



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

**September 16, 2026
6:00 PM**

65 Stone Street, Cocoa, FL 32922

I. Opening Matters:

1. Pledge of Allegiance
2. Roll Call

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of September 16, 2026.
2. Minutes: Regular Meeting of August 19, 2026.

III. Old Business:

IV. New Business:

1. **PZ-26-00000011 - Special Exception for Height of Structure - Air Products**

V. Other Business:

VI. Next Meeting Date: Wednesday, October 21st, 2026, at 6:00 pm at 65 Stone Street in Cocoa, FL.

VII. Adjournment:

General Notice Information:

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

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

does it authorize challenges or appeals otherwise not allowed by law.

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

BOARD OF ADJUSTMENT AGENDA ITEM

Memo Date: 09/09/2026
Agenda Date: 9/16/2026
Prepared By: Breanna Earley, Assistant City Clerk
Through: Stockton Whitten, City Manager
Requested Action: Request Board approval of the Agenda for the Regular Meeting of the Board of Adjustment on September 16, 2026, either as written or with amendments.

BACKGROUND:

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

RECOMMENDED MOTION:

Request Board approval of the Agenda for the Regular Meeting of the Board of Adjustment on September 16, 2026, either as written or with amendments.



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

**September 16th, 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 September 16th, 2026.
2. Minutes: Regular Meeting of August 19th, 2026.

III. Old Business:

IV. New Business:

PZ-25- 00000004 –Special Exception for Height of Structure- Air Products

CONSIDERATION OF A SPECIAL EXCEPTION REQUEST pursuant to Appendix A, Zoning, Article XI, Section 19(C)(1) of the City of Cocoa Code of Ordinances to amend the prior Special Exception approval for PZ-25-00000004 and allow two principal structures in excess of 60 feet in height in the M-2 (Manufacturing and Industrial) Zoning District. The proposed structures are two cooling towers, one approximately 185 feet in height and the second approximately 75 feet in height, exclusive of appurtenances required to meet State and Federal regulatory requirements, limited to five (5) feet or less. The subject property is located on Grissom Parkway in Cocoa, Florida, Tax Parcel ID 24-35-12-00-762.

V. Other Business:

VI. Next Meeting Date (Regular meeting): Wednesday, October 21st, 2026, at 6:00 pm at 65 Stone Street in Cocoa, FL.

VII. Adjournment:

General Notice Information:

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

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Public Participation Information:

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

City of Cocoa meeting calendar at <https://www.cocoafl.gov/291/20338/City-Meetings>

Documents pertaining to the above may also be inspected at the Community Services Department between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8480.

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

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

City of Cocoa meeting calendar at <https://www.cocoafl.gov/291/20338/City-Meetings>

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

Special Information for Quasi-Judicial Hearings:

Any person that (1) can demonstrate that they may suffer special damages different in kind and degree from that of the general public at large; and (2) wishes to present factual or expert witnesses and/or evidence at the quasi-judicial hearing is highly encouraged to immediately contact Lucilene Ribeiro, Planner, at (321) 433-8535 or, to make proper arrangements for presentation of witnesses and/or evidence. All witnesses should be identified and all evidentiary documents and exhibits that are intended to be distributed to the BOA, P&Z/LPA and City Council should be submitted to Ms. Ribeiro via email or mail at least three (3) days prior to the hearing.

BOARD OF ADJUSTMENT AGENDA ITEM

Memo Date: 09/09/2026
Agenda Date: 9/16/2026
Prepared By: Breanna Earley, Assistant City Clerk
Through: Stockton Whitten, City Manager
Requested Action: Request Board approval of the Minutes for the Board of Adjustment August 19, 2026, Regular Meeting, either as written or with amendments.

BACKGROUND:

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

RECOMMENDED MOTION:

Request Board approval of the Minutes for the Board of Adjustment August 19, 2026, Regular Meeting, either as written or with amendments.

CITY OF COCOA
BOARD OF ADJUSTMENT
MEETING MINUTES
August 19, 2026

A Regular meeting of the Board of Adjustment of the City of Cocoa was held on Wednesday, August 19, 2026, in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

I. OPENING MATTERS:

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

The Recording Secretary called the roll.

ROLL CALL:

Dan Quattrocchi	Chairperson
Robert Butler	Vice Chair
Robert Dyar	Board Member
Pam Shaia	Board Member
Jose Pacheco	Board Member
Jennifer Moton	Board Member
Margaret Goudelock	Board Member
Ashley Lanier	Alternate Board Member

MEMBERS PRESENT:

Dan Quattrocchi	Chairperson
Jose Pacheco	Board Member
Robert Dyar	Board Member
Pam Shaia	Board Member
Jennifer Moton	Board Member
Margaret Goudelock	Board Member
Ashley Lanier	Alternate Board Member

MEMBERS ABSENT:

Robert Butler	Vice Chair
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OTHERS PRESENT:

Kristin Eick	City Attorney
Jennifer Webster	City Planner
Breanna Earley	Recording Secretary

I. APPROVAL OF AGENDA AND MINUTES:

AGENDA: Regular Meeting of August 19, 2026

MINUTES: Special Meeting of July 1, 2026, and Regular Meeting of July 15.

