

**CITY OF COCOA
BOARD OF ADJUSTMENT
MEETING MINUTES
July 20, 2016**

A regular meeting of the Board of Adjustment of the City of Cocoa was held on Wednesday, July 20, 2016 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

I. OPENING MATTERS:

Chairman Robert Frey called the meeting to order at 6:05 P.M. The Board Secretary called the roll.

MEMBERS PRESENT:

Robert Frey	Chairman
Nancy Elliot	Board Member
Connie Harvey	Board Member
Matthew Ford	Board Member
Jane Jollay	Board Member

MEMBERS ABSENT:

Bruce Gilmore	Board Member
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OTHERS PRESENT:

Steven Belden	Community Services Director
Steven Biel	Senior Planner
Kim Kopp	Board Attorney
Rachel Unruh	Board Secretary

II. APPROVAL OF AGENDA & MINUTES:

Approval of Agenda: July 20, 2016.

Approval of Meeting Minutes: June 15, 2016.

Motion by Ms. Elliot, seconded by Mr. Ford, to approve the agenda and minutes as written. Vote on the motion carried unanimously.

III. OTHER BUSINESS:

Election of Vice-Chairman to replace Herbert Dyal.

Motion by Ms. Harvey, seconded by Ms. Jollay, to approve Nancy Elliot as Vice-Chairman. Vote on the motion carried unanimously.

IV. OLD BUSINESS:

NONE

IV. NEW BUSINESS:

PZ-16-00000003 – THINKEEPERS, LLC (241 N. INDIAN RIVER DR.)

Consideration of a special exception request from Appendix A, Zoning, Article XI, Section 6(C)(12) to allow for a Bed and Breakfast use in the RU-2-25 (Multi Family Dwelling) Zoning District.

Senior Planner Steven Biel presented a project summary and exhibits for the Board's review. Mr. Biel stated that the applicant, Jeremy and Elena Sinnemaki, is requesting consideration of a special exception request to allow for a Bed and Breakfast use in the RU-2-25 (Multi Family Dwelling) Zoning District.

Mr. Biel stated that Staff recommends approval of the Special Exception in accordance with Appendix A, Zoning, Article XI, Section 6(C)(12) to allow for a Bed and Breakfast use in the RU-2-25 (Multi Family Dwelling) Zoning District, with the following conditions:

1. The Special Exception approval is for the two (2) buildings identified as 241 N. Indian River Dr. and 7 Mitchell St. on the survey labeled Exhibit A.
2. The building noted as 7 Mitchell St. on Exhibit A is ADA accessible and shall be used for guests with ADA accessible needs.
3. The Special Exception shall not be effective until the applicant has secured all the permits and approvals necessary for any development related to the Special Exception. Such permits shall be obtained within six (6) months of the Board's approval.
4. If the use is extended, enlarged, or expanded, a Special Exception approval shall be required.
5. If the use discontinues for a period greater than six (6) months, the use shall become null and void.

Mr. Frey asked for questions or discussion from the Board members by staff. There was a brief discussion between Staff and the Board members.

Jeremy and Elena Sinnemaki, 241 N. Indian River Dr, Cocoa, was sworn in. Ms. Sinnemaki gave a brief statement.

Motion by Ms. Harvey, seconded by Ms. Elliot, to approve the special exception with the conditions recommended by staff. Vote on the motion carried unanimously.

PZ-16-00700001 – WAIVER; PARKING LANDSCAPE (FLYING J TRAVEL CENTER)

A Waiver request from Appendix A, Zoning, Article XII, Section 3(I) to waive the landscape requirements for parking rows in excess of two hundred (200) feet in length. The proposed development consists of four (4) parcels, all zoned C-G (General Commercial), and identified by the Brevard County Property Appraiser as Tax Account IDs 2407127, 2407135, 2407123, and 2407979.

Senior Planner Steven Biel presented a project summary and exhibits for the Board's review. Mr. Biel stated that the applicant, Craig Carden, Core States Group, on behalf of

Flying J Travel Centers, is requesting consideration of a waiver from Appendix A, Zoning, Article XII, Section 3(l) to waive the landscape requirements for three (3) parking rows in excess of 200 feet in length.

Mr. Biel stated that Staff recommends approval of the Waiver request from Appendix A, Zoning, Article XII, Section 3(l) to waive the landscape requirements for three (3) parking rows in excess of 200 feet in length as noted on Exhibit B, subject to the following condition(s):

1. Approval of this waiver does not waive any other landscape requirements and does not waive the required landscape requirements for any future development or additions to the proposed site plan.
2. The waiver shall not be effective until the applicant has secured all the permits and approvals necessary for any development related to the waiver. Such permits shall be obtained within six (6) months of the Board's approval.

