MINUTES
City of Cocoa
Regular Meeting of The City Council

July 9, 2024

A Regular City Council Meeting was held on Tuesday, July 9, 2024, in Cocoa City Hall, in City Council Chambers, located at 65 Stone Street, in Cocoa, Florida, 32922, as publicly noticed.

I. Opening Matters:

Mayor Blake called the meeting to order at 6:00 p.m.

Councilmember Goins provided the invocation and Cocoa Fire Department led the assembly in the Pledge of Allegiance.

The City Clerk took the roll.

PRESENT:	Michael C. Blake	Mayor
	Lavander Hearn	Deputy Mayor
	Matthew Barringer	Councilmember
	Alex Goins	Councilmember
	Lorraine Koss	Councilmember
	Anthony Garganese	City Attorney
	Stockton Whitten	City Manager
	Monica Arsenault	City Clerk

ABSENT:

OTHER STAFF MEMBERS PRESENT:

Abby Morgan, Public Works Director; Rebecca Bowman, Finance Director; Jonathan Lamm, Fire Chief; Dara Hennessey, Deputy Fire Chief; Charlene Neuterman, Community Services Director; Evander Collier, Police Chief; Jack Walsh, Utilities Director; Tammy Gemmati, Administrative Services Director; Robert Beach, Chief Technology Officer; Mitch Lawyer, Systems and Support Manager; and Corbin Gilbert, Help Desk Support Tech.

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of July 9, 2024. (24-391).

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Hearn to approve the agenda for the Regular meeting of July 9, 2024, with an amendment to add an item under Awards and Presentations for a Swearing-In Ceremony for two new firefighter recruits.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Minutes: (a) Special City Council Meeting Minutes of March 5, 2024 (24-368).
(b) Regular City Council Meeting Minutes of March 26, 2024. (24-369).
(c) Regular City Council Meeting Minutes of April 9, 2024. (24-375).
(d) Regular City Council Meeting Minutes of April 23, 2024. (24-376).

* **MOTION by Councilmember Goins; Seconded by Councilmember Koss to approve the minutes for the Special City Council meeting of March 5, 2024, and the Regular City Council Meetings of March 26, 2024, April 9, 2024 and April 23, 2024 as written.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

III. Awards and Presentations:

Chief Lamm welcomed the two new firefighter recruits. They are homegrown, Cocoa residents and are now homegrown Cocoa firefighters. They are the first to participate in the Cocoa High School's Sponsorship Program and have successfully passed fire school and the state fire test, becoming the newest members of the Cocoa Fire Department.

Chief Lamm officially swore in the two gentlemen as the newest Cocoa firefighters.

IV. Delegations:

Aleck Greenwood, 640 Brevard Ave., Cocoa, wished to compliment the City Council, the City Manager, and Samantha Senger for their efforts on putting together a phenomenal fireworks display for the Fourth of July event.

Additionally, he asked Council if they would give a consensus to bring back the item regarding golf carts. In response, Mayor Blake suggested that he address this with the City Manager. He and Deputy Mayor Hearn noted that they were willing to give Mr. Greenwood their consent to have a conversation to discuss this further with the City Manager.

V. Consent Agenda:

(A) General Consent Items:

1. Council Approval to Apply for the Institute of Police Technology and Management (IPTM) Florida Department of Transportation (FDOT) High Visibility Enforcement Effort (HVE) Grant and Approval for the City Manager to Enter into a Memorandum of Understanding with IPTM. (24-308). (Police Chief)

2. Approve Ex Post Facto, the Police Department to Apply for the FY2024 Bulletproof Vest Partnership (BVP) Program. (24-338). (Police Chief)

3. Approval to Participate in a Public Offering for the HUD Section 108 Loan to Convert to a Fixed Interest Rate and for the City Manager to Sign Related Documents. (24-340). (Finance Director)