- * Motion by Board Member Goudelock; Seconded by Board Member Shaia to approve the July 1, 2026, Special Meeting Minutes with amendments to grammatical errors.**

Ayes: Quattrocchi, Dyar, Shaia, Pacheco, Moton, Goudelock, Lanier

Motion Passed Unanimously (7-0).

- * Motion by Board Member Goudelock; Seconded by Board Member Dyar to approve the August 19, 2026, Regular Meeting Agenda, and to approve the July 15, 2026 Regular Meeting Minutes as written.**

Ayes: Quattrocchi, Dyar, Shaia, Pacheco, Moton, Goudelock, Lanier

Motion Passed Unanimously (7-0).

II. OLD BUSINESS:

III. NEW BUSINESS:

1. PZ-26-00000010 – Brevard Auto Exchange LLC/Al's Used Car, Inc– Special Exception - 628 W. King Street

Luci Ribeiro, City Planner, presented a PowerPoint for the 628 W. King Street Special Exception¹.

Board member Goudelock, wanted to note she has seen the parking lot and the parking spots should not be a problem. She noted the debris and inquired with the applicant.

The applicant, responded that the trailer is owned by the previous property owner and they are working to move it.

Goudelock, clarified her question.

A discussion on the 18-wheeler being stored on the property was held.

Chair Quattrocchi, asked about the zoning in the area being changed.

Ribeiro, spoke about the 4-corners and the city's beatification efforts.

The applicant stated the 18-wheeler is meant to store the bad tires.

¹ Exhibit A: PowerPoint

Goudelock, brought up the storage containers other businesses utilize and she just wanted clarification.

A discussion on the old tires being stored outside was had.

Board member Shaia, wanted more clarification on the 18-wheeler and the disposal process.

Board member Pacheco, pointed out the stipulation in the special exception states that tires will be stored inside.

Board member Goudelock, states a separate container stored outside the property is standard practice.

Board member Shaia, stated the 18-wheeler would technically be considered indoors.

Riberio, clarified the city code.

Board attorney Eick, said she was not aware of the 18-wheeler and will need to review code.

Chair Quattrocchi, wanted clarification on a possible motion.

Board member Dyar, stated he wanted to make it clear they would approve with review of city code.

With no public comment, the item was closed to the public.

- * **Motion by Chair Quattrocchi; Seconded by Board Member Dyar to approve the special exception with staff recommendations and adding there must be determination by staff on the 18-wheeler storage.**

Ayes: Quattrocchi, Dyar, Moton, Shaia, Pacheco, Goudelock, Lanier

Motion Passed Unanimously (7-0)

IV. OTHER BUSINESS:

V. NEXT MEETING DATE: September 16, 2026, at 6:00 pm at 65 Stone Street, Cocoa, FL.

VI. ADJOURNMENT

Board attorney Eick, wanted to stress to board members that they cannot inspect properties before items are heard.

- * **Motion by Board Member Shaia; Seconded by Board Member Dyar to adjourn the August 19, 2026, meeting.**

Ayes: Quattrocchi, Moton, Shaia, Dyar, Pacheco, Moton, Goudelock, Lanier

Motion Passed Unanimously (7-0)

There being no further business the meeting adjourned at 6:35 P.M.

Dan Quattrocchi, Chairperson

Breanna Earley, Recording Secretary

BOARD OF ADJUSTMENT AGENDA ITEM

Memo Date: 09/11/2026
Agenda Date: 9/16/2026
Prepared By: Erika Hughes, RVI Planning Consultant , Lucilene Ribeiro,
Planner

Through: Stockton Whitten, City Manager

Requested Action: Staff requests the Board of Adjustment **APPROVE** a request for a Special Exception to allow for two principal structures in excess of 60 feet in height in the M-2 (Manufacturing and Industrial) Zoning District, pursuant to Appendix A, Zoning, Article XI, Section 19 (C)(1) of the City of Cocoa Code of Ordinances, subject to certain conditions of approval and to adopt the staff findings included in the Staff Report. The structures are intended to be two (2) separate towers, one at approximately 185 feet in height and the other tower at approximately 75 feet in height, exclusive of appurtenances to meet State and Federal regulatory requirements limited to a height of 5-feet or less. The subject property is located on Grissom Parkway in Cocoa, Florida. Tax Parcel ID: 24-35-12-00-762.

BACKGROUND:

Project No.:	PZ – 26-00000011
Applicant:	Timothy Frassinelli Air Products Manufacturing Corporation 1940 Air Products Boulevard Allentown, PA 18106
Property Owner:	Air Products Manufacturing Corporation 1940 Air Products Boulevard Attn: Tax Dept Allentown, PA 18106
Notice Provided:	Notice of the public hearing was provided by publishing in the newspaper on September 1, 2026, posting the property, and mailers to property owners within 500 feet

The applicant, an industrial gas supplier, is requesting to amend a previous approval of a Special Exception to build two (2) structures, cooling towers, in excess of the sixty (60) foot maximum height allowed in the M-2, Manufacturing and Industrial zoning district. The applicant is proposing to develop a future Industrial Processing and Manufacturing facility, which is a principal permitted use in the M-2 zoning district. The site is a vacant parcel located on Grissom Parkway, approximately ½ mile east of E. Industry Road.