Mr. Frey asked for questions or discussion from the Board members by staff. There was a brief discussion between Staff and the Board members.

Brad Alsup, Pilot Travel Centers, LLC, Project Manager, 5508 Lonas Dr. Knoxville, TN, 37909, was sworn in. Mr. Alsup gave a brief description of the project and the location of the building in respect to the property parcels. Mr. Alsup explained to the Board members the purpose of the request of the applicant.

Mr. Frey asked for questions from the Board members to the applicants' representative.

Ms. Harvey asked if required parking landscape could be reconfigured in order to meet the City requirements.

Mr. Alsup explained the perimeter landscape does meet City requirements and the waiver is strictly for the interior islands in the truck parking area in the rear of the property.

Mr. Frey opened the public hearing and asked if anyone in the audience that would like to speak regarding the parking landscape.

Rod McGowen, 3815 Sentry Dr, Cocoa, was sworn in. Mr. McGowen voiced his concern regarding the wetlands.

Steven Belden stated for the record that each Board member received a copy of emails from residents addressing their concerns.

Additional discussion followed.

Mr. Frey closed the public hearing and asked for any further discussion among the Board.

Additional discussion followed among the Board members.

Motion by Ms. Elliot, seconded by Ms. Jollay, to approve the waiver request with the conditions recommended by staff. Vote on the motion carried unanimously.

PZ-16-00700002 – WAIVER; DIRECTIONAL SIGNAGE (FLYING J TRAVEL CENTER)

A Waiver request from Chapter 3, Advertising and Signs, to allow for an increase in area for three (3) directional signs from a maximum of four (4) square feet to 15.83 square feet per sign. The proposed development consists of four (4) parcels, all zoned C-G (General Commercial), and identified by the Brevard County Property Appraiser as Tax Account IDs 2407127, 2407135, 2407123, and 2407979.

Senior Planner Steven Biel presented a project summary and exhibits for the Board's review. Mr. Biel stated that the applicant, Craig Carden, is requesting consideration of a waiver from Chapter 3, Advertising and Signs, allowing an increase in three directional signs from a maximum of 4 SF to 15.83 Sf per sign.

Mr. Biel stated that Staff recommends approval of the Waiver request from Chapter 3, Advertising and Signs, to allow for an increase in area for three (3) directional signs from a maximum of four (4) square feet to 15.83 square feet per sign as noted on Exhibit B, subject to the following condition(s):

1. Approval of this waiver does not waive any other sign requirements and does not waive the required sign requirements for any future development or additions to the proposed site plan.
2. The waiver shall not be effective until the applicant has secured all the permits and approvals necessary for any development related to the waiver. Such permits shall be obtained within six (6) months of the Board's approval.

Mr. Frey asked for questions or discussion from the Board members by staff.

Ms. Jollay questioned if a public hearing was scheduled for resident to voice their concerns for disapproval of the project. Staff explained the land use is allowed and the project is a small-scale site plan and is reviewed administratively by City Staff.

Additional discussion followed among the Board members and Staff.

Mr. Alsup returned to the podium and gave a statement regarding the three directional signs and the request for the increase in the directional signs.

Additional discussion followed among Board members and the representative of the applicant.

Mr. Frey opened the public hearing to the audience that would like to speak regarding the three directional signs.

Patricia Scott, 1350 Friday Rd, Cocoa, was sworn in. Ms. Scott stated her concerns regarding the extension of Friday Rd. There was discussion among the Board members and Ms. Scott.

Mr. Belden explained the extension of Friday and stated to Ms. Scott that Staff would address her concerns if she would like to meet with them in the office.

Additional discussion among the Board members, Staff and Ms. Scott.

Mr. Frey closed the public hearing and asked for any further discussion among the Board.

Motion by Ms. Elliot, seconded by Ms. Harvey, to approve the waiver request with the conditions recommended by staff. Vote on the motion carried unanimously.

PZ-16-00700003 – WAIVER; GROUND SIGNAGE (FLYING J TRAVEL CENTER)

A Waiver request from Chapter 3, Advertising and Signs, to allow for an increase in height, area, and LED area for one (1) ground sign from a maximum height of 20 feet to 100 feet, an increase in maximum area from 200 square feet to 566 square feet, and an increase in LED area from 32 square feet to 207 square feet; and an increase in height for one (1) ground sign from a maximum height of 20 feet to 30 feet. The proposed development consists of four (4) parcels, all zoned C-G (General Commercial), and identified by the Brevard County Property Appraiser as Tax Account IDs 2407127, 2407135, 2407123, and 2407979.