4. Approval to Participate in the Florida Department of Emergency Management's F-ROC Program for FY2025; Approval to delegate authority for the City Manager to Opt-In to the F-ROC Program for FY2025 via Resolution #2024-060. (Finance Director) (24-346). (Finance Director)

5. To Approve a Resolution Amending the FY24 Budget (BAF#24-100-T) in the amount of $32,180.00. (24-347). (Utilities Director)

*******This Item is Confidential per FS 119.0725 and Not for Public Release*******

(B) Multi-Year Contracts:

6. To Approve and Authorize the City Manager to Execute Task Order 2024-01 with Kimley-Horn and Associates, Inc. for Engineering Services for the South Courtenay Parkway Water Main Replacement Project; To Approve as a Multi-Year Contract from FY2024 through FY2025; Approve a Resolution Amending the FY2024 Budget, BAF#24-103-T, transferring funds between projects in the amount of $169,107. (24-221). (Utilities Director)

7. To Approve a Purchase Order and Agreement with Tech Systems, Inc. for a new roof system on Wewahootee Pump Station piggybacking a Brevard County Continuing Roofing Contracting Services contract, RFQ 6-22-13, Effective May

12, 2023 through May 12, 2025; To Approve a Resolution Authorizing the City Manager to Approve and Execute Change Orders in an Amount Not to Exceed $10,683.40 (10% of the Contract Amount) for a Total Combined Project Cost of $117,517.37. (24-295). (Utilities Director)

8. To Approve Participation in a Cooperative Purchase Agreement with Danus Utilities, Inc. for Lift Station Rehabilitation Services Utilizing the City of Clermont Agreement No. 2023-71 Effective August 8, 2023 through August 7, 2026; To Approve a Resolution Authorizing the City Manager to Approve and Execute Change Orders in an Amount Not to Exceed $17,970.90 (10% of the Contract Amount) for a Total Combined Project Cost of $197,679.90; To Authorize the City Manager to Execute Any Annual Renewal Amendments Under the Original Agreement. (24-336). (Utilities Director)

9. To consider approval of a multi-year contract between the School Board of Brevard County, and the City of Cocoa for the renewal of up to three (3) school resource officers for the school year 2024-2025, beginning July 1, 2024, and ending June 30, 2025, and authorize the City Manager and City Attorney to finalize and execute the contracts with the Brevard County School Board. Also authorize the City Manager and City Attorney to finalize and execute the contract and MOU with Emma Jewel Charter Academy for one (1) school resource officer. Budgetary impact for FY25, pending the approval of the adoption of the FY25 budget. (24-348). (Police Chief)

* **MOTION by Councilmember Barringer; Seconded by Mayor Blake to approve the Consent agenda.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VI. Public Hearings:

1. Conduct Public Hearing and approve granting easements to Florida Power & Light Company (FPL) for the purposes of constructing, operating and maintaining a fiber optic line in Lee Wenner Park. (24-357). (Community Services Director)

City Attorney Garganese provided a brief background of the item.

There being no further questions from Council, Mayor Blake opened the Hearing to the public.

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

* **MOTION by Councilmember Goins; Seconded by Mayor Blake to approve the item.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Consideration of a Land Development Code Text Amendment to Appendix A, Article XI, Section 19 of the Code of Ordinances of the City of Cocoa to add truck parking facilities to the list of permitted uses in the M-2 zoning district and to provide a definition of truck parking facilities. (24-382). (Planning Consultant)

City Attorney Garganese announced that this is the First Reading of Ordinance 07-2024. He read the title into the record as follows:

Ordinance No. 07-2024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ZONING ORDINANCE OF THE CITY OF COCOA TO ADD TRUCK PARKING FACILITIES TO THE LIST OF PERMITTED USES IN THE M-2 ZONING DISTRICT; PROVIDING A DEFINITION OF TRUCK PARKING FACILITIES; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

Patrick Murray, RVi Consulting, provided a presentation[1] on the item.

Councilmember Koss asked if there are any hazardous waste concerns. In response, Murray explained that hazard mitigation policies would need to be followed.

