIONAL GEODETIC SURVEY  
NUMBER  
OFFICIAL RECORDS BOOK  
POLYVINYL CHLORIDE  
UNITED STATES

LEGAL DESCRIPTION:

PER OFFICIAL RECORDS BOOK 2733, PAGE 2824, PUBLIC RECORDS OF BREVARD COUNTY, FL

CANAVERAL GROVES S/D PER SB 2 PG 58, LOT 2 BLOCK 12 & 1/2 OF ADJ. ROAD PER ORB 1646 PG 130.



VICINITY MAP

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



Digitally signed by Mitchel W Hill  
DN: CN=Mitchel W Hill,  
dnQualifier=A01410C0000018C6A1F8FF7001029AD,  
O=Florida, C=US  
Date: 2026.04.07 11:20:13-04'00'

MITCHEL W. HILL  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER: LS7374

**NOT VALID WITHOUT THE ORIGINAL SIGNATURE & RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER. PDF FORMAT COPIES DIGITALLY SIGNED BY THE LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER USING A THIRD PARTY DIGITAL SIGNATURE SERVICE ARE ACCEPTABLE. PAPER COPIES WITHOUT ORIGINAL SIGNATURE AND SEAL ARE NOT VALID.**



**KPMFranklin**  
ENGINEERS • PLANNERS • SURVEYORS  
222 CHURCH STREET  
KISSIMMEE, FL 34741  
PHONE (407) 846-1216  
COA 32059 LB 6605

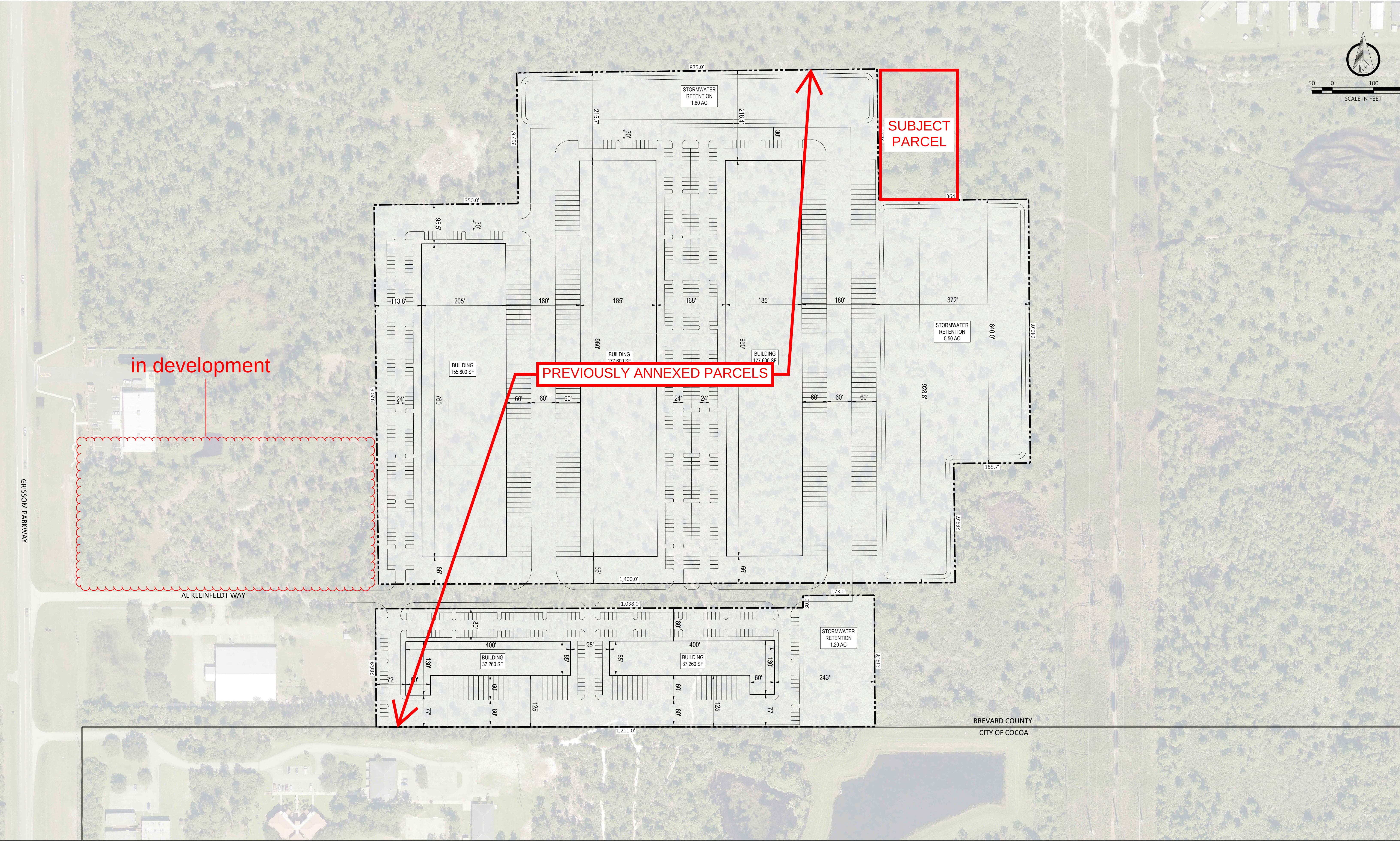
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| REV NO. | DATE: |
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| REV NO. | DATE: |
| 3       |       |
| REV NO. | DATE: |
| 2       |       |
| REV NO. | DATE: |
| 1       |       |

MAP OF BOUNDARY SURVEY

GRISSOM PARKWAY,  
COCOA, FL

|           |             |
|-----------|-------------|
| JOB NO:   | 25-0290.001 |
| DATE:     | 04-06-2026  |
| DRAWN:    | AR          |
| APPROVED: | MWH         |
| SHEET NO: | 1 OF 1      |

















# USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

Jennifer Webster,  
Monica Arsenault  
Cocoa City Hall  
65 Stone Street  
Cocoa FL 32922

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 , was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

BRE Brevard Florida Today 06/01/2026

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 06/01/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$697.52

Tax Amount: \$0.00

Payment Cost: \$697.52

Order No: 12358659

Customer No: 1127247

PO #:

# of Copies:

1

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

NANCY HEYRMAN  
Notary Public  
State of Wisconsin



# CITY OF COCOA NOTICE OF PUBLIC HEARING REZONING AND FLUM CHANGE OF REAL PROPERTY

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

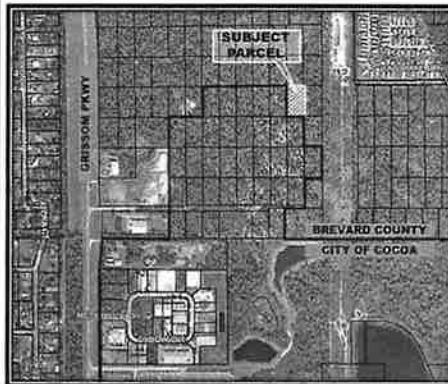
## ORDINANCE NO. 08-2026

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 ONE (1) PARCEL OF REAL PROPERTY WITHIN THE CITY OF COCOA, CONSISTING OF APPROXIMATELY 1.29 ACRES, GENERALLY LOCATED EAST OF GRISSOM PARKWAY NORTH OF OXBOW CIRCLE, AND SOUTH OF CANAVERAL GROVES BOULEVARD, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "RESIDENTIAL 4" TO CITY OF COCOA "INDUSTRIAL"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION IN THE COMPREHENSIVE PLAN, SEVERABILITY, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

AND

## ORDINANCE 09-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ZONING MAP FOR ONE (1) PARCEL OF REAL PROPERTY, TOTALING 1.29 ACRES, MORE OR LESS, GENERALLY LOCATED EAST OF GRISSOM PARKWAY NORTH OF OXBOW CIRCLE, AND SOUTH OF CANAVERAL GROVES BOULEVARD, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE ZONING MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "GENERAL USE" TO CITY OF COCOA "M-2 (MANUFACTURING AND LIGHT INDUSTRIAL)"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.



Location Map

The complete legal description by metes and bounds and the ordinance can be obtained from the Office of the City Clerk by contacting Monica Arsenault, City Clerk, by telephone at (321) 433-8488 or via email at [marсенault@cocoafl.gov](mailto:marсенault@cocoafl.gov).

Planning and Zoning Board  
PUBLIC HEARING WILL BE HELD ON

July 1, 2026

City Council First Reading  
PUBLIC HEARING WILL BE HELD ON

July 14, 2026

ALL HEARINGS WILL TAKE PLACE AT 6:00 P.M. OR SOON THEREAFTER  
IN THE COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT  
65 STONE STREET, COCOA, FLORIDA 32922

### 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 [marсенault@cocoafl.gov](mailto:marсенault@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 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 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/29170338/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](mailto: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/29170338/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.

# PLANNING & ZONING AGENDA ITEM

Memo Date: 06/19/2026  
Agenda Date: 7/1/2026  
Prepared By: Jennifer Webster, Senior Planner  
Through: Stockton Whitten, City Manager  
Requested Action:

Consideration of an ordinance of the City Council of the City of Cocoa, Brevard County, Florida; amending the zoning map for one (1) parcel of real property, totaling 1.29 acres, more or less, generally located east of Grissom Parkway north of Oxbow Circle, and south of Canaveral Groves Boulevard; changing the zoning map designation of the real property from Brevard County "General Use" to City of Cocoa "M-2 (Manufacturing and Industrial)".

---

## **BACKGROUND:**

### **Introduction**

This is an applicant-initiated request for a Zoning Map Amendment for one (1) parcel containing 1.29 acres of unplatted, vacant, real property located in unincorporated Brevard County from Brevard County zoning "GU (General Use)" to City of Cocoa "M-2 (Manufacturing and Industrial)". This Zoning Map Amendment request (Rezone) is being made concurrently with Ordinance 08-2026, a Future Land Use Map/Comprehensive Plan Amendment (CPA) request to change the future land use category of the parcel from Brevard County "Residential 4" to City of Cocoa "Industrial", AND in consideration of Ordinance 07-2026, a request to annex this property into the City of Cocoa.

The subject parcel to be Rezoned (Parcel) is located generally east of Grissom Parkway, north of Oxbow Circle, and south of Canaveral Groves Boulevard, west of a Florida Power and Light (FP&L) right-of-way, and more specifically northeast of the intersection of Grissom Parkway and Kleinfeldt Way, as depicted in the Location Map in Attachment 3 - Map Package. The western and southern borders of the Parcel are adjacent to the recently annexed group of 36 parcels that were also Rezoned to M-2 in April 2026, and which also received a CPA for Industrial future land use.

The Annexation request for the Subject Parcel does not require Planning and Zoning Board approval. However, it requires two hearings before City Council. The first hearing was held May 26<sup>th</sup> 2026; the 2<sup>nd</sup> hearing is tentatively scheduled for July 14<sup>th</sup>, 2026. The applicant has requested to seek the Planning and Zoning Board's recommendation of APPROVAL of the Rezone and CPA to City Council, *prior* to final approval by City Council. Although staff is not requesting approval of the Annexation before the Board,

the request for the Rezone will be presented in context with the Annexation as they are directly related.