Senior Planner Steven Biel presented a project summary and exhibits for the Board's review. Mr. Biel stated that the applicant, Craig Carden, is requesting consideration of a waiver from Chapter 3, Advertising and Signs, allowing an increase in height, area, and LED area for one (1) ground sign (identified as the Hi-Rise sign) from a maximum height of 20 feet to 100 feet; an increase in maximum area from 200 square feet to 566 square feet; and an increase in LED area from 32 square feet to 207 square feet, and an increase in height for one (1) ground sign from a maximum height of 20 feet to 30 feet (identified as the Goalpost sign).

Mr. Biel stated that Staff recommends approval of the Waiver request from Chapter 3, Advertising and Signs, to allow for an increase in height, area, and LED area for one (1) ground sign from a maximum height of 20 feet to 100 feet, an increase in maximum area from 200 square feet to 566 square feet, and an increase in LED area from 32 square feet to 207 square feet; and an increase in height for one (1) ground sign from a maximum height of 20 feet to 30 feet as noted on Exhibit B, subject to the following condition(s):

1. Approval of this waiver does not waive any other sign requirements and does not waive the required sign requirements for any future development or additions to the proposed site plan.
2. The waiver shall not be effective until the applicant has secured all the permits and approvals necessary for any development related to the waiver. Such permits shall be obtained within six (6) months of the Board's approval.

Mr. Frey asked for questions or discussion from the Board members by staff.

Ms. Jollay asked if other signs in the area have the same heights or if the request that is before the Board is not conforming to the current conditions of existing signs. Discussion followed among Staff and Board members.

Ms. Harvey question the height and size of the Goalpost sign, asked if the sign could be reconfigured to meet the City requirements. Additional discussion followed among the Board members and Staff.

Mr. Alsup returned to the podium and gave a statement regarding the concerns of the Board members for the Goalpost sign and Hi-rise sign.

Ms. Elliot asked for clarification on how the height will be determined for the Hi-rise and what is the regular height is for signs around the country in comparison to the waiver request before the Board.

Additional discussion followed among the Board members, Staff and the representative of the applicant.

Mr. Frey opened the public hearing to the audience that would like to speak regarding the Goalpost sign and the Hi-rise sign.

Sherry Ervin, 335 Meridian Run Dr., unit 295, Cocoa, was sworn in. Ms. Ervin questioned if a Hi-rise sign on the south bound side of I-95 would be installed. Staff explained no south bound sign is proposed.

Patricia Scott, 1350 Friday Rd, Cocoa, returned to the podium. Ms. Scott had concerns regarding sound and the number of businesses allowed to build within a specified area. Ms. Scott is concerned about the effects increased signage will have on the residents, and requested the Board to deny or table this waiver. There was discussion among the Board members and Ms. Scott.

Mr. Frey closed the public hearing and asked for any further discussion among the Board.

Discussion followed among the Board members and Staff.

Motion by Ms. Harvey, seconded by Ms. Jollay, to table this waiver request allowing for additional information to be provided to Board members. Vote on the motion carried unanimously.

Robert Frey stepped down from the Council podium at 7:32pm to present his application, PZ-16-0000002.

PZ-16-00000002 – (SPECIAL EXCEPTION (1523 N. COCOA BLVD.)

A Special Exception request from Appendix A, Zoning, Article XI, Section 12(C)(1) to allow for motorcycle repairs in an enclosed structure in the C-G (General Commercial) Zoning District. The subject property is identified by the Brevard Property Appraiser as Tax Account ID 2415519.

Senior Planner Steven Biel presented a project summary and exhibits for the Board's review. Mr. Biel stated that the applicant, Robert Frey, is requesting approval of a Special Exception from Appendix A, Zoning, Article XI, Section 12(C)(1) to allow for motorcycle repairs in an enclosed structure in the C-G (General Commercial) Zoning District.

Mr. Biel stated that Staff recommends approval of the Special Exception in accordance with Appendix A, Zoning, Article XI, Section 12(C)(1) to allow for motorcycle repairs in an enclosed structure in the C-G (General Commercial) Zoning District, with the following conditions:

3. The Special Exception approval allows for motorcycle/powersport service and repairs in an enclosed structure in the commercial unit identified as 1523 N. Cocoa Blvd.
4. The Special Exception shall not be effective until the applicant has secured all the permits and approvals necessary for any development related to the Special Exception. Such permits shall be obtained within six (6) months of the Board's approval.
5. If the use is extended, enlarged, or expanded, a Special Exception approval shall be required.
6. If the use discontinues for a period greater than six (6) months, the use shall become null and void.
5. No outside storage of vehicles and/or parts is permitted.

Ms. Elliot, Vice-Chairman asked for questions or discussion from the Board members by staff.

Robert Frey, 322 Clearlake Rd, Cocoa, was sworn in. Mr. Frey gave a brief statement and answered questions from the Board members.