Mayor Blake opened the Hearing to the public.

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

* **MOTION by Councilmember Goins; Seconded by Mayor Blake to approve Ordinance 07-2024 on First Reading.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

[1] Exhibit A: M-2 Zoning District Zoning Text Amendment

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Request to Postpone Consideration of a Zoning Map Amendment consistent with Appendix A, Zoning, Article XXI, to change the Zoning Map designation of eleven parcels totaling 1.39 acres, with the address 301 S. Cocoa Blvd., from C-P, Commercial Parkway, to C-N, Neighborhood Commercial to the July 23, 2024, City Council Meeting. (24-384). (City Manager)

Mayor Blake opened the Hearing to the public.

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

* **MOTION by Councilmember Koss; Seconded by Councilmember Goins to postpone the item to the July 23, 2024, Regular City Council meeting at 6pm at Cocoa City Hall.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VII. Council Business:

1. Consider the Appointment of Frank Manfredi, Tamisha Findlay and Merrybeth Burgess to Fill One of Four (4) Regular member Vacancies on the Planning and Zoning Board. (24-177). (Administrative Services Director)

Each Councilmember filled out and submitted a voting ballot form to fill three of the four available vacancies. The person(s) with the lowest number of points would fill a Regular member seat through November 2027, and the person with the highest number of points would fulfill the Regular member seat left vacant by a previous board member through November 2024. The results were as follows:

Burgess: 7 points
Findlay: 10 points
Manfredi: 13 points

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Hearn to appoint MerryBeth Burgess to a Regular member seat through November 2027, Tamisha Findlay to a Regular member seat through November 2027, and to appoint Frank Manfredi to a Regular member seat through November 2024.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Consider the reappointment of Robert Dyar as a member of the Board of Adjustment through May 2027. (24-208). (Administrative Services Director)

* **MOTION by Councilmember Goins; Seconded by Councilmember Barringer to reappoint Robert Dyar to the Board of Adjustment for another three-year term.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Consider the reappointment of Ms. Janne Etz as a member of the Cocoa CRA through April 2028. (24-285). (Administrative Services Director)

* **MOTION by Councilmember Koss; Seconded by Mayor Blake to reappoint Janne Etz to the Cocoa CRA for another four-year term.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

4. Consider the reappointment of Shari Scott, Lloyd Roberts, Dik Muller and Josue Otero, and the appointment of Gloria Weatherspoon as members of the Code Enforcement Board through June 30, 2027. (24-355). (Administrative Services Director)

* **MOTION by Councilmember Koss; Seconded by Councilmember Goins to reappoint Shari Scott, Lloyd Roberts and Josue Otero through June, 2027 and to appoint Gloria Weatherspoon to a Regular member seat through June, 2027.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

5. Approve the current lien for the property located at 215 Riverside Dr to $50,000.00, as recommended by the Code Enforcement Board. On August 17, 2023, the

property owner was found to be in violation of: Permit Required, App. A Art. 15 Sec. 2 (a) (d); For the unpermitted alterations to the windows, exterior walls, plumbing, and door. The fine period was from July 5, 2023, to December 27, 2023 (5 Mos.) and the lien ran at $500.00 per day leaving (repeat violation) leaving a total fine balance of: $87,510.00. (24-306). (Police Chief)

Augusto Gonzalez, Interim Code Enforcement Manager, provided the history of the item and pointed out that this item was postponed at a previous City Council meeting until further information could be obtained.

Jay Thakkar, Attorney representing the property owner, provided information to Council and shared that his client is elderly and lives in Maine. He did not know about the violation until December 2023 when he received a notice. The other notices were sent to an address in Orlando. As soon as he found out about the violation, he corrected it quickly and the fines ended immediately.

Councilmember Barringer asked why permits were not pulled for the work being done. In response, Mr. Thakkar explained that his client hired a contractor that did not pull the permits. Once he found out, he contacted Mr. Thakkar's office, and they were able to correct the issues and pull the permits.