The Board of Adjustment previously approved a special exception application for Project Andromeda on July 16, 2025, which allowed for a tower with a maximum height of 185 feet in height for this property with the following conditions of approval:

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

The applicant has changed its intended Conceptual Plan to include two towers (rather than one) which are 20' x 20' square (rather than 12' x 16'). In addition, now that the applicant has performed preliminary engineering, it has determined that a stormwater pond is necessary within the intended tree preservation buffer at the south end of the property and seeks modification of the conditions of approval.

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

Each structure is designed as a 20' x 20' square, concrete, non-emissive, cooling tower or "cold box". One tower to exceed 60 feet at approximately 185' in height and a second tower at approximately 75' in height, both exclusive of appurtenances such as but not limited to antennas, lights, railings, or access stairwells. Any appurtenances required to meet State and Federal regulatory requirements shall not exceed an additional five (5) feet in height. These structures are critical to the facility's primary use, but all other operational buildings will remain below 60 feet in height. As pictured in Exhibit "A", the towers are narrow and their proposed location is in the northern half of the site.

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

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

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

As part of our commitment to supporting thoughtful development and enhancing our infrastructure, and as it did during the previous application, the City intends to continue working collaboratively with the Air Products team on this unique project for the City of Cocoa. Given the distinct nature of the proposed project and its impacts to a major transportation corridor, the City wants to preserve the visual and functional character of the property through onsite beautification efforts but also ensure that the development contributes positively to the surrounding community and the City.

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

Future Land Use:	IND (Industrial)		
Zoning District:	M-2 (Manufacturing and Industrial)		
Existing Land Use:	Vacant		
Council District:	District 3 – Councilmember Patrica Weeks		
Overview of Surrounding Area:			
	Future Land Use Designation	Zoning District	Land Use
North	IND (Industrial)	M-2	Vacant Land
South	IND (Industrial) / S.R. 528	M-2	Vacant Land & S.R. 528
East	IND (Industrial)	M-2	Industrial use
West	IND (Industrial)	M-2	Vacant

Special Exception Criteria:

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

Staff Finding: The subject property is located on the south side of Grissom Parkway, approximately ½ mile east of E. Industry Road. Access to the site is provided on Grissom Parkway and will include adequate ingress, egress, parking and sidewalks to and from the facility accommodating employees, service vehicles, deliveries and emergency response.

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

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

The tower and future facility will comply with Chapter 13.5 of the City of Cocoa Code regarding Nuisances and Noise. The proposed towers are non-emissive and will not generate noise, glare, or odor that would impact the surrounding manufacturing uses. The towers will be painted white to minimize heat transfer to the equipment housed within, which is critical for maintaining optimal operating conditions. The adjacent properties to the north, east and west are zoned -2 Industrial as well, so the proposed use is compatible with the surrounding area.

It is unlikely that the light emitted from the towers will impact the Trail's End neighborhood to the south of 528. However, it is likely that light from the tower at night will be visible from the adjacent properties, including several stories of the Cirrus Apartments. See further discussion of anticipated lighting of the tower in Section F.

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

Staff Finding: Properties in this area are serviced by Waste Management. The applicant shall comply with Chapter 9, ART II. - Solid Waste and must receive approval and arrangement from Waste Management prior to future development. Refuse collection and service areas will be contained on site and arranged in a manner that does not interfere with access, parking, loading operations or adjoining properties.

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

Staff Finding: The property is served by the City of Cocoa Utilities Department. Potable water, reclaim water and sewer are all available for the property. A potable 12" water main is currently located on the south side of

Grissom Parkway; a 12" reclaimed water main is on the north side of Grissom Parkway; and a 10" gravity sewer main on the north side of Grissom Parkway.

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

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

The site is located adjacent to the northern right of way of Martin Anderson Beachline Expressway (SR 528), which includes approximately 75 feet in depth of dense vegetation. In addition, the site itself contains significant existing vegetation, much of which will be preserved at the south end of the property to enhance the buffer to the south. This amendment proposed to maintain the south area as a tree preservation and green space buffer no less than approximately 300 feet in depth, within which a stormwater retention pond will be located, consistent with the Environmental Resource Permit (ERP) approved by SJWMD. See Exhibit "D" for Tree Buffer Diagram. Staff believes that amending the condition of approval to allow for the stormwater pond within the tree buffer will not impair the visual buffer provided by the trees. This property will be visible from SR 528, and the applicant has provided a visual rendering from the perspective of a driver on SR 528 to demonstrate the trees that will be maintained along the highway will still provide the buffer and will not be diminished by the installation of a stormwater pond deeper in the property (see Exhibit "C").

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

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

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

Staff Finding: The development will fully comply with all M-2 zoning district development standards with regard to yards and open space, and no variances are proposed. The built area will be concentrated toward the northern portion of the site along Grissom Parkway (see Exhibit "A and D"), preserving ample open space on the south portion of the property which will also provide a buffer to SR 528 and the residential neighborhood to the south of SR 528. This amendment proposed to use this southern area as both tree preservation and green space; the green space will include a stormwater retention pond consistent with the ERP approved by SJWMD. The remaining open space and buffer depth will be maintained, and the applicant intends to preserve as many trees as possible.