Motion by Ms. Harvey, seconded by Mr. Ford, to approve the special exception request with the conditions recommended by staff. Vote on the motion carried unanimously.

VI. NEXT MEETING DATE:

The Board members established that the next meeting would be held on August 17, 2016.

V. ADJOURNMENT:

Motion by Ms. Elliot, seconded by Ms. Jollay, to adjourn.

There being no further business the meeting adjourned at 7:39 P.M.

Approved on this 21 day of Sept, 2016.



Robert Frey, Chairman


Rachel Unruh, Board Secretary

Von Stephan

COCOA VILLAGE

Village Bier Garden

Restaurant



NOTE: * Indicates buffet item and cost represents total cost of buffet.
Menu is subject to change.

Entree/Main Course

Lunch/Dinner

Oktoberfest Buffet - Beet Salad, Cabbage Salad, Macaroni Salad, Potato Salad, Tomato Salad, Wurst Salad, Seasonal Salad, Macaroni & Cheese, Meat Platter, Roasted Pork, Beef Rouladen, Bratwurst, Pork Schnitzel, White Fish, Rotisserie Chicken, Sauerbraten, Spätzle, German Sausages, Meatballs, Roasted Potatoes, Seasonal Vegetables, Potato Dumplings, Sauerkraut, Red Cabbage, Fresh Fruit, Apple Strudel, Vanilla Pudding, Bavarian Cheesecake, Seasonal Dessert, Black Forest Cake *



Drinks

Full Liquor and Featuring the following:

Apple Berentzen - Apple Berentzen

Bärenjäger Honey & Bourbon - Bärenjäger Honey & Bourbon

German Beer - Radeberger Pilsner, Altenmünster Oktoberfest, Schöfferhofer Weizen, and Hövels

German Beer Flight (4 pours/ 5-oz each) - Radeberger Pilsner, Altenmünster Oktoberfest, Schöfferhofer Weizen, and Hövels



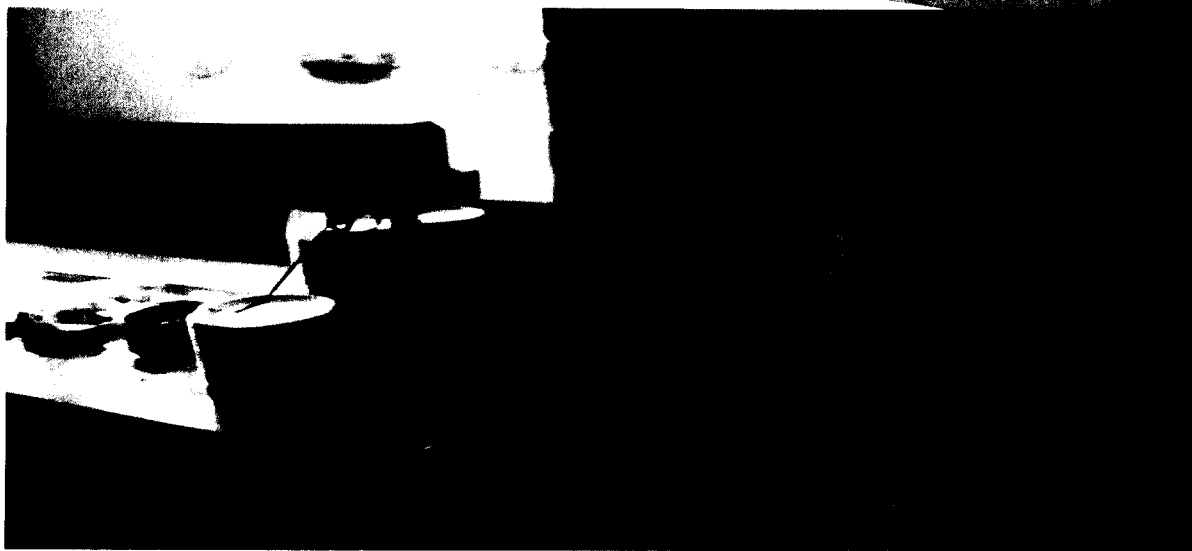
German White Wine Flight (Three Pours - 2-oz each) - Villa Wolf Pinot Gris, J.H. Selbach Blue Label Riesling, and Valckenberg Madonna Riesling Spätlese