Note: The Rezone will only be valid if City Council also approves the request to annex the Subject Parcel into the City of Cocoa and only if City Council approves the Future Land Use Map Amendment. Staff will request that these be conditions of approval.

This Parcel is in Brevard County Commission District #1. If annexed into the City of Cocoa, the Parcel would be in City Council District #3, which is represented by City Councilmember Patricia Weeks.

The impetus of the annexation, Rezone, and CPA requests is that the Parcel is within the City of Cocoa wastewater utility service area, connection to which any new development will require. Pursuant to the City of Cocoa Code, **Chapter 22, Sec. 22-5.1. - Additional connections for non-city customers**, any non-city property that requires City of Cocoa wastewater service and is contiguous to the City Boundary, must be annexed into the City. The western and southern borders of the Parcel are contiguous to the recently revised northwestern City of Cocoa boundary. The City boundary was revised as part of the annexation of thirty-six (36) parcels in April 2026, per Ord. 01-2026 (Prior Annexation).

The property owners are Dale and Lori Morris of Cocoa, Florida. The applicant is Noel Barnett, with KPM Franklin, representing Park Industrial, LLC who is seeking to purchase, combine the subject parcel with the Prior Annexation parcels, and develop the aggregated property as an industrial complex with warehouse and distribution operations and contractor offices, light and heavy manufacturing, outdoor storage, and heavy equipment rental, repair, service, and sales (See Attachments 6 and 7 for Concept Plan and Example Photos).

### **Annexation Compliance with Florida Statutes and Process**

The Annexation report was prepared pursuant to Section 171.044 of the Florida Statutes regarding Voluntary Annexation, which sets forth the plans to annex the Parcel.

As with the Prior Annexation, there are no registered electors for the Subject Parcel, and therefore no referendum on annexation is required by Section 171.0413(6), Florida Statutes. Instead, consent of property owners representing at least 50% of the land area and at least 50% of the parcels to be annexed is required prior to final adoption of the annexation ordinance. The subject parcels in the Subject Parcel is under the shared ownership of the married couple Dale and Lori Morris, therefore representing 100% of the proposed Annexation. The applicant provided the required "Petition for Voluntary Annexation" and "Designation of Agent Affidavit Authorization" form signed by the owners authorizing the applicant to apply on their behalf. Said Parcel is "compact" as defined by F.S., Section 171.031, is situated in a single area and does not create enclaves, pockets, or finger areas in serpentine patterns. The annexation request is



scheduled to be heard before City Council for final approval on July 14<sup>th</sup>, 2026.

### Current and Proposed Zoning and Future Land Use

The current County Zoning and Future Land Use for the Parcel are General Use (GU) and Residential 4 (RES4), respectively (See Attachment 3 - Map Package). The County GU zoning designation covers rural residential, unimproved land, and areas without specific development trends; the RES4 future land use category allows for 4 dwelling units per acre. The applicant is seeking the City of Cocoa “M-2 Manufacturing and Industrial” zoning district. Per the City of Cocoa Zoning Code, Appendix A, ART XI, Sec. 19, the provisions of this district:

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

### Existing General Land Use Pattern

|                              | Current Use | Zoning             | Future Land Use                 | Density/Intensity |
|------------------------------|-------------|--------------------|---------------------------------|-------------------|
| <b>Subject Property</b>      | Vacant      | County GU          | County Residential 4            | 4 du/1 acre       |
| <b>Surrounding Uses</b>      |             |                    |                                 |                   |
| <b>North (County)</b>        | Vacant      | County GU          | County Residential 4            | 4 du/1 acre       |
| <b>East (County)</b>         | Vacant      | County GU          | County Residential 4            | 4 du/1 acre       |
| <b>South (City of Cocoa)</b> | Industrial  | City of Cocoa M-2* | City of Cocoa Industrial (IND)* | 1.5 FAR           |
| <b>West (City of Cocoa)</b>  | Industrial  | City of Cocoa M-2* | City of Cocoa Industrial (IND)* | 1.5 FAR           |

The applicant is also seeking an Industrial (IND) Future Land Use for the purposes of developing an industrial complex and distribution center, as previously stated. Pursuant to Section 171.062 Florida Statutes, the Brevard County land use plan and zoning will remain in effect until the City of Cocoa adopts a comprehensive plan amendment for the Subject Parcel. Refer to Attachment 3 - Map Package.

*(\*The Comprehensive Plan Amendment was adopted by City Council for the Prior Annexation on April 28, 2026. However, it is currently under review by the Florida Department of Commerce and will not be official until 30 days following adoption of the CPA. The Zoning Map Amendment was also adopted by City Council on April 28, 2026*

*but is contingent on the FDC's acknowledgement and acceptance of the Comprehensive Plan Amendment)*

## **Advertisement and Notification**

Pursuant to the City of Cocoa Zoning Code, Chapter XXI, Sec. 1(C)(6) and (D), affected property owners within 500 feet were notified of the ordinance by mail, and a legal ad was posted in the local newspaper 15 days prior to this hearing, the affidavit for which is provided as an attachment to this report. There were no responses, complaints, or inquiries to either the legal ad or the letters that were sent.

### **I. Rezoning Analysis**

The Planning & Zoning staff have studied and considered the following criteria, according to Appendix A of the City of Cocoa, Article XXI, Section 1(G), to show whether or not:

*a. The proposed change is contrary to the established land use pattern.*

Staff Finding: With the parcel being vacant, there is no established land use "pattern". The proposed Zoning Map Amendment would assign the M-2 zoning to the Parcel, thereby establishing the potential for an industrial development pattern. The County parcels to the north and east are zoned General Use (GU) and are currently vacant with an un-established pattern. The GU classification encompasses rural single-family residential development, or unimproved lands for which there is no definite current proposal for development, or land in areas lacking specific development trends. In consideration of this low-density adjacent County zoning, the City will require an opaque "compatibility" buffer around any industrial development, which will minimize visual, noise, and environmental impacts. Such buffer will be determined at the time of site development application.

*b. The proposed change would create an isolated district unrelated to adjacent and nearby districts.*

Staff Finding: The assignment of M-2 zoning to the Parcel is consistent with and would be adjacent to the (36) recently rezoned Prior Annexation parcels, which were also previously zoned M-2. Therefore, the proposed change would not create an isolated zoning district.

*c. The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, access, etc.*

Staff Finding: With an anticipated industrial development, a Rezone of this Parcel to M-2 (non-residential) is not anticipated to directly alter the population density pattern. An analysis of the utilities and infrastructure for the Annexation will be included in the Annexation report. A preliminary analysis has shown that

the City of Cocoa can provide services at the same level of service provided to other City residents and businesses with existing resources. If capacity issues relating to any public facilities or services regulated by the City of Cocoa adopted Comprehensive Plan are specifically identified, necessary and appropriate mitigation will be required to be addressed during site development review and prior to construction.

***d. Are the existing district boundaries illogically drawn in relation to existing conditions on the property proposed for change.***

Staff Finding: The western and southern borders of the Parcel are contiguous to the recently revised northwestern City of Cocoa boundary. The City Boundary was revised as part of the annexation of thirty-six (36) parcels in April 2026, per Ord. 01-2026 (Prior Annexation). The existing district boundaries are not illogically drawn.

***e. The proposed change would be contrary to the Future Land Use Map and would have an adverse effect on the Comprehensive Plan.***

Staff Finding: With the Annexation of the Parcel, and an assignment of a zoning district, a future land use map amendment is required to assign a compatible City of Cocoa future land use category. In this case, companion Ordinance 08-2026 proposes an "Industrial" FLU category, which is consistent with the requested M-2 zoning district.

***f. Changed or changing conditions make the passage of the proposed amendment necessary.***

Staff Finding: Annexation of County property into the City of Cocoa makes it necessary for a zoning category to be assigned in order to permit and guide future development.

***g. The proposed change will adversely influence living conditions in the neighborhood.***

Staff Finding: With the current surrounding land use either vacant or non-residential, it is not anticipated to adversely influence living or working conditions in the area. However, in consideration of this low-density surrounding County GU zoning, the City will require an opaque "compatibility" buffer, which will minimize visual, noise, and environmental impacts. Such buffer will be determined at the time of site development application.

***h. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.***

Staff Finding: The Prior Annexation Area, to which the applicant intends to join the Subject Parcel, will be accessed from Grissom Parkway, by Kleinfeldt Way. Kleinfeldt Way is a County owned and maintained road for approximately 725



feet and the remaining approximately 1400 feet are right-of-way easements dedicated to the County. No roadway LOS deficiencies are anticipated though a complete traffic analysis will be required at the site plan stage.

*i. The proposed change will create a drainage problem.*

Staff Finding: Any future development will be required to retain and manage all stormwater run-off resulting from its development on-site. At the time of site plan submittal, the City of Cocoa will review the site development plans to ensure compliance with City of Cocoa and SJRWMD stormwater design requirements.

*j. The proposed change will seriously reduce light and air to adjacent areas.*

Staff Finding: The proposed change is unlikely to reduce light and air to adjacent areas, as the development associated with the Rezone and annexation is likely to be only 1-3 stories in height (see Attachments 6 and 7).

*k. The proposed change will adversely affect property values in the adjacent areas.*

Staff Finding: , it is not anticipated this Rezone will adversely affect property values in the adjacent areas. With an M-2 zoning designation assigned, the Parcel will have guidelines that will create an economic development opportunity which will increase property value in the overall area and the City of Cocoa.

*l. The proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.*

Staff Finding: At this time, the vacant north and east-, adjacent properties are located in Brevard County jurisdiction and would be developed in accordance with County regulations. It is unknown at this time how the County wishes to develop this property. However, it is not anticipated that the Rezone or its associated development will deter future improvement or development of the adjacent properties.

*m. The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.*

Staff Finding: The proposed change will not constitute a grant of special privilege to the owner as contrasted with the public welfare, as the proposed zoning designation of M-2 meets the requirements of the Comprehensive Plan and is consistent with the adjacent industrial zoning district.

*n. There are substantial reasons why the property cannot be used in accord with existing zoning.*

Staff Finding: With the absence of a City zoning district, development is not possible. Additionally, as stated, the annexation of County properties into the

City of Cocoa make it necessary for a zoning category to be assigned in order to permit and guide future development.

*o. Whether the change suggested is out of scale with the needs of the neighborhood of the city.*

Staff Finding: The proposed Rezone is not out of scale with the needs of the area and would be consistent with and an extension of the existing industrial character in the City industrial district to the south. Furthermore, the application of the M-2 zoning district in this location meets a growing economic development need for warehouse and distribution operations and contractor offices, and manufacturing facilities.

*p. It is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.*

Staff Finding: There are other vacant properties available in the City of Cocoa M-2 zoning district, although none are large enough for the development the applicant is proposing.

### **Consistency with Comprehensive Plan Policies and Objectives**

The proposed M-2 "Manufacturing and Industrial" zoning designation is consistent with the allowable uses under the proposed "Industrial" future land use category per the City of Cocoa Comprehensive Plan, per Figure FLU-1, the *Standards for Future Land Use Categories*.