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

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

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

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

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

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

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

Staff Finding: Overall, the proposed development is consistent and compatible with surrounding uses. It

involves an industrial processing use, which is a principal permitted use within the M-2 zoning district, and it will meet all applicable development regulations. The facility plans to operate 24 hours/day, 7 days/week. The Special Exception request pertains solely to a height increase for the cooling towers crucial to supporting the primary operation. One tower is proposed for up to a maximum of 185 feet and up to a maximum of 75 feet for a second tower, exclusive of appurtenances required to meet State and Federal regulatory requirements, which shall not exceed an additional five (5) feet in height. It is anticipated that the future development will create employment opportunities and contribute to the property tax base.

RECOMMENDED CONDITIONS OF APPROVAL

1. The Special Exception shall not be effective until the Development Agreement and Concept Site Plan has received approval from the Planning and Zoning Board and City Council and the applicant has secured all the permits and approvals necessary for any development related to the Special Exception, including Large Scale Site Plan approval. Such agreements and permits shall be obtained within two years of the Board's original approval on July 16, 2025.
2. If either tower is extended, enlarged, or expanded, a Special Exception approval shall be required.
3. The Special Exception authorizes only two (2) towers exceeding 60 feet in height in the M-2 zoning district: one tower no more than approximately one hundred eighty-five (185) feet in height and a second tower no more than approximately seventy-five (75) feet in height. These height limits shall be exclusive of appurtenances, such as but not limited to antennas, railings, or access stairwells, that meet State and Federal regulatory requirements and are limited to a height of five (5) feet or less. Each tower shall be no more than approximately 20' x 20' in width and depth, exclusive of access stairwells, and shall be painted white.
4. The site plan application for the Project shall include a tree preservation and green-space buffer on the south end of the property, which shall be no less than approximately 300 feet in depth. A stormwater retention pond may be located within this buffer area, consistent with the Environmental Resources Permit (ERP) previously approved by the St. Johns River Water Management District (SJWMD).