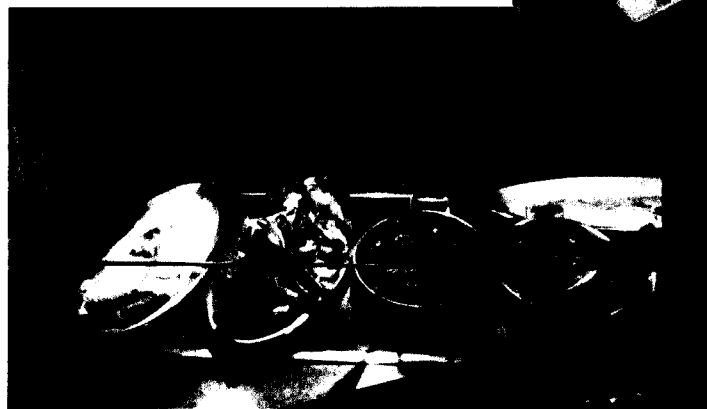
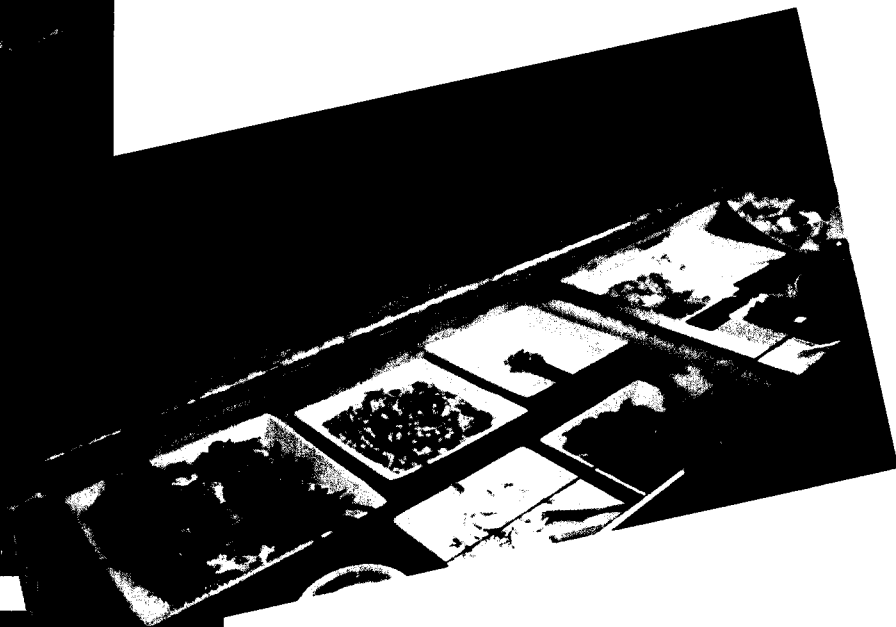
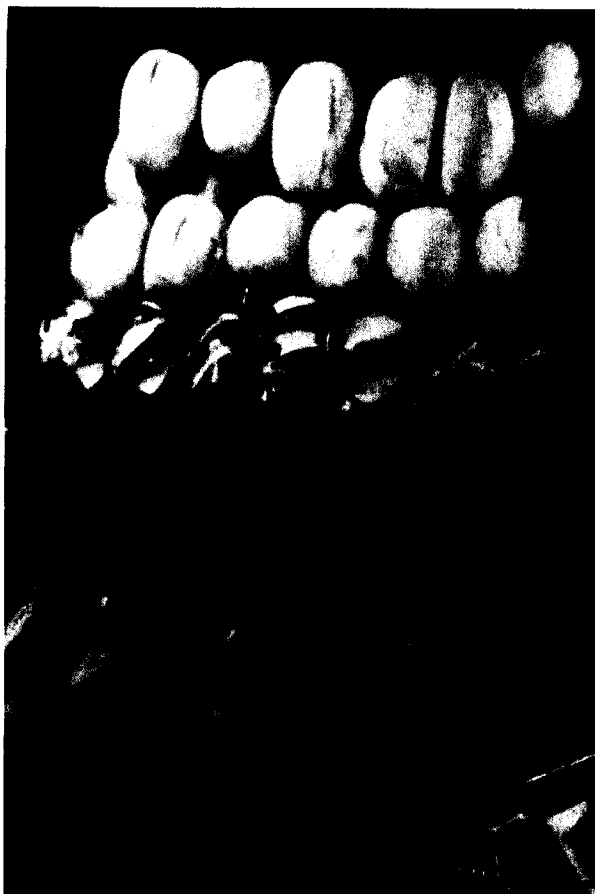
Jägermeister - Jägermeister