Further discussion was held on the amount of time it took to have the permits issued.

* **MOTION by Deputy Mayor Hearn; Seconded by Councilmember Koss to approve staff's recommendation to reduce the lien to $2,531.31.**

THE VOTE ON THE MOTION WAS:

AYES: Hearn, Barringer, Koss

NAYES: Blake, Goins

THE MOTION CARRIED (3-2)

6. Approve the current Code Enforcement Lien for the property located at 3629 E Malory Ct., be reduced to $3,078.65 as recommended by the Code Enforcement Board. (24-307). (Police Chief)

* **MOTION by Mayor Blake; Seconded by Councilmember Barringer to approve staff's recommendation to reduce the lien to $3,078.65.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VIII. City Business:

1. To Approve a Resolution Amending the FY2024 Budget, BAF#24-084-A to Accept Grant Funding for the Sellers WRF Advanced Wastewater Treatment project. (24-245). (Utilities Director)

Mr. Walsh stated that this is a follow up item and provided a brief explanation.

* **MOTION by Mayor Blake; Seconded by Councilmember Goins to approve the item.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Approve an interlocal agreement with the Cocoa CRA to provide funding for the Lee Wenner Park Parking Improvements Project, in the amount of $2,187,121. Award construction contract B-24-06-COC to Doug Wilson Enterprises, Inc. in the amount of $1,822,601 for the Lee Wenner Park Parking Improvements with funding authorized by the Cocoa CRA. Approve Construction Contingency Resolution authorizing the City Manager to approve construction change orders not to exceed $364,520 for the total costs not to exceed $2,187,121. Approve a Resolution Amending the FY24 Budget, BAF # 24-102-IFT for an interfund transfer from the Cocoa CRA to fund the project. (24-320). (Community Services Director)

* **MOTION by Mayor Blake; Seconded by Councilmember Goins to approve the item.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Approve a Resolution Amending the FY24 Budget BAF#24-104A, accepting a Donation Ex-Post Facto of a Rear Canine Kennel. (24-365). (Police Chief)

* **MOTION by Deputy Mayor Hearn; Seconded by Councilmember Goins to approve the item.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

IX. Informational Agenda:

1. Data showing the relation between the estimated and actual income and expenses to date. (24-362). (Finance Director)

2. Approved change orders to construction contracts that the City Council has authorized the City Manager, by resolution, to approve in excess of the City Manager's spending authority. (24-363). (Finance Director)

3. Bi-weekly Report from June 3 - July 5, 2024. (City Manager)

4. Informational Only – The City of Cocoa's Open Board Vacancies. (24-374). (City Clerk)

5. Planning & Zoning Project Updates Report. (24-385). (City Manager)

X. Reports:

Chief Collier shared that the Police Department swore in a new officer this morning and shared a few pictures from the ceremony.

Additionally, both the Police Department and the Fire Department only have one vacancy each. The crime rate is down and has been down. The City has been moving in the right direction and continues to push forward.

City Manager Whitten mentioned that staff is looking at making changes to the Consent Decree area and he would like to hold one-on-one meetings with Council to go over the changes. These will involve code changes and ultimately, he believes it will make it easier to develop property.

City Manager Whitten shared that with the approval of the FPL easements tonight, the City has garnered approximately $225,000 that will be put aside which will be applied toward Cocoa Village parking initiatives.

Councilmember Goins highlighted a few businesses that have been struggling due to some road construction going on. He recognized Public Works for putting out some signs to direct customers to these businesses.

Additionally, he along with Mayor Blake presented Ann O'Hara with a Key to the City and a Proclamation at her 100th birthday party over the weekend.

Councilmember Goins shared a photo of the corner of SR520 and Clearlake Road where major flooding is taking place during heavy rainstorms. In response, City Manager Whitten shared that this is a FDOT issue, but Ms. Morgan has been corresponding with them to address the issue.