### **Concurrency Management/Adequate Public Facilities**

*Section 15-22 of the City Code provides for a concurrency management system to ensure public facilities and services needed to support development are available concurrent with the impacts of such development and that development orders and development permits are not issued in a manner that will not result in a reduction in the levels of service below the adopted level of service standards adopted by the City for public facilities and services, as contained in the City's adopted Comprehensive Plan.*

As previously mentioned, an analysis of the utilities and infrastructure for the Annexation is included in the Annexation report. A preliminary analysis has shown that the City of Cocoa can provide services at the same level of service provided to other City residents and businesses with existing resources. If capacity issues relating to any public facilities or services regulated by the City of Cocoa adopted Comprehensive Plan are specifically identified, necessary and appropriate mitigation will be required to be addressed during site development review and prior to construction.

### **Conditions of Approval:**

This Zoning Map Amendment will only be valid if City Council also approves the request to annex the Subject Parcel into the City of Cocoa and only if City Council

approves companion Ordinance 08-2026, the Future Land Use Map/Comprehensive Plan Amendment. The following conditions of approval shall apply:

1. The approval of this Zoning Map Amendment Ordinance shall be conditioned upon the adoption of Ordinance No. 07-2026 (Annexation), and this Ordinance shall not become effective unless and until Ordinance No. 07-2026 is adopted by the City Council. Should Ordinance No. 07-2026 *not* become effective, then this Ordinance to Rezone shall become null and void.
2. This Ordinance shall also only become effective immediately upon the effective date of Ordinance No. 08-2026 (the Future Land Use Map/Comprehensive Plan Amendment), as adopted by the City Council of the City of Cocoa, Florida, and pursuant to the City Charter. If Ordinance No. 08-2026 does *not* become effective, then this Ordinance to Rezone shall become null and void.

**PRIORITY AREA CONNECTION:**

Economic and Community Development

**BUDGETARY IMPACT:**

N/A

**PREVIOUS ACTION:**

None.

**RECOMMENDED MOTION:**

Staff requests that the Planning and Zoning Board recommend that the City Council **APPROVE, WITH CONDITIONS**, this Ordinance 09-2026, changing the zoning map designation of the real property from Brevard County "General Use" to City of Cocoa "M-2 (Manufacturing and Industrial District).





## **ZONING MAP AMENDMENT** **APPLICATION (MAP ONLY)**

**Planning and Zoning**  
**65 Stone Street**  
**Cocoa, Florida 32922**

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

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

For Office Use Only - Date Received

**Please TYPE or PRINT this application neatly.**

Stamp Only When Application is Fully Complete

1. **Existing Zoning Category:** General Use (Brevard County)
2. **Proposed Zoning Category:** M2 Manufacturing and Industrial District
3. **Existing Future Land Use Category:** Residential 4 (Brevard County)
4. **Proposed Future Land Use Category (if applicable):** Industrial
5. **Applicant Information:** *\* NOTE: Applicant is the main contact, who must attend the meeting!*  
Company (if applicable): KPM Franklin  
Name: Noel Barnett  
Mailing Address: 6300 Hazeltine National Drive Suite 1800  
City: Orlando State: FL Zip Code: 32822  
Phone #: (407) 627-1163 Fax #: \_\_\_\_\_  
Mobile #: \_\_\_\_\_ E-mail: \_\_\_\_\_

6. **Property Owner Information:** *\* Check here if same as Applicant → ☐*  
*\* If more than one owner, attach additional sheet with names and addresses.*  
Company (if applicable): \_\_\_\_\_  
Name: Dale L Morris, Lori L Morris  
Mailing Address: 518 Duson Way  
City: ROCKLEDGE State: FL Zip Code: 32955  
Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
Mobile #: \_\_\_\_\_ E-mail: \_\_\_\_\_

## 7. Property Information:

**Street Address and Location:** Please refer to attached map and PID information

Parcel ID:

*\* If more than two Parcel IDs, attach additional sheet with Parcel IDs.*

25-35-01-25-12-2

□□-□□-□□-□□-□□□□□□.□□-□□□□□.□□

Tax Account Numbers:

\* If more than two Tax Account #s, attach additional sheet with Tax Account #s.

2400686

Land Area: +/-50,529.6 square feet or 1.29 acres

Existing Use(s) on Property: Vacant

**Proposed Use(s) on Property:** warehouse and distribution operations and contractor offices, light and heavy manufacturing, outdoor storage, and heavy equipment rental, repair, service, and sales

**8. 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](mailto:servicedesk@brevardfl.gov) and forwarded to the **City of Cocoa Planning and Zoning Department** when available.
- c. ☒ **Application fee.** Please make checks payable to the 'City of Cocoa' and submit payment **ONLY** to the Community Services Department. Public mail notice and legal advertising fees must also be paid a few weeks after application submittal. See Schedule of Fees, Charges and Expenses for applicable fees.
- d. ☒ **Proof of ownership.** A copy of the most recent recorded warranty deed is required.
- e. ☒ **Letter of authorization.** If the applicant is not the property owner, a notarized letter of authorization or agent affidavit is required, unless the applicant is the Attorney of the owner. Each property owner must complete a separate authorization form or other suitable documentation to allow the agent to act upon his/her behalf. A sample "Letter of Authorization" form is available from the City.
- 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.** Submit a certified survey showing all existing structures and all proposed structures.
- h. ☒ **Legal description.** Submit a typed copy of the legal description. It may be submitted on a computer disk or by e-mail.
- i. ☒ **Additional information (optional).** Submit any information that may be helpful in understanding the request. This may include a site plan drawing, photos, sketches, elevations, or letters from adjoining property owners.

**9. Application filing deadline.** The application filing deadline is on the first day of each month at 5:00 pm for public hearings that are held in the following month. For Zoning Map Amendment applications that are submitted concurrently with other applications, the earlier filing deadline shall apply.

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

***Public hearings process information – please read this!***

- 11. Dates and locations of public hearings.** All zoning map amendments require one hearing in front of the Planning & Zoning Board and two hearings in front of the City of Cocoa Council.
- 12. Board types.** The Planning & Zoning Board is an advisory board to the City Council and therefore is only authorized to make recommendations. City Council is an authoritative body and is able to make binding decisions.
- 13. 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.
- 14. Preparing for the public hearings.** It is the applicant's responsibility to research and know all laws that may be applicable and may affect the outcome of any decision on the application request. The City assumes no responsibility or liability relating to the applicant's failure to research and know all applicable laws including, but not limited to state, federal, and city laws, codes, land development regulations, and the comprehensive plan.
- 15. Exhibits at public hearings.** If photographs, documents, maps or other materials are provided to the Board/Council as evidence at the public hearing, the applicant must leave those instruments with the Recording Secretary. By law those instruments automatically become part of the public records and cannot be returned to the applicant.
- 16. Witnesses at public hearings.** For the purposes of making a decision on the application, the Board/Council shall only consider testimony of qualified witnesses. A witness is determined by the Board/Council and is generally based on:
- a. The witness has personal knowledge of the fact in which the witness will testify; and/or
  - b. In the case of testimony consisting of opinions or inferences, the testimony is qualified as the following:
    1. *Layman witness:* Testimony of a witness other than an expert witness is qualified only if:
      - The witness can readily, and with equal accuracy and adequacy, communicate what he or she perceived to the Board without testifying in the form of opinions or inferences.
      - The opinions and inferences do not require any special knowledge, skill experience or training.
    2. *Expert witness.* Testimony of an expert witness is qualified only if:
      - The subject matter is proper for expert testimony because scientific, technical, or other specialized skill will help the Board understand the evidence being presented, or helps establish a fact in issue.
      - The witness is adequately qualified to express an opinion on the matter.
- 17. Planning & Zoning Board vs. City Council actions.** If the Planning & Zoning Board finds that the facts presented in the matter justify approval, it may recommend to approve the request, or a portion thereof, and it may specify any conditions deemed necessary to preserve the intent of the City of Cocoa Code. If the Board finds that the facts presented do not justify approval, it may recommend to deny the request and will specify the reasons for denial. A decision is usually made at the same meeting that the hearing is held. Regardless of the outcome, the application will be forwarded to the City Council for consideration where a final decision can be made.



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

**a. Whether or not the proposed change is contrary to the established land use pattern.**

The proposed zoning change is not contrary to the established land use pattern. The subject site occupies a strategic location within an existing industrial corridor in the City of Cocoa and is positioned directly north of developed industrial uses. The surrounding industrial context makes the property well suited for the Manufacturing and Industrial (M-2) zoning district.

This designation will promote a cohesive development pattern that integrates seamlessly with surrounding properties, allowing for a continuation of warehouse and distribution operations, contractor offices, light and heavy manufacturing, outdoor storage, and heavy equipment rental, repair, service, and sales. In addition, the site will support stormwater management infrastructure for the broader Park Industrial development, further reinforcing its functional integration within the overall industrial project.

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**b. Whether or not the proposed change would create an isolated district unrelated to adjacent and nearby districts.**

The proposed rezoning will not result in the creation of an isolated zoning district that is –  
– unrelated to or incompatible with adjacent and nearby districts. The subject property is –  
– currently undergoing annexation into the City of Cocoa, and upon annexation, the –  
– proposed Manufacturing and Industrial (M-2) zoning will align with the existing –  
– development pattern in the area. –

– Properties to the south are developed with industrial and manufacturing uses, and the –  
– surrounding area is transitioning to a cohesive industrial corridor through ongoing –  
– annexation and entitlement activity. The proposed rezoning supports this logical and –  
– contiguous pattern of development. Additionally, the site will accommodate stormwater –  
– management infrastructure that supports the broader Park Industrial development, further –  
– integrating the parcel functionally with the surrounding industrial uses. –

**c. Whether or not the proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, access, etc.**

The proposed rezoning will not materially alter population density or overburden public facilities. The development is industrial in nature and will not contribute to residential growth or population increases.

Existing utility providers have adequate capacity to serve the site, and no expansions to water, wastewater, or electric systems are anticipated. In addition, stormwater will be managed through on-site systems designed in accordance with City and SJRWMD requirements, including facilities that support the overall Park Industrial development. As such, the proposed rezoning will not create additional demand on public infrastructure.

**d. Whether or not existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**

— The existing district boundaries are not illogically drawn in relation to the current —  
— conditions of the property. The boundaries accurately reflect the established development —  
— pattern and are consistent with the surrounding land uses and infrastructure. The —  
— property has been developed in a manner that aligns with the intent and purpose of the —  
— existing zoning designation. Additionally, there are no irregularities or inconsistencies —  
— between the district boundaries and the physical or functional characteristics of the site. —  
— The current delineation provides a logical transition between adjacent land uses and —  
— maintains compatibility with the broader development context of the area. Therefore, —  
— while the proposed change is intended to support the continuation or enhancement of —  
— existing industrial activity, it does not seek to correct any irregularity or error in the —  
— original zoning boundary placement.