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

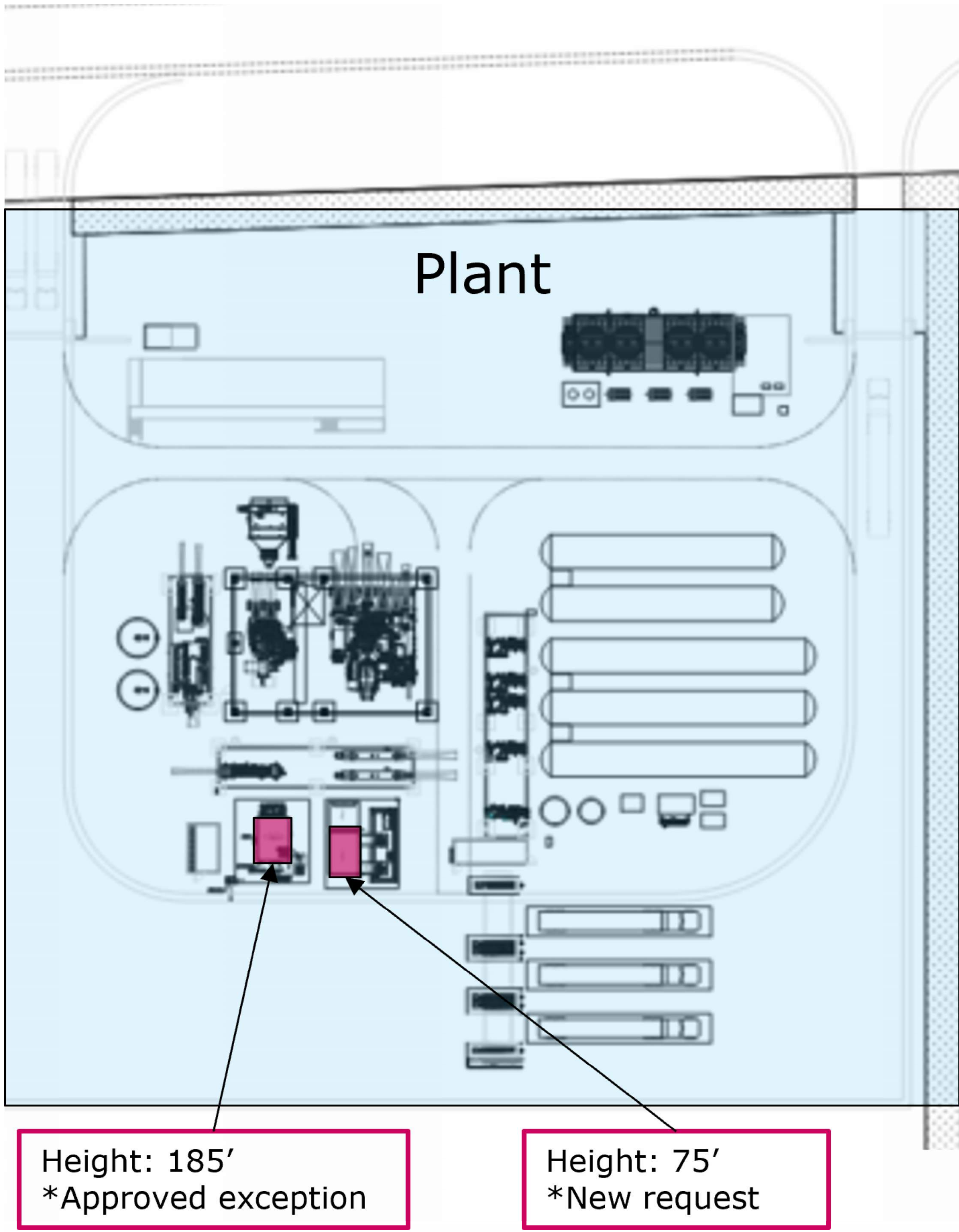
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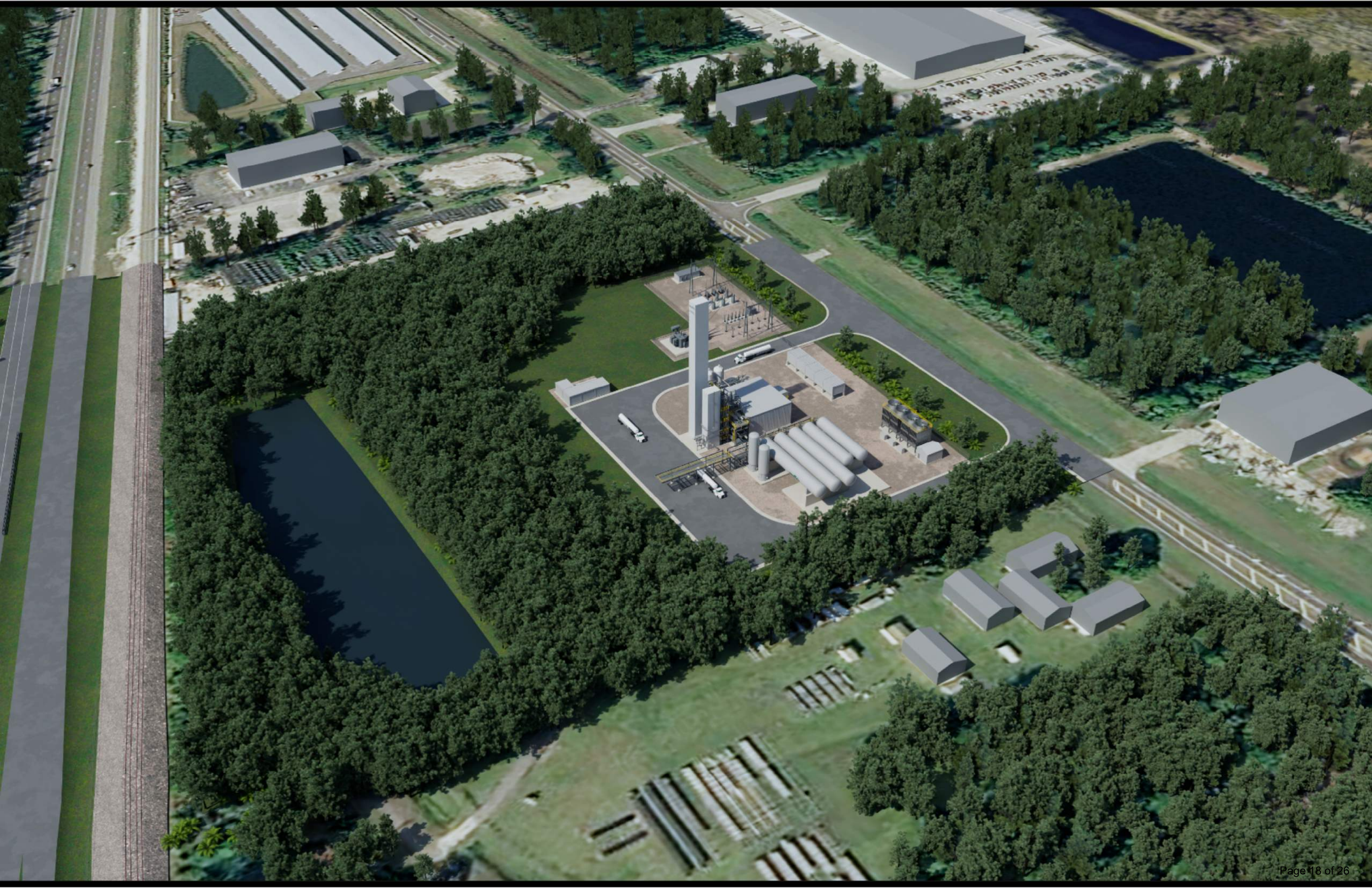
PREVIOUS ACTION:

None

RECOMMENDED MOTION:

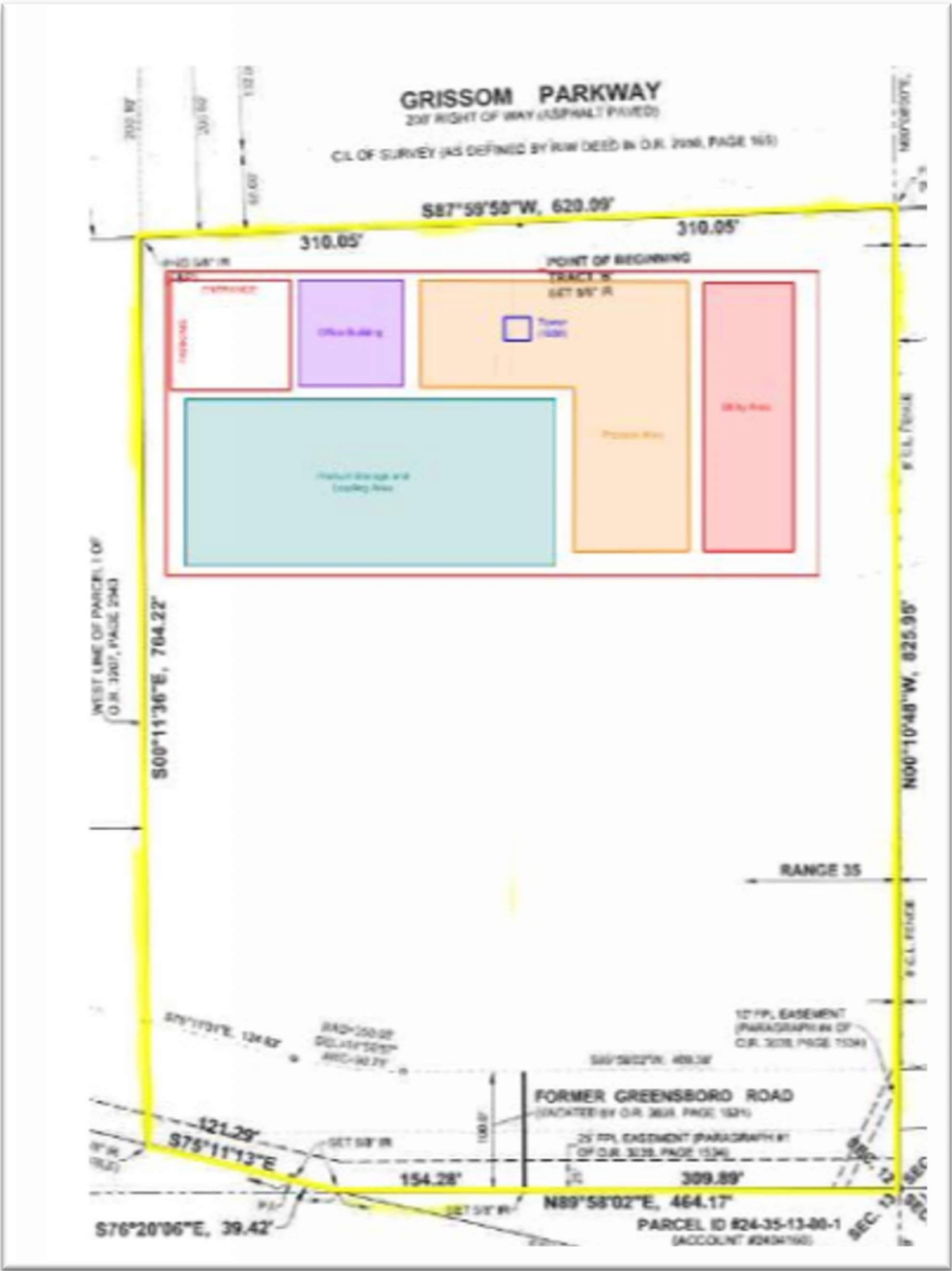
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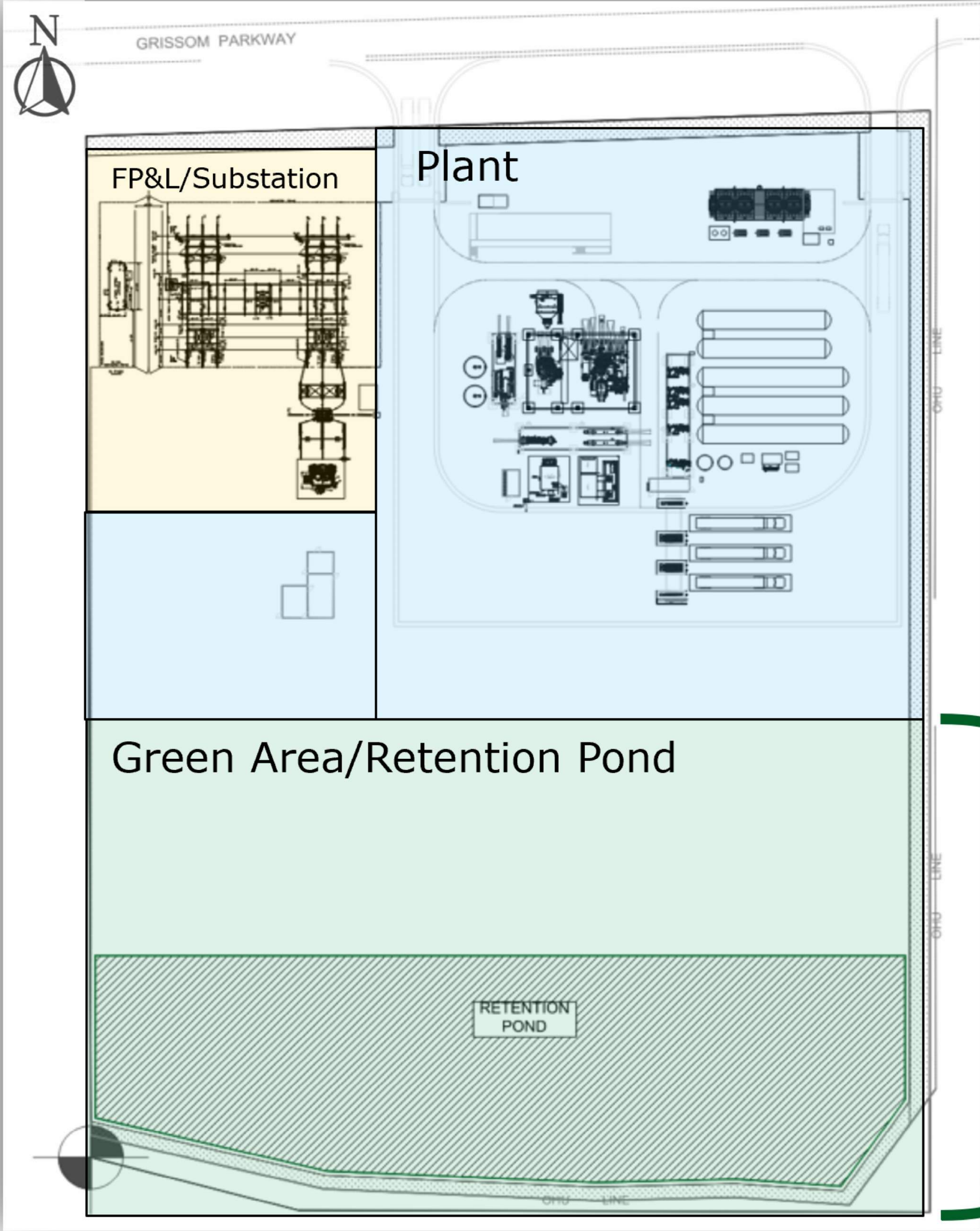