Lastly, Councilmember Goins shared that there is a Back-to-School Drive going on from July 1st through July 26th with donation locations being here at City Hall as well as Fire Stations 1, 2 and 3 as well as the Cocoa Police Department. The distribution event will be held on August 2nd from 2pm-7pm at Provost Park.

There will also be another event at the Clearlake Adult Learning Center on July 20th from 9am-1pm if Council would like to attend.

Councilmember Barringer talked about Pride in the City of Cocoa and welcomed all to come here and feel safe.

He also talked about the announcement that came out about the Assistant Principal at Cambridge Elementary being caught having inappropriate relations with underage students and he applauded the Police Department for taking action.

He talked in furtherance about House Bill 109. He stated that he would gladly support Emma Jewel Charter Academy taking over a local school that he is leaving unnamed. He spoke further about Cocoa's school ratings and stated that Cocoa has great children but they are consistently forgotten about from the School Board.

Councilmember Barringer shared information about legislation that is on its way to being passed regarding abortions. He asked Council if they might consider passing a resolution banning the prohibition of restricting the city's roads and highways for persons seeking an abortion. Additionally, no individual may be punished for aiding a woman seeking the procedure, including by providing funds or transportation.

He talked about House Bill 1365 and his hope is that Council will put a plan in place due to the County's lack of direction. House Bill 1365 directs the Department of Children and Families to authorize temporary campsites that do the following:

- Maintain sanitation, including access to clean and operable restrooms and running water.
- Provide access to substance abuse and mental health treatment resources through coordination with the regional managing entity.
- Prohibit illegal substance use and alcohol use on the property and enforce this prohibition.

Due to this, he is going to ask at the Budget workshop that Council consider not moving forward with the Juny Rios Park splash pad and use that money to fund a plan instead.

Lastly, he shared some photos from the Cocoa Conservation Area and suggested naming a trail after Mr. Gregg Stoll as he is an outstanding volunteer in the City of Cocoa.

Councilmember Koss provided a District 4 report. She talked about the 2024 Dangerous by Design study that showed that the Brevard Metropolitan area was #11 in the nation for pedestrian fatalities.

She shared that she met with Elevate Brevard this morning and learned about their Career Exploration Program. She also talked about Cocoa High School and mentioned that they launched the Cocoa Champion Workgroup.

Councilmember Koss talked about the Economic Development Commission and gave an update on the Cape Canaveral Space Force Wastewater Treatment Project.

Deputy Mayor Hearn shared that he has an event coming up in District 4 on July 23, 2024, at Clearlake Isles Club House at 3pm. He will talk about hurricane safety, updates on great things going on in the city and talk about public safety in general.

He talked about issues going on with trash pickup. Although staff and Council has tried to educate residents on the new policies regarding Waste Management pickups, some residents continue to leave large items, specifically furniture, by the side of the road. He received so many calls and complaints that he went and rented a flatbed truck to pick up what he could himself.

Lastly, he shared photos from the July 4th event and would love to see the city expand their events to keep things fun and exciting for the residents and visitors. With Halloween coming up in a few months he would love to see something such as a Trunk or Treat event advertised.

Mayor Blake thanked staff for putting on a wonderful Fourth of July event last week.

He shared that he received letters from the kids at Cocoa PAL, sharing what they would do if they were Mayor for the day. He thanked them for the letters.

Mayor Blake welcomed the new homeowners that moved into the Michael C. Blake subdivision.

Additionally, at the Space Coast League of Cities dinner last night he received the 2024 Home Rule Hero award.

Lastly, he shared several photos from meetings he recently attended, including a meeting with Congressman Posey and Aleck Greenwood to talk about ADA issues and the Swearing-in Ceremony he attended of the newest police officer.

XI. Adjournment:

* **MOTION by Deputy Mayor Hearn; Seconded by Mayor Blake, to adjourn the Regular meeting of July 9, 2024.**

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 8:19 p.m.