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**e. Whether or not the proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan.**

— The proposed rezoning is consistent with the City's Comprehensive Plan and will not have —  
— any adverse effect on the Land Use Plan. The subject property is being annexed into the —  
— City, with a corresponding Future Land Use (FLU) designation of Industrial that extends the —  
— existing land use pattern in the area. —  
—  
— The requested zoning establishes consistency between the Future Land Use and zoning —  
— designations and implements the development pattern envisioned through the annexation. —  
— In addition, the site will support stormwater management infrastructure for the broader Park —  
— Industrial development, further aligning with the Comprehensive Plan's objectives for —  
— coordinated and efficient development. —  
—

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**f. Whether or not changed or changing conditions make the passage of the proposed amendment necessary.**

— Changed conditions make the passage of the proposed amendment both appropriate and —  
— necessary. In addition to this rezoning, the property is in the process of being annexed into —  
— the City. As part of that process, the property will need to be assigned a Future Land Use —  
— designation and Zoning designation that is consistent with existing development patterns —  
— already established by the City. The proposed zoning amendment is therefore a logical next —  
— step to implement the terms of the proposed annexation agreement and to ensure —  
— consistency between the land use and zoning maps. —  
—  
—  
—

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**g. Whether or not the proposed change will adversely influence living conditions in the neighborhood.**

The proposed change will not adversely influence living conditions in the surrounding neighborhood. The adjacent City property is designed for industrial use under the City's adopted Future Land Use Map and is located within an area already characterized by similar nonresidential uses and supporting infrastructure. The proposed zoning is consistent with the established development pattern and will not introduce new or incompatible activities that could negatively affect nearby residential areas. Appropriate buffering, access management, and site design standards will be applied through the City's development review process to ensure compatibility and maintain the quality of life for adjacent properties. As such, the proposed change will complement the existing character of the area and is not anticipated to have any adverse effect on living conditions in the neighborhood.

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**h. Whether or not the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.**

The proposed change will not create or excessively increase traffic congestion, nor will it adversely affect public safety. The proposed zoning is consistent with the existing and planned roadway network and aligns with the proposed Future Land Use designation for the property.

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**i. Whether or not the proposed change will create a drainage problem.**

The proposed change will not create a drainage problem. Any future industrial development on the site will be required to design and construct an on-site stormwater management system in accordance with the City of Cocoa's Land Development Regulations and St. Johns River Water Management District (SJRWMD) criteria, providing adequate treatment and attenuation so that post-development runoff rates do not exceed pre-development conditions. As a result, stormwater will be managed entirely on-site, and the amendment will not adversely affect off-site drainage patterns or create flooding or drainage issues for adjacent properties.

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**j. Whether or not the proposed change will seriously reduce light and air to adjacent areas.**

The proposed change will not reduce light or air to adjacent areas. The property's proposed zoning and intended industrial use are consistent with the existing development pattern and surrounding land uses. Future development on the site will be required to comply with all applicable setbacks, height, and landscaping standards established by the City's Land Development Regulations, which are designed to preserve adequate separation between structures and ensure continued access to light and air for neighboring properties. Additionally, the site is not directly adjacent to any high-density residential uses, further minimizing the potential for impacts. Through compliance with these design and dimensional standards, the proposed change will maintain appropriate building spacing, protect visual openness, and ensure that natural light and air circulation to adjoining areas remain unaffected.

**k. Whether or not the proposed change will adversely affect property values in the adjacent areas.**

The proposed change will not adversely affect property values in the adjacent area. The requested zoning is consistent with the proposed Future Land Use designation and compatible with the surrounding pattern of industrial and nonresidential development. By aligning zoning with the City's long-term land use vision, the change promotes orderly growth, enhances predictability, and supports continued investment in the area. The proposed development standards will ensure a high-quality site design, appropriate buffering, and compatibility with adjoining properties. These factors collectively help maintain and potentially enhance surrounding property values by contributing to a cohesive, well-planned development pattern. Therefore, the proposed amendment is expected to have a neutral or positive impact on nearby property values.

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**l. Whether or not the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.**

The proposed change will not be a deterrent to the improvement or development of adjacent properties in accordance with existing regulations. On the contrary, the requested zoning will complement the established development pattern and support continued investment in the surrounding area. The proposed designation is compatible with adjacent land uses and aligns with the City's adopted Future Land Use Map, ensuring regulatory consistency across property lines. By maintaining appropriate access, buffering, and design standards, the change will facilitate cohesive development and encourage nearby property owners to continue improving their sites in compliance with existing codes and regulations.

**m. Whether or not the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.**

The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare. The request will be consistent with the City's Comprehensive Plan and the Future Land Use designation to be assigned with the proposed annexation. Additionally, this request is consistent with existing surrounding development patterns. The proposed zoning ensures uniform application of the City's land development regulations and aligns with the zoning framework applied to similarly situated properties in the area. This action does not confer any unique or undue benefit to the property owner but rather brings the site into conformity with City standards and the established development pattern. The amendment serves the broader public interest by promoting orderly growth, consistency between land use and zoning, and efficient provision of public services.

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**n. Whether or not there are substantial reasons why the property cannot be used in accord with existing zoning.**

There are substantial reasons why a reasonable use of the property cannot be accomplished under the existing zoning. The property is under the annexation process with the City, and as a result, currently does not have an assigned City zoning designation. Without an approved zoning classification, development of any kind cannot proceed under the City's jurisdiction. The proposed amendment is therefore necessary to establish the appropriate City zoning district consistent with the surrounding development pattern, FLU designations, and zonings. This action will provide the regulatory framework required to enable development consistent with City standards, ensuring orderly growth, coordinated infrastructure planning, and alignment with the City's Comprehensive Plan.

---

**o. Whether or not the change suggested is out of scale with the needs of the neighborhood.**

The proposed change is not out of scale with the needs of the neighborhood or the City. The requested zoning classification is compatible with surrounding land uses. The property is located within an area that already supports similar industrial uses, indicating that the proposed change is appropriate and responsive to the existing development context. Additionally, the amendment aligns with the City's long-term planning objectives by promoting orderly growth, providing neighborhood-serving commercial opportunities, and utilizing existing infrastructure efficiently. As such, the proposed change is appropriately scaled to meet both neighborhood and citywide needs without introducing excessive intensity or density.

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p. Whether or not it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

It is not impossible to find other adequate sites in the City for the proposed use in districts already zoned for such use. However, the subject property represents a logical and suitable location for the proposed development given its existing access, infrastructure, and surrounding land use context. The site is in the process of being annexed into the City and will additionally be assigned a compatible FLU designation for the existing surrounding uses. The requested zoning simply implements a cohesive blend of the existing land use and zoning of adjacent properties within the City.

#### 19. Signatures and Notarization.

STATE OF Florida COUNTY OF orange. I, Noel Barnett  
being first duly sworn, depose and say that:

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

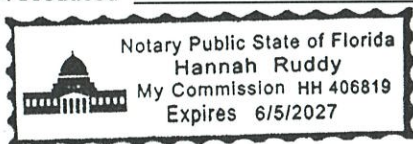
I hereby certify that I have read, completed and understand this application and applicable petition, and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that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

[Signature]  
(APPLICANT SIGNATURE)

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

Personally Known ☒ OR Produced Identification ☐

Type of I.D. Produced \_\_\_\_\_



[Signature]  
(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 7 day of April, 20 26

#### 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:  
\_\_\_\_\_



**PROPERTY OWNER**  
**LETTER OF AUTHORIZATION**



**APPLICATION REQUEST:**

The applicant is intending to use this site, to accompany the adjacent sites (which are in the process of also being annexed, rezoned and undergoing a comprehensive plan amendment), for its own annexation, rezone and comprehensive plan amendment. The site development program includes warehouse and distribution operations and contractor offices, light and heavy manufacturing, outdoor storage, and heavy equipment rental, repair, service, and sales.

**AFFECTED PROPERTY:** List the Parcel/Tax IDs that are subject to this Letter of Authorization. If there are more than four Parcel/Tax IDs, complete additional Letters of Authorization containing the additional Parcels/Tax IDs.

[ 25-35-01-25-12-2 ] [ ] [ ] - [ ] [ ] - [ ] [ ] [ ] [ ] [ ] [ ] . [ ] - [ ] [ ] [ ] [ ] [ ] [ ] . [ ] [ ]  
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STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

I, Dale L Morris, Lori L Morris of \_\_\_\_\_ being first  
duly sworn, depose and say that I am the fee simple owner of the above-described property, and I hereby authorize

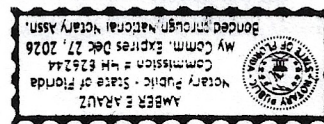
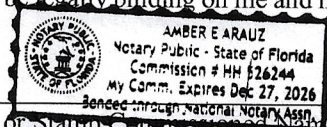
Noel Barnett of KPM Franklin to serve  
as agent on my behalf for the purpose of making and executing this application request. Also, I fully understand that any  
representation(s) made on my behalf, by my authorized representative, shall be legally binding on me and my aforesaid property  
as if I myself had made said representation(s).

Dale Morris  
(OWNER SIGNATURE)

Personally Known <sup>1</sup> OR Produced Identification <sup>1</sup>

Type of I.D. Produced \_\_\_\_\_

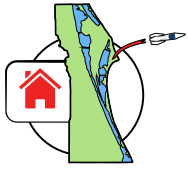
(Print, Type, or Stamp Commissioned State of Notary Public)



[Signature]  
(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 29 day of March, 20 20

**REAL PROPERTY DETAILS**

Account 2400686 - Roll Year 2025

|                  |                                                                                    |
|------------------|------------------------------------------------------------------------------------|
| Owners           | HENDRICKS, THOMAS TR                                                               |
| Mailing Address  | PO BOX 4602 WINTER PARK FL 32793                                                   |
| Site Address     | NONE                                                                               |
| Parcel ID        | 24-35-01-25-12-2                                                                   |
| Taxing District  | 1400 - UNINCORP DISTRICT 1                                                         |
| Exemptions       | NONE                                                                               |
| Property Use     | 0010 - VACANT RESIDENTIAL LAND (SINGLE FAMILY, PLATTED)                            |
| Total Acres      | 1.16                                                                               |
| Site Code        | 0001 - NO OTHER CODE APPL.                                                         |
| Plat Book/Page   | 00-/-                                                                              |
| Subdivision      | --                                                                                 |
| Land Description | CANAVERAL GROVES SUBD SB 2 PG 58 LOT 2 BLK 12 & 1/2 OF ADJ RDS PER ORB 1646 PG 130 |

**VALUE SUMMARY**

| Category                  | 2025    | 2024    | 2023    |
|---------------------------|---------|---------|---------|
| Market Value              | \$1,160 | \$1,160 | \$1,160 |
| Agricultural Land Value   | \$0     | \$0     | \$0     |
| Assessed Value Non-School | \$820   | \$750   | \$690   |
| Assessed Value School     | \$1,160 | \$1,160 | \$1,160 |
| Homestead Exemption       | \$0     | \$0     | \$0     |
| Additional Homestead      | \$0     | \$0     | \$0     |
| Other Exemptions          | \$0     | \$0     | \$0     |
| Taxable Value Non-School  | \$820   | \$750   | \$690   |
| Taxable Value School      | \$1,160 | \$1,160 | \$1,160 |