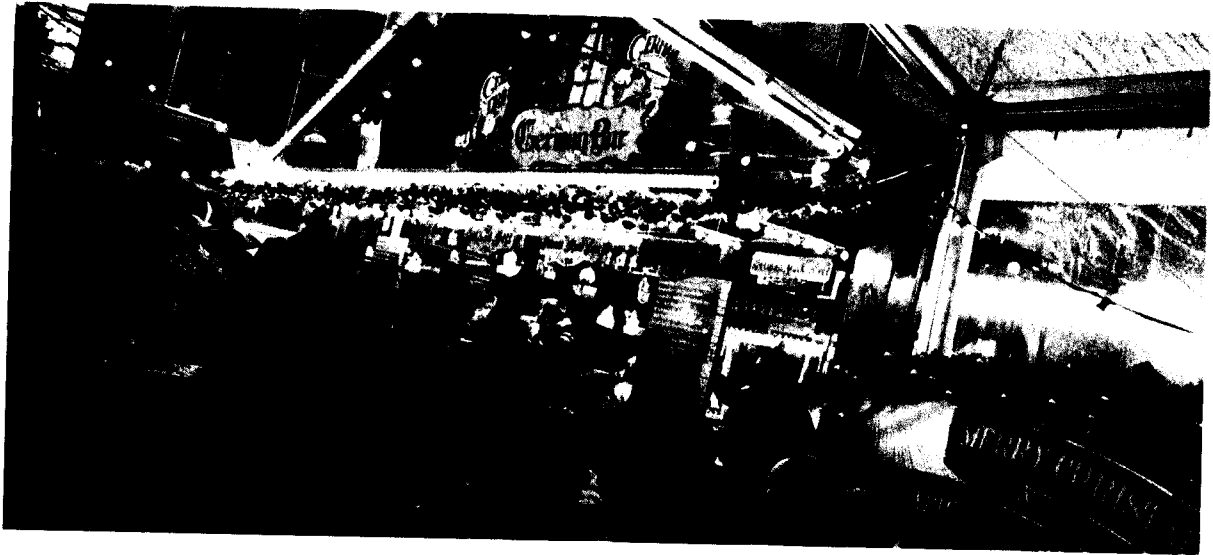
Red Wines - August Kessler Pinot Noir Spätburgunder, Niersteiner Spiegelberg Dornfelder

White Wines - Villa Wolf Pinot Gris, Dr. Bergweiler Noble House Riesling, Dr. L Riesling, Valckenberg Madonna Riesling Spätlese, J.H. Selbach Blue Label Riesling, Heinz Eifel Auslese Riesling, Valckenberg Madonna Riesling Auslese









Rachel Unruh-Wooten

From: J.D.DERRICK <jdfla@cfl.rr.com>
Sent: Wednesday, July 20, 2016 3:45 PM
To: Rachel Unruh-Wooten
Subject: FLYING J VARIANCES

ATTN : RACHAEL

MY NAME IS J.D. DERRICK AND I LIVE LESS THAN ONE MILE FROM WHERE THEY WANT TO BUILD THIS NOISY FLYING J TRUCKSTOP..

WAS JUST INFORMED OF THIS LESS THAN ONE HOUR AGO, AND KNOWING THAT SHELL MART IS COMING SOON JUST ACROSS SR 524 AT I-95 INTERCHANGE TOO

I AM AGAINST ALL OF THIS NOISY (EXPANSION /BUILDING/ CONSTRUCTION,. FOR WHEN LESS AND ONE MILE SOUTH AT THE SR 520/I-95 WE ALREADY HAVE THIS SAME SORT OF NOISE POLUTION THAT THESE TYPES OF BUSINESS'S BRING OUR QUIET RURAL LIFE STYLE. I AM AGAINST THIS DEVELOPMENT AND SAY "NO"!!

I WOULD AGREE ON A DECENT RESTAURANT, BUT NOT A NOISY 24 HOUR SERVICE TRUCK STOP.

I AGAIN SAY "NO" AGAINST ANY DEVELOPMENT OF THIS TYPE IN OUR BACK YARDS, SO TO SPEAK

THANK YOU

JAMES D. DERRICK
4961 HIDDEN PINE PLACE
COCOA, FL. 32926

jdfla@cfl.rr.com

Click [here](#) to report this email as spam.

Rachel Unruh-Wooten

From: Pam Hales <phales2011@gmail.com>
Sent: Wednesday, July 20, 2016 3:42 PM
To: Rachel Unruh-Wooten
Subject: Flying J Variances ~ Attn: Rachael

It has come to our attention that several variances are being requested for the Flying J Truck-stop on Hwy 524 in Cocoa; i.e., Height of the hi rise sign, gold post sign, and an increase of the square footage of the LED portions of the signs. In that the surrounding neighborhood is a rural residential area, my husband and I respectfully request that these variances be disapproved and the size of the signs, including the LED illumination, be required to be consistent with current limits.

Additional concerns with locating an overnight truck-stop in this area is the riff-raff that follows. Vagrants, prostitutes, drug dealers, etc. One only needs to visit the area around the Pilot Truck-stop on 520 and I-95 to see what goes on. It's hard to understand why our officials would want to repeat this criminal activity on Hwy 524. Why does it seem Cocoa is always considered for undesirable's? Power plant, cargo container storage facility, Walmart distribution center, and now an over-night truck stop. Considering all the exits in other Brevard cities up and down I-95 with their restaurants, home improvement stores, nice hotels, and department stores, Cocoa seems determined to remain unattractive for nicer companies. If we have to settle for over-night truck stops, please at least keep them within the rules of locating in a rural community.