Original



Revised



300'



AIR PRODUCTS LOCATION

September 09, 2026

-  Subject Parcels
-  Parcels
-  Cocoa City Boundary

0 200 400 Feet

P20260909-204001.0.1



AIR PRODUCTS FUTURE LAND USE

September 09, 2026

 Subject Parcels

Future Land Use

 Medium Density
Residential

 Industrial

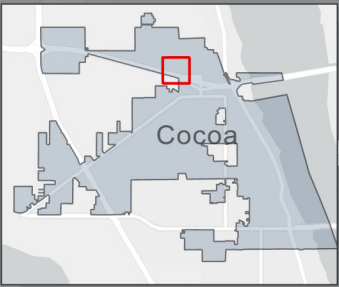
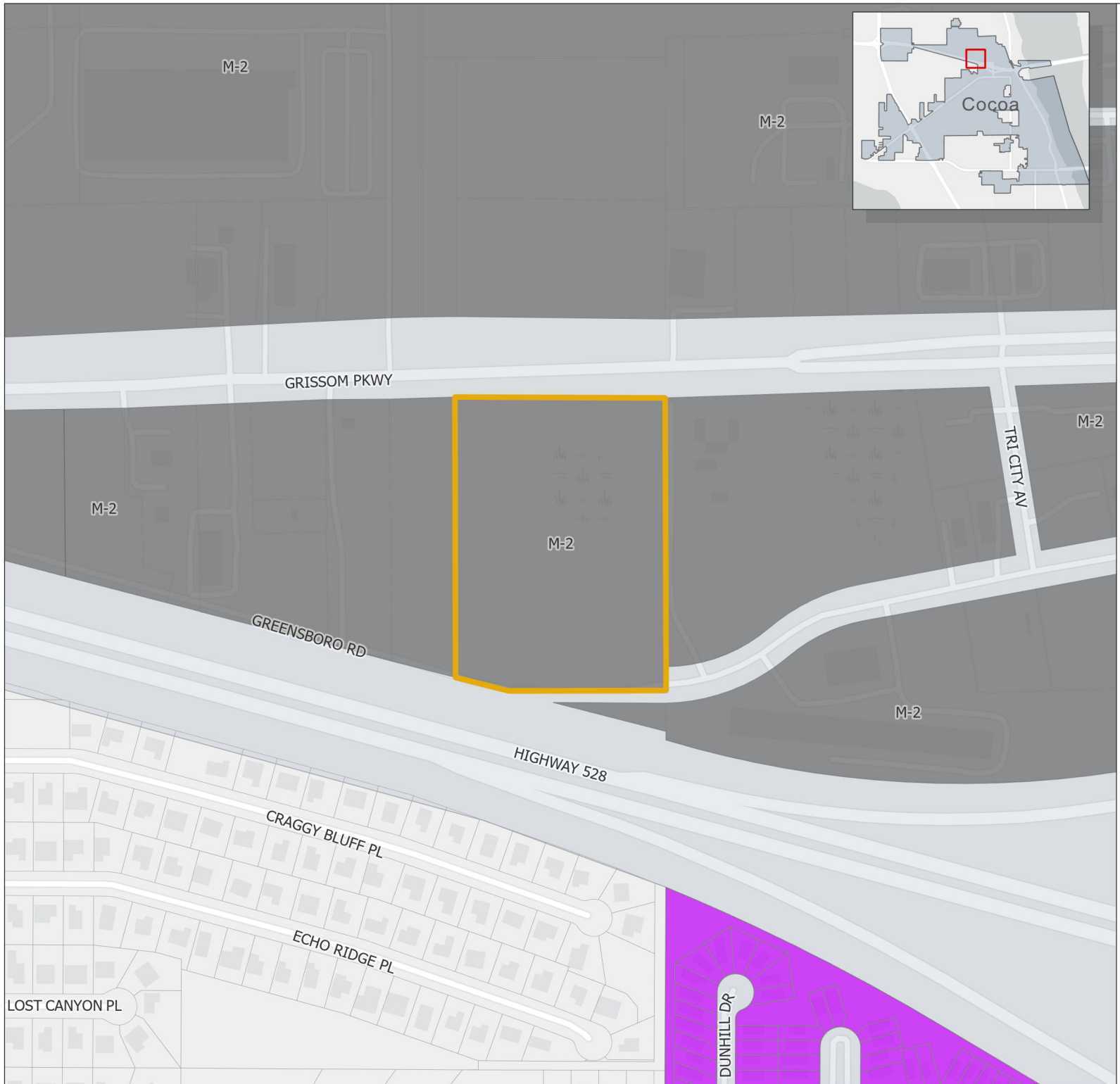
 Conservation