**SALES / TRANSFERS**

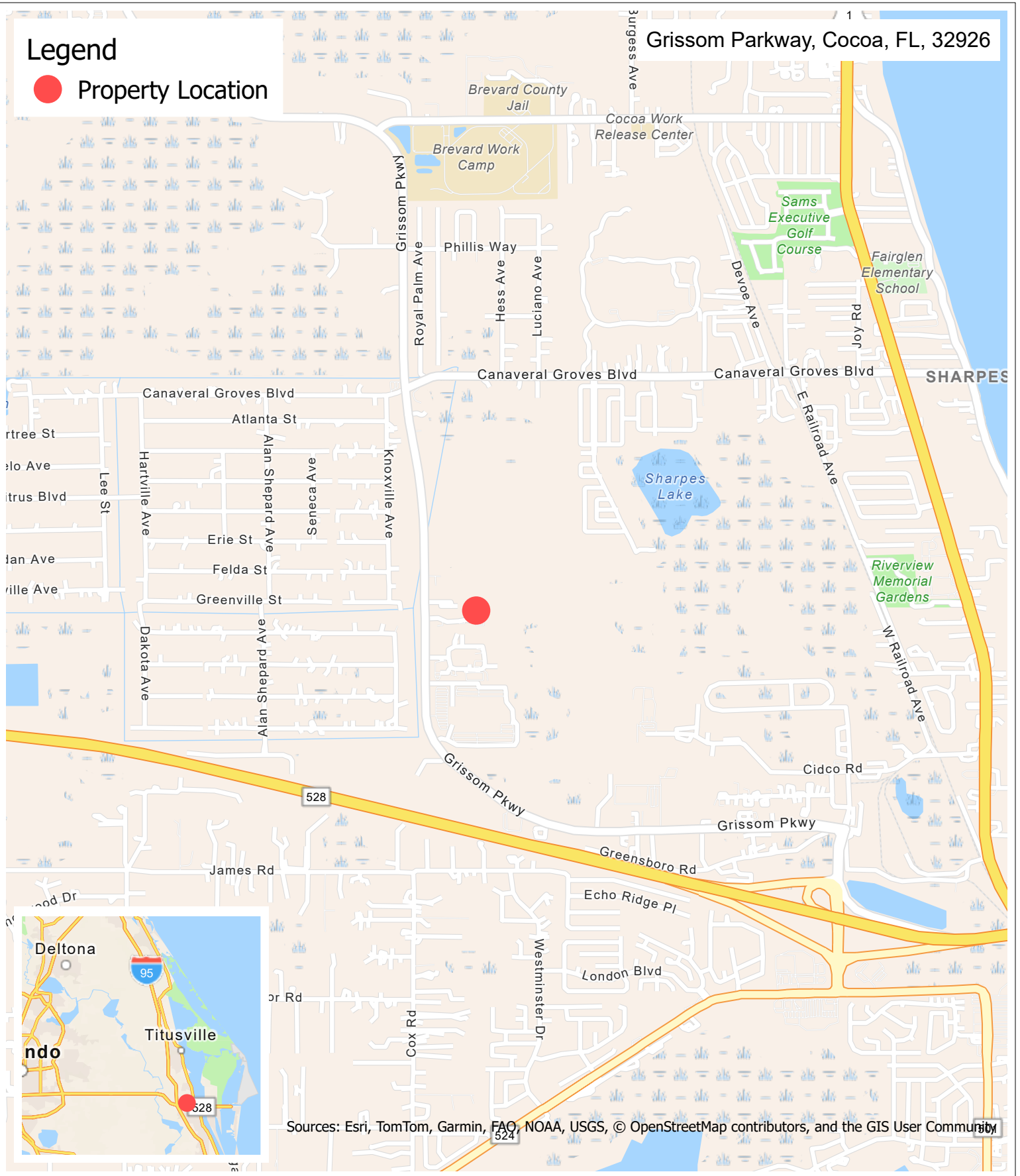
| Date       | Price   | Type | Instrument |
|------------|---------|------|------------|
| 09/25/1986 | --      | QC   | 2733/2824  |
| 12/10/1981 | \$400   | WD   | 2344/1891  |
| 08/01/1968 | \$1,100 | --   | 1040/0712  |

No Data Found

# Legend

● Property Location

Grissom Parkway, Cocoa, FL, 32926





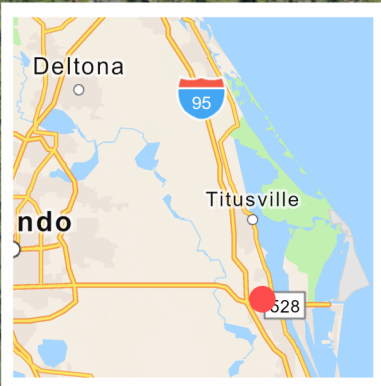
## Legend

-  Property Boundary
-  Parcel Boundaries

## Parcel ID

24 3501-25-12-2

Grissom Parkway, Cocoa, FL, 32926



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community  
State of Florida, Vantor



6300 Hazeltine National Drive, Suite 118

Orlando, Florida 32822

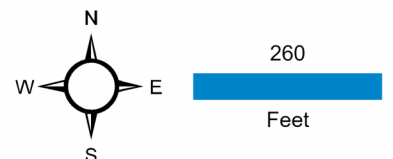
Office (407) 410-8624 | [www.kpmfranklin.com](http://www.kpmfranklin.com)

## Grissom Pkwy Cocoa Site

Brevard County, Florida

### 2024 Aerial Map

FIGURE - A2 | Mar 25, 2026





Prepared by Patrick Gallagher  
Record & Return To:  
Federal Title Insurance Agency, Inc.  
1193 South U.S. Highway #1  
Rockledge, Florida 32955  
File Number: 27915

CFN 2025252448, OR BK 10505 PAGE  
2782, Recorded 12/17/2025 at 03:15 PM, Rachel M.  
Sadoff, Clerk of Courts, Brevard County  
Doc D: \$280.00 # Pgs 1

## General Warranty Deed

Made this December 14, 2025 A.D. By **Thomas Hendricks, Individually and as Trustee under the provisions of a Trust Agreement dated the 17th day of September, 1986 known as Trust No 130**, whose address is: **5431 Terrell Road, Mount Dora, Florida 32757**, hereinafter called the grantor, to **Dale L. Morris and Lori L. Morris, husband and wife**, whose post office address is: **5018 Duson Way, Rockledge, Florida 32955**, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Brevard County, Florida, viz:

**The East 175 feet of the West 2130 feet of the East 7/8 of the South 1/2 of the South 1/2 of the North 1/2 of the Southwest 1/4 of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, LESS the North 30 feet thereof.**

**Also known as:**

**Lot 2, Block 12, Canaveral Groves, unrecorded subdivision, according to Survey Book 2, Page 58, of the Public Records of Brevard County, Florida.**

**Parcel ID Number: 24-35-01-25-12-2**

**Said land is not the homestead of the Grantor(s) as defined by Article 10 Section 4 of the constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside on or adjacent to the land.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. Subject to taxes and assessments for the year 2026 and subsequent years. Subject to zoning, restrictions, prohibitions and other requirements imposed by Governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Carole Armel  
1st Witness Sign Name Above

Carole Armel  
1st Witness Print Name Above

5449 Sea Leopard St. Tavares FL 32778  
1st Witness Address

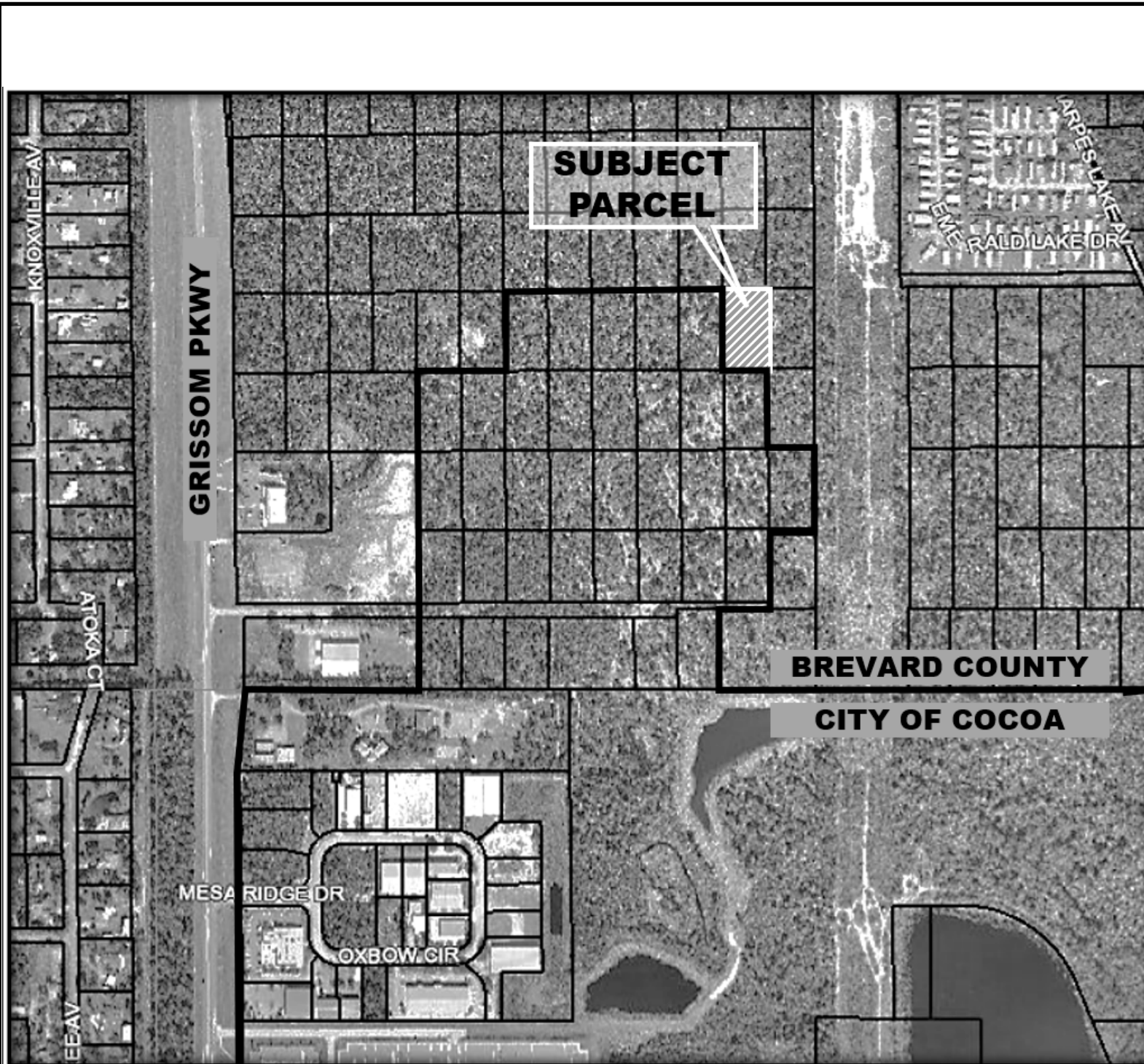
Christine L. Martin  
2nd Witness Sign Name Above

Christine Martin  
2nd Witness Print Name Above

7235 Westfall Dr. Orlando FL 32817  
2nd Witness Address

Thomas Hendricks (Seal)  
**Thomas Hendricks, Individually and as Trustee under the provisions of a Trust Agreement dated the 17th day of September, 1986 known as Trust No 130**  
Address: 5431 Terrell Road, Mount Dora, Florida 32757