Michael C. Blake, Mayor

ATTEST:

Monica Arsenault, City Clerk

COCOA
FLORIDA

City Council Meeting

July 9, 2024

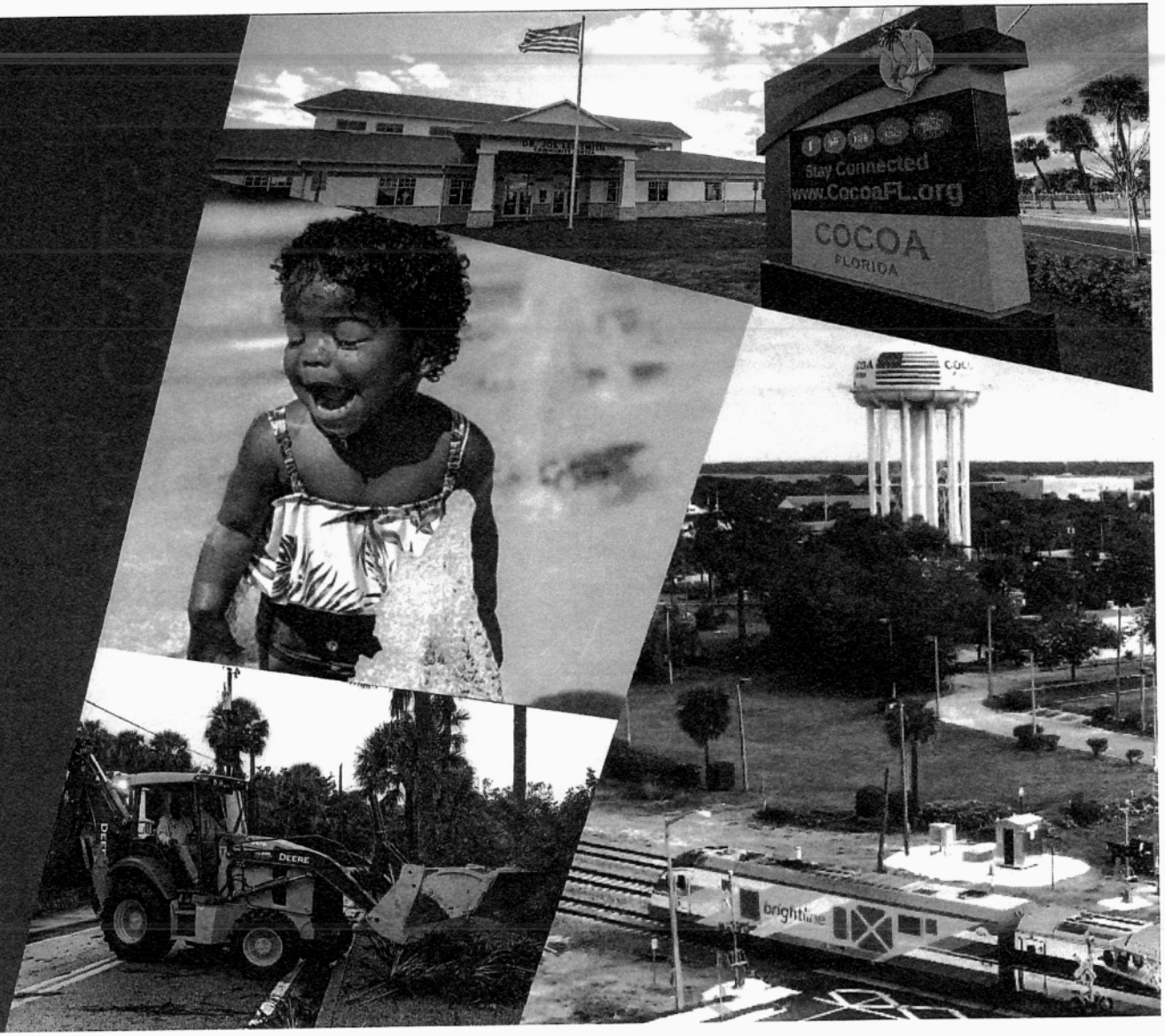