 Parcels

 Cocoa City Boundary

0 200 400 Feet

P20260909-204001.0.3



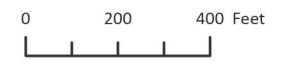
AIR PRODUCTS ZONING

September 09, 2026

 Subject Parcels

Cocoa Zoning

-  PUD - Planned Unit Development
-  M-2 - Manufacturing and Industrial
-  Parcels
-  Cocoa City Boundary



P20260909-204001.0.2

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

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Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/01/2026

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

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ad#12590066 09/01/26

**CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT
THE BOARD OF ADJUSTMENT
PROPOSES TO CONSIDER THE FOLLOWING:
PZ 26-00000011 (Special Exception Tax Parcel ID No. 24-35-12-00-762)**
Consideration of a Special Exception request to allow for two principal structures more than 60 feet in height in the M-2 (Manufacturing and Industrial) Zoning District, pursuant to Appendix A, Zoning, Article XI, Section 19 (C)(1) of the City of Cocoa Code of Ordinances. The structures are intended to be two separate towers, one at approximately 185 feet in height and the other at approximately 75 feet in height, exclusive of appurtenances to meet State and Federal regulatory requirements limited to a height of 5-feet or less. The subject property is located on Gris-som Parkway in Cocoa, Florida. Tax Parcel ID: 24-35-12-00-762.

**Board of Adjustment
PUBLIC HEARING WILL BE HELD ON
September 16, 2025
AT 6:00 P.M. OR SOON THEREAFTER IN THE
COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT
65 STONE STREET, COCOA, FL**

General Notice Information:

This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at 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/291/20338/City-Meetings>

Documents pertaining to the above may also be inspected at the Community Services Department between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8400.

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

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

• City of Cocoa meeting calendar at <https://www.cocoafl.gov/291/20338/City-Meetings>

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



NANCY HEYRMAN
Notary Public
State of Wisconsin



Planning & Zoning

65 Stone Street • Cocoa, FL 32922

PHONE: (321) 433-8535

www.CocoaFL.gov

July 17, 2025

Isabelle Albert
Halff and Associates
1000 N Ashley Drive, Suite 900
Tampa, FL 33602

RE: PZ-25-00000004 Special Exception for Height of Structure (Parcel ID: 24-35-12-00-762)

Dear Ms. Albert:

This letter is to inform you that on July 16, 2025, the City of Cocoa Board of Adjustment **APPROVED** your Special Exception request from Appendix A, Zoning, Article XI, Section 19(C)(1) of the City of Cocoa Code to allow for a principal structure in excess of 60 feet in height in the M-2 (Manufacturing and Industrial) Zoning District. The structure is intended to be a tower approximately 185 feet in height. The subject property is located on Grissom Parkway in Cocoa, Florida. Tax Parcel ID: 24-35-12-00-762.

The following four (4) CONDITIONS shall apply:

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

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4. The site plan application for the Project shall include a tree preservation buffer on the south end of the property, which shall be no less than approximately 300 feet in depth.

If you have any questions regarding this decision, please feel free to contact us at 321-433-8510, or by email at cocoaplanning@cocoafll.gov.

Sincerely,



Stockton Whitten
City Manager

RECEIVED
Office of the City Clerk

JUL 21 2025

Time: 9:04am

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