GRISSOM ANNEXATION  
LOCATION

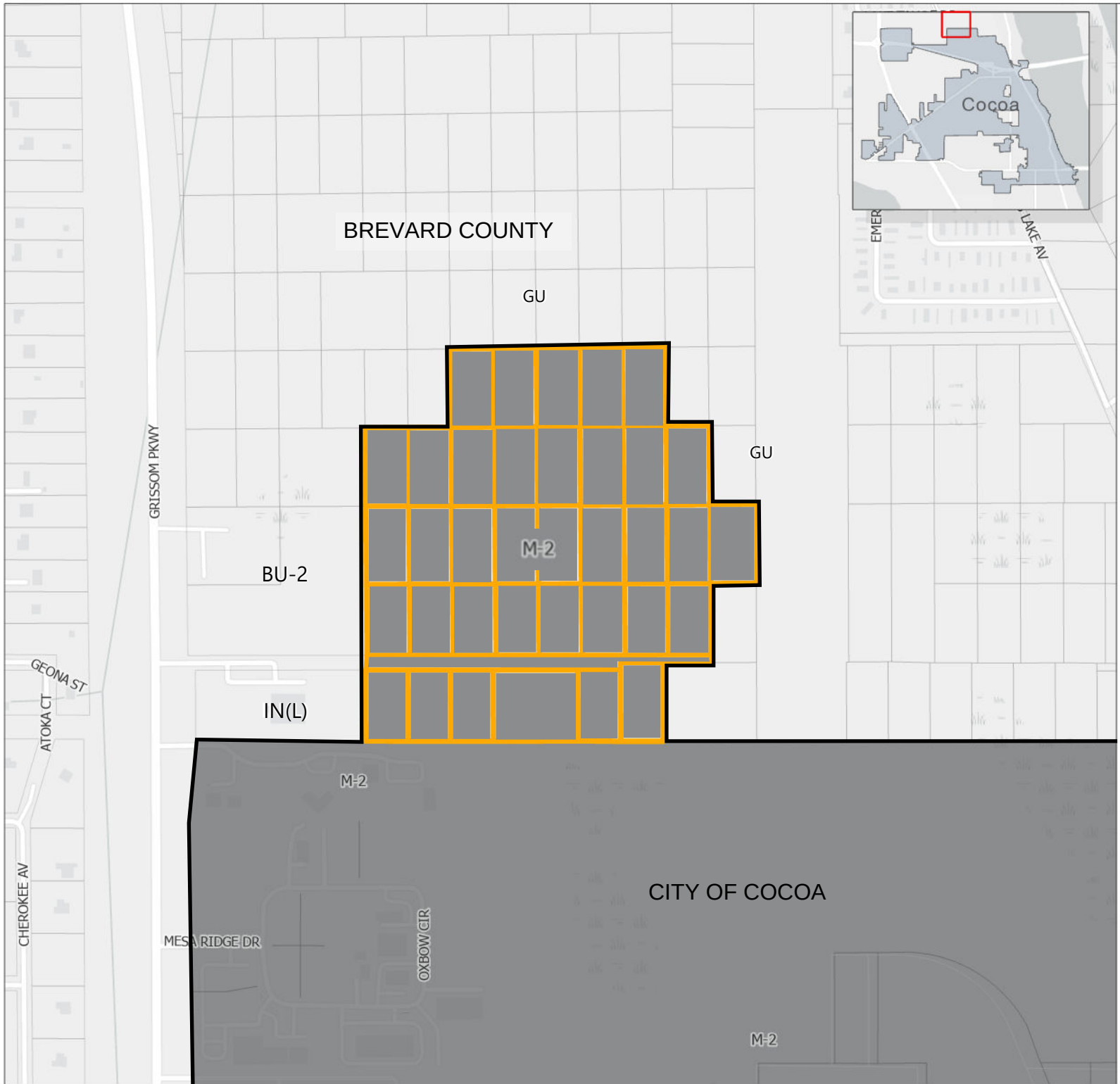
May 26, 2026

 Cocoa City Boundary

 Parcels







## GRISSOM ANNEXATION ZONING (EXISTING)

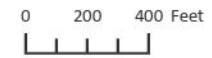
May 26, 2026

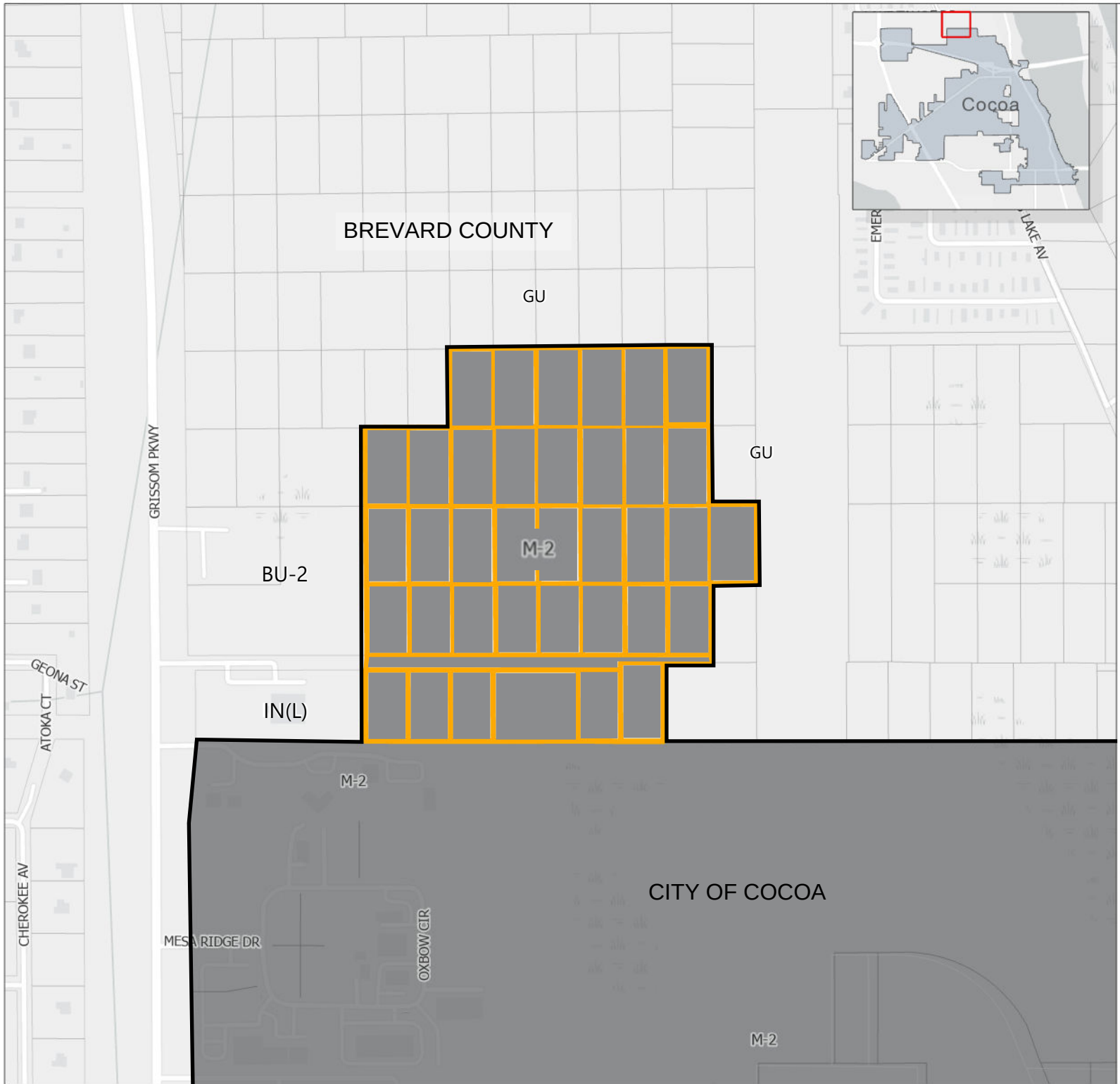
### Cocoa Zoning

-  M-2 - Manufacturing and Industrial
-  Cocoa City Boundary
-  Subject Parcels
-  Parcels

### County Zoning

- GU General Use
- BU-2 Retail Warehousing & Wholesale Commercial
- IN(L) Institutional Use (Low Intensity)





## GRISSOM ANNEXATION ZONING (PROPOSED)

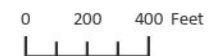
May 26, 2026

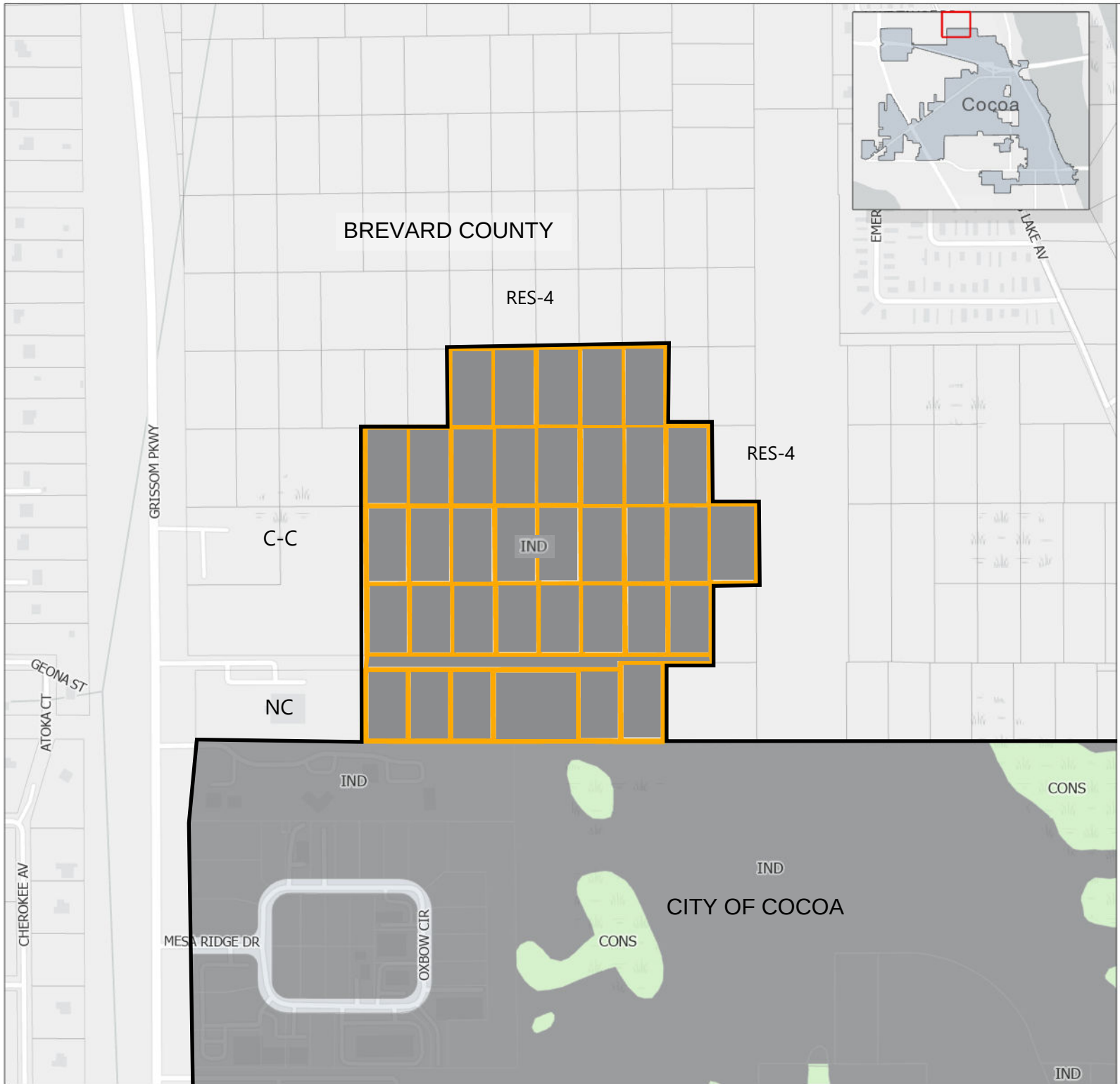
### Cocoa Zoning

-  M-2 - Manufacturing and Industrial
-  Cocoa City Boundary
-  Subject Parcels
-  Parcels