Sincerely,
Tim and Pam Hales
1380 Friday Road
Cocoa, Fl.

Sent from my iPad

Click
<https://www.mailcontrol.com/sr/Q!cjvhWWdd!GX2PQPOMvUgEBY15Clgt1US2HPqiAgzB!bFBu3zTkH0ufFD1ZoiawFKz3fDhAAfuNclrJIVGaJg==> to report this email as spam.

Rachel Unruh-Wooten

From: Dale Lowery <turbinech@cfl.rr.com>
Sent: Wednesday, July 20, 2016 2:30 PM
To: Rachel Unruh-Wooten
Cc: ps123@bellsouth.net; danhaggard@gmail.com
Subject: Flying J Concerns

Dear Ms. Wooten,

I'm a retired US State Department Quality Control Manager that lives at 1305 Friday Road. I would like to voice my concerns in reference to a Flying J being erected right down the road from my home. I've looked over documents that state there will be no impact to the area to which I live however, there are some things that I feel that need to be clarified prior to this endeavor proceeding. I put these concerns in bullet format so that they can be brought up in the meeting tonight.

- Safety and environment concerns that will be impacted with a truck stop.
 - Violent crimes
 - Prostitution
 - Drugs
 - Vagrants
 - Trucks noises entering and exiting the interstate
 - Property values will decrease
 - Increased traffic

The party that's proposing should provide from an independent source (at their expense) the above concerns and at what levels they will increase or decrease. I truly hope that this proposal to put a Flying J this close to my house will be thoroughly reviewed prior to any rezoning approvals. Food for thought, I've never seen a truck stop next to a school for the same reasons of the concerns above. Would you want this next to your house?

Respectfully,
Dale Lowery

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Rachel Unruh-Wooten

From: moonpie73@cfl.rr.com
Sent: Wednesday, July 20, 2016 4:02 PM
To: Rachel Unruh-Wooten
Subject: Flying J Truck Stop Variances

To City of Cocoa
attn: Rachel

I am currently out of the country on vacation and was disturbed to hear about the requested Variances from Flying J . Thank goodness we have someone like Pat Scott who keeps her neighbors informed when she finds out about such issues.

There is no way I would ever want to see a sign approved that would tower as high as 100 ft , let alone with flashing lights that high. I do not oppose the truck stop, but just want reasonable signage that is not sightly/gaudy/ugly that would cheapen the area and lower our property values.

Crime is always a huge concern of mine with the addition of such a facility's not our area. I definitely do not want to see an increase in prostitution , vagrancy and theft which these type of buildings tend to attract like the one on SR 520.

Thank you for lazing on our concerns.

Johnny and Carolyn Wood
805 Cox Rd
Cocoa. 32926

concern.
Sent from my iPad

Begin forwarded message:

From: ps123 <ps123@bellsouth.net>
Date: July 20, 2016 at 3:15:40 PM ADT
To: Kathy Schutze <kathysch73@yahoo.com>, Chris Ramos <cdrgs90@aol.com>, Ron Poole <rondpoole@hotmail.com>, Doug Ashton <paula.ashton@cfl.rr.com>, Frank Martin <fmartin5152@gmail.com>, Bill Dansbury <bill.dansbury@yahoo.com>, Sherry Welsh <sherwelsh@aol.com>, Wade Olsen <wadeolsen@sprintmail.com>, Steve Nugent <snugent@cfl.rr.com>, Mike Therber <therbercollision@bellsouth.net>, Mary Young <yloppy@bellsouth.net>, Jim Drake <jim_drake@earthlink.net>, "Michael R. Sturges" <mrsturges@bellsouth.net>, Pat Craig <onecg@att.net>, Ruth Degraw <rdegrow@cfl.rr.com>, Ute Arahill <hawaii305@yahoo.com>, Jim Christian <nffwbc1@bellsouth.net>, Carolyn Weisner Wood <moonpie73@cfl.rr.com>, Mark J Oler <djb4545@bellsouth.net>, David Heikes <dheikes@cfl.rr.com>, Bruce Crescini <b1c2it@yahoo.com>, Marti Thomas <mar_t93@yahoo.com>, Steve LaMountain

Rachel Unruh-Wooten

From: Kevin Sands <ksands@asiterminals.biz>
Sent: Thursday, July 21, 2016 3:17 PM
To: Rachel Unruh-Wooten
Subject: Flying J Varian

City of Cocoa Attn :Rachael

I am a Concerned resident of the Dalehurst Ranches development .. My name is Kevin Sands And my property address is 2211 north Friday Road

We as a community are very concerned that allowing this type of business access in our area would increase crime and vagrancy to a level that would not be addressed . we are just outside cocoa police limits and the Brevard county police department is already over taxed with Canaveral groves area.