### County Zoning

- GU General Use
- BU-2 Retail Warehousing & Wholesale Commercial
- IN(L) Institutional Use (Low Intensity)





## GRISSOM ANNEXATION FUTURE LAND USE (EXISTING)

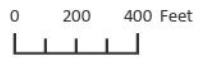
May 26, 2026

### City of Cocoa Future Land Use

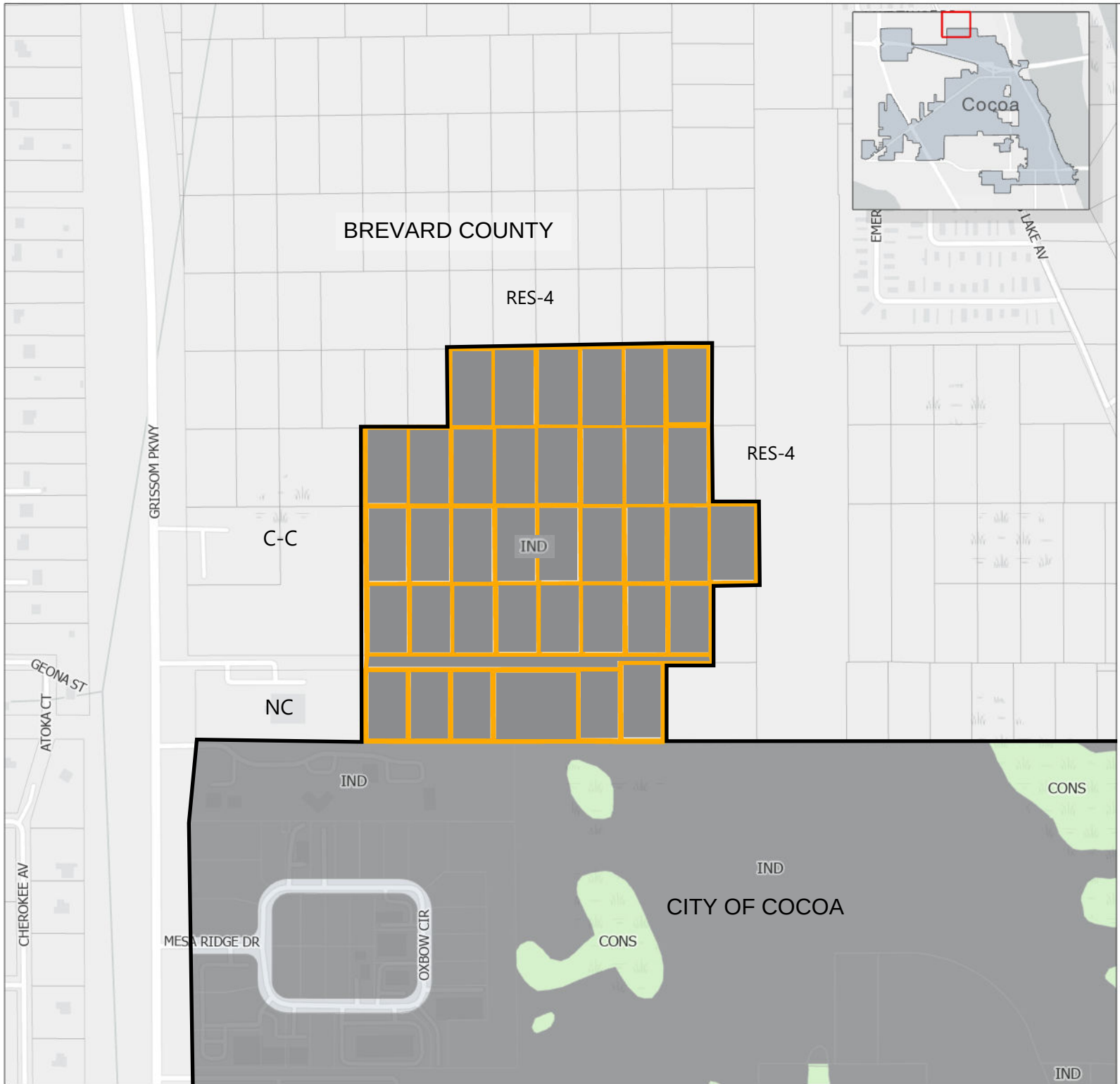
- Industrial
- Conservation
- Cocoa City Boundary
- Subject Parcels
- Parcels

### County Future Land Use

- RES-4 Residential - 4 du/ac
- C-C Community Commercial
- NC Neighborhood Commercial







## GRISSOM ANNEXATION FUTURE LAND USE (PROPOSED)

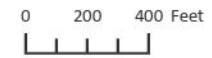
May 26, 2026

### City of Cocoa Future Land Use

- Industrial
- Conservation
- Cocoa City Boundary
- Subject Parcels
- Parcels

### County Future Land Use

- RES-4 Residential - 4 du/ac
- C-C Community Commercial
- NC Neighborhood Commercial



## **ORDINANCE 09-2026**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ZONING MAP FOR ONE (1) PARCEL OF REAL PROPERTY, TOTALING 1.29 ACRES, MORE OR LESS, GENERALLY LOCATED EAST OF GRISSOM PARKWAY NORTH OF OXBOW CIRCLE, AND SOUTH OF CANAVERAL GROVES BOULEVARD, BEING LEGALLY DESCRIBED ON EXHIBIT “A” ATTACHED HERETO; CHANGING THE ZONING MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY “GENERAL USE” TO CITY OF COCOA “M-2 (MANUFACTURING AND INDUSTRIAL)”;** PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

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

**WHEREAS**, on \_\_\_\_\_, 2026, the City Council adopted Ordinance Number 07-2026, which annexed the subject property into the City of Cocoa; and

**WHEREAS**, the Planning and Zoning Board (Local Planning Agency) and City Staff of the City of Cocoa recommended approval of this Ordinance at their June 03, 2026, meeting; and

**WHEREAS**, the City Council of the City of Cocoa held two duly noticed public hearings on the proposed amendment set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby approves and adopts the zoning map amendment set forth hereunder; and

**WHEREAS**, the City Council hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of the City of Cocoa, Florida.

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

**Section 1. Recitals.** The foregoing recitals are true and correct and are fully incorporated herein by this reference.

**Section 2. Purpose and Intent.** It is hereby declared to be the purpose and intent of this Ordinance to adopt a zoning map amendment incorporating the revisions stated herein into

the official Zoning Map of the City of Cocoa.

**Section 3. Zoning Map Amendment.** The official Zoning Map of the City of Cocoa is hereby amended to include a change of classification for the property legally described and depicted on **Exhibit “A”** from Brevard County “General Use” to City of Cocoa “M-2 (Manufacturing and Industrial).” **Exhibit “A”** is attached hereto and fully incorporated herein by this reference.

**Section 4. Staff Instructions.** City Staff is hereby directed to promptly amend the City’s Official Zoning Map upon the effective date of this Ordinance. In addition, upon adoption and full execution of this Ordinance by the City Council, the City Clerk is hereby directed to record this Ordinance in the Official Records of Brevard County, Florida. This Ordinance shall run with the land.

**Section 5. Repeal of Prior Inconsistent Ordinances and Resolutions.** All prior inconsistent ordinances and resolutions adopted by the City Council, or parts of prior ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

**Section 6. Severability.** If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

**Section 7. Effective Date.** This Ordinance shall become effective immediately upon the effective date of Ordinance No. 08-2026, as adopted by the City Council of the City of Cocoa, Florida, and pursuant to the City Charter. If Ordinance No. 08-2026 does not become effective, then this Ordinance shall become null and void.

**ADOPTED** by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

---

**MICHAEL C. BLAKE**  
Mayor

**ATTEST:**

---

**MONICA ARSENAULT**  
City Clerk



Legal Ad: \_\_\_\_\_  
First Reading: \_\_\_\_\_  
Legal Ad: \_\_\_\_\_  
Second Reading: \_\_\_\_\_  
Effective Date: \_\_\_\_\_

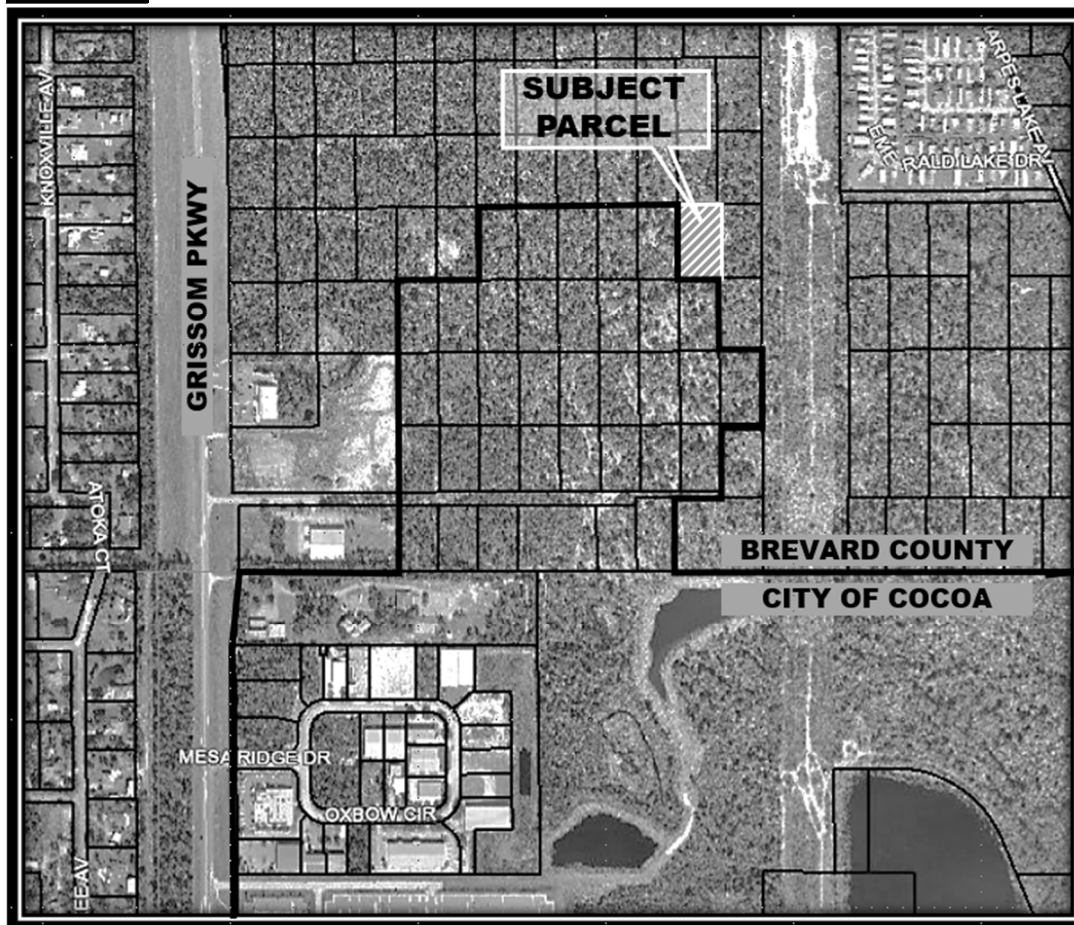
## EXHIBIT A

### Legal Description:

CANAVERAL GROVES S/D PER SB 2 PG 58, LOT 2 BLOCK 12 & 1/2 OF ADJ. ROAD PER ORB 1646 PG 130, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 1; THENCE, ALONG THE EAST LINE OF SAID SECTION 1, NORTH 0°22'47" WEST, 1266.07 FEET; THENCE, DEPARTING SAID EAST LINE OF SECTION 1, NORTH 89°55'46" WEST, 181.96 FEET, TO THE POINT OF BEGINNING; THENCE, SOUTH 00°43'30" EAST, 309.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 89°55'46" WEST, 181.96 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 00°43'30" WEST, 309.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE SOUTH 89°55'46" EAST, 181.96 FEET TO THE POINT OF BEGINNING.

### Depiction:



## 4/7/2026

- S:\GEOSPATIAL & LAND SURVEYING\25-0290.001 GRISSOM PARKWAY, COCOA, FL\DWG (SURVEY)\25-0290.001 GRISSOM PARKWAY\_HENDRICKS PARCEL BOUNDARY.DWG

FIELD DATE: 04/06/26  
PARTY CHIEF: NH  
DRAWN BY: AR  
CHECKED BY: MWH  
APPROVED BY: MWH  
JOB NUMBER: 21-0290.001  
DRAWING: 25-0290.001 Grissom  
Parkway\_Hendricks Parcel Boundary.dwg  
DRAWING DATE: 04/06/26  
FIELD BOOK: 611/63

GRAPHIC SCALE  
IN FEET  
1 INCH = 60 FEET

A PARCEL OF LAND LYING WITHIN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST,  
BREVARD COUNTY, FLORIDA

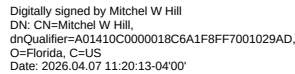


- LS  
(M)  
NGS  
NO.  
ORB  
PVC  
U.S.

PER OFFICIAL RECORDS BOOK 2733, PAGE 2824, PUBLIC RECORDS OF BREVARD COUNTY, FL

A map of the project area showing the location of the site. The map includes a compass rose in the top left corner indicating North (N), South (S), East (E), and West (W). The site is marked with a black square and labeled "SITE" with an arrow pointing to it. The site is located south of Canaveral Groves Boulevard and west of N Cocoa Boulevard. To the east of the site is the Rail Road. To the south of the site is Martin Andersen Beachline Express Way. To the west of the site is Grissom Parkway.

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

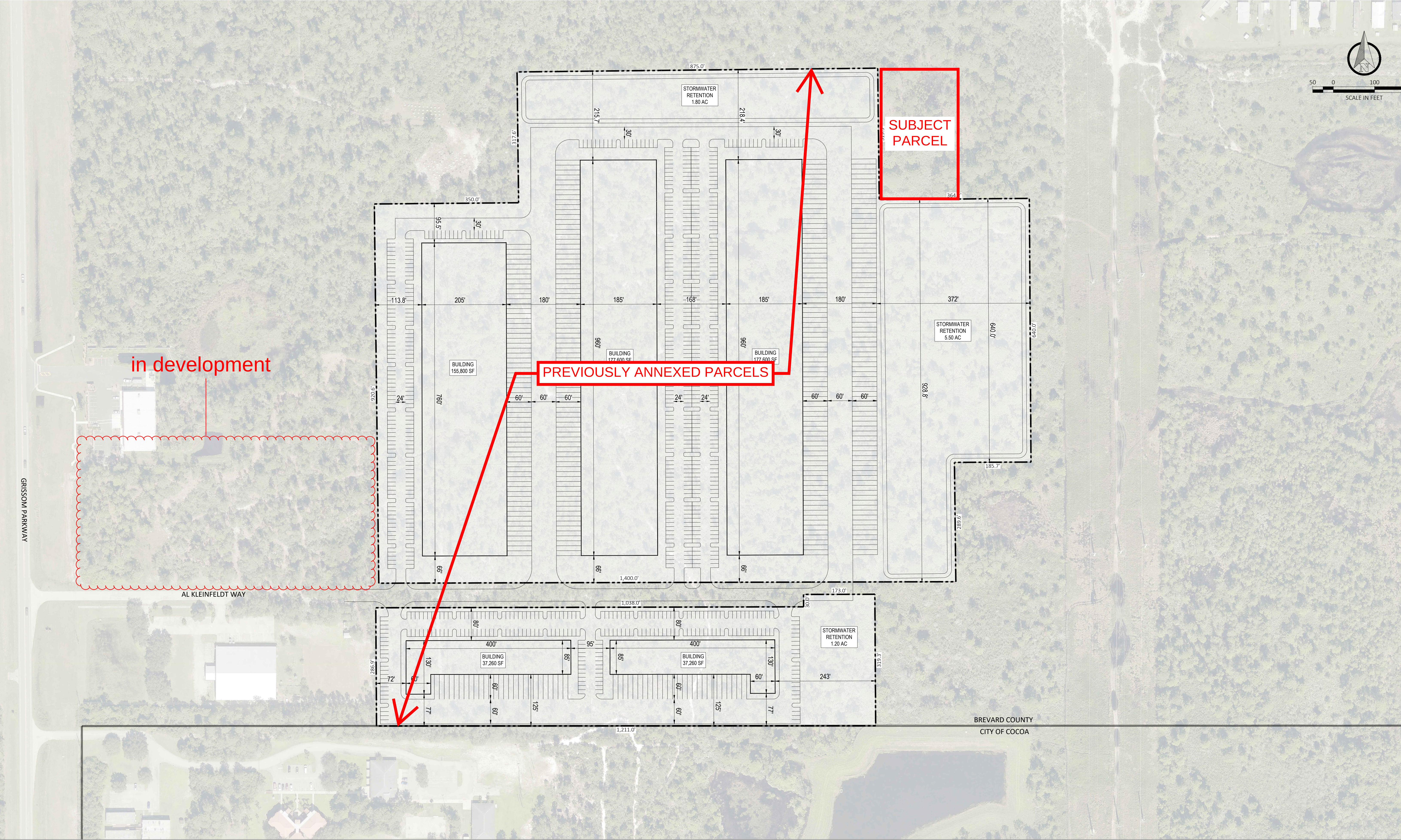


**KPMFranklin**  
ENGINEERS • PLANNERS • SURVEYORS  
222 CHURCH STREET  
KISSIMMEE, FL 34747  
PHONE (407) 846-1216  
COA 32059 LB 6605

|                                      |                                              |
|--------------------------------------|----------------------------------------------|
| <p><b>MAP OF BOUNDARY SURVEY</b></p> | <p><b>GRISSOM PARKWAY,<br/>COCOA, FL</b></p> |
|--------------------------------------|----------------------------------------------|

|             |             |
|-------------|-------------|
| <div></div> |             |
| JOB NO:     | 25-0290.001 |
| DATE:       | 04-06-2026  |
| DRAWN:      | AR          |
| APPROVED:   | MWH         |
| SHEET NO:   | 1 OF 1      |

















# USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

Jennifer Webster,  
Monica Arsenault  
Cocoa City Hall  
65 Stone Street  
Cocoa FL 32922

STATE OF WISCONSIN, COUNTY OF BROWN

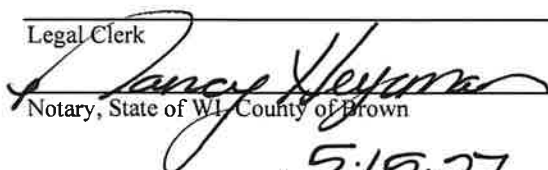
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of , was published on the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

BRE Brevard Florida Today 06/01/2026

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 06/01/2026

Legal Clerk

  
Notary, State of WI, County of Brown

My commission expires

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NANCY HEYRMAN  
Notary Public  
State of Wisconsin

# CITY OF COCOA NOTICE OF PUBLIC HEARING REZONING AND FLUM CHANGE OF REAL PROPERTY

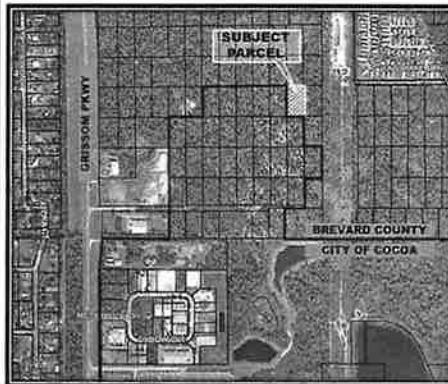
NOTICE IS HEREBY GIVEN THAT  
THE PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY  
AND THE COCOA CITY COUNCIL  
PROPOSE TO CONSIDER THE ADOPTION OF THE FOLLOWING ORDINANCES:  
ORDINANCE NO. 08-2026

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 ONE (1) PARCEL OF REAL PROPERTY WITHIN THE CITY OF COCOA, CONSISTING OF APPROXIMATELY 1.29 ACRES, GENERALLY LOCATED EAST OF GRISSOM PARKWAY NORTH OF OXBOW CIRCLE, AND SOUTH OF CANAVERAL GROVES BOULEVARD, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "RESIDENTIAL 4" TO CITY OF COCOA "INDUSTRIAL"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION IN THE COMPREHENSIVE PLAN, SEVERABILITY, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

AND

ORDINANCE 09-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ZONING MAP FOR ONE (1) PARCEL OF REAL PROPERTY, TOTALING 1.29 ACRES, MORE OR LESS, GENERALLY LOCATED EAST OF GRISSOM PARKWAY NORTH OF OXBOW CIRCLE, AND SOUTH OF CANAVERAL GROVES BOULEVARD, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE ZONING MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "GENERAL USE" TO CITY OF COCOA "M-2 (MANUFACTURING AND LIGHT INDUSTRIAL)"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.



Location Map

The complete legal description by metes and bounds and the ordinance can be obtained from the Office of the City Clerk by contacting Monica Arsenault, City Clerk, by telephone at (321) 433-8488 or via email at [marсенault@cocoafl.gov](mailto:marсенault@cocoafl.gov).

Planning and Zoning Board  
PUBLIC HEARING WILL BE HELD ON

July 1, 2026

City Council First Reading  
PUBLIC HEARING WILL BE HELD ON

July 14, 2026

ALL HEARINGS WILL TAKE PLACE AT 6:00 P.M. OR SOON THEREAFTER  
IN THE COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT  
65 STONE STREET, COCOA, FLORIDA 32922

#### 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 [marсенault@cocoafl.gov](mailto:marсенault@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 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 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/29170338/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](mailto: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/29170338/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.