Some of our concerns include theft of personal property break ins home invasions prostitution drug trafficking and other related crimes that accompany businesses of this type.

Also not to bring up the point of increased traffic on an already dangerous if not deadly intersection of SR 95 southbound and 524 westbound .

There isn't a week that goes by that we as residents don't see an accident under the overpass as we leave our community...

We as a community feel that this type of business be restricted to areas that will not be affected by the increase of crime and traffic like 520 area and stay out of residential communities such as ours...

Thank you Very much for your time

Concerned citizen

Mr. and Mrs. Kevin Sands

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Rachel Unruh-Wooten

From: Sean O'Sullivan. <sfosullivan@gmail.com>
Sent: Wednesday, July 20, 2016 3:16 PM
To: Rachel Unruh-Wooten
Subject: Flying J Variances

City of Cocoa, Attn: Rachael

The following are issues the community surrounding I95 and SR524 is concerned about:

Signage:

- Hi-Rise sign 20' to 100'
- Gold Post sign 20' to 30'
- LED portion of the signs with gas prices flashing, they are asking for 32 sq ft to 207 sq ft!

Safetely and Crime Factors

- Crime associated with the Truck Stop spilling over into our neighborhood on the north side of SR 524 and all the way to Cox Rd: (sample http://www.nwitimes.com/news/state-and-regional/a-hotbed-for-crime/article_d3459b75-25c3-5191-aa97-86283cbeb825.html)
- Prostitution, vagrants, theft, etc.

--

Sean O'Sullivan

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Rachel Unruh-Wooten

From: Marti Thomas <mar_t93@yahoo.com>
Sent: Wednesday, July 20, 2016 4:09 PM
To: Rachel Unruh-Wooten
Subject: Flying J variances

Dear City of Cocoa,
Attn: Rachel

It has been brought to our attention that there are plans in the works to build a Flying J truck stop in our neighborhood. My family is only one of those most closely affected by this. We are a homeschool family which means we are at home the majority of the day. We moved out here to Cocoa for the peace and quiet that our neighborhood provides, only having to listen to highway noise which keeps moving in our area so it isn't a big deal. HOWEVER, bringing huge semi trucks in, which are constantly stopping with air brakes, starting their engines, running their motors while they sleep all hours of the day and night would be a HUGE problem. My husband is a trucker himself, so we are VERY aware of the noise and air pollution they cause. It is NOT AT ALL conducive to a residential area.

In addition, there is the signage topic which is proposed to be 20' to 100' high and lit with bright LED lighting 24/7... This will be able to be seen by our homes nearby and is unacceptable.

Bringing more people into this vicinity also opens up the opportunity for increase in crimes against our residents as well. We appreciate your taking the time to consider ALL of the pros and cons this type of venue would bring for the residents of the Friday Road neighborhoods.

Please feel free to contact me with any further questions or any way that I may be able to help with making a sound decision in this matter.

Sincerely,
Mar'ti & David Thomas
1325 Friday Road
Cocoa, FL. 32926
321-298-7192

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Steven Biel

From: Rachel Unruh-Wooten
Sent: Thursday, July 21, 2016 1:10 PM
To: Steven Belden
Cc: Steven Biel
Subject: FW: Flying J Variances

I got this one this morning, just passing it on.

Rachel Unruh
Planning and Code Technician
Community Services
65 Stone St., Cocoa, FL 32922
Phone: (321) 433-8508 runruh@cocoafl.org
Fax: (321) 433-8543

-----Original Message-----

From: Terry Addis [mailto:baydog@me.com]
Sent: Thursday, July 21, 2016 11:54 AM
To: Rachel Unruh-Wooten
Subject: Flying J Variances

City of Cocoa
Attn: Rachael

I am a retired commercial auto hauler with 30+ years experience doing business with truck stops. We all know the characters that are often attracted to truck stops. My concern is how Cocoa will prepare and step up to address these issues. Traffic management, sidewalks, cleanliness, noise barriers, appearance, law enforcement, etc. The Cocoa Police know what is coming their way due to the current truck stop @ Rt 520 & I-95. The Flying J will be very much larger and so will the additional problems. The Flying Y, jointly owned with Pilot, is a well run company operating in many states, for many years, and will be a great source of added revenue to Cocoa. Please insist that this new business cooperate with the concerns of it's neighbors and all Cocoa residents.

Terry Addis
327 Horseshoe Bend Circle
Cocoa, Fl. 32926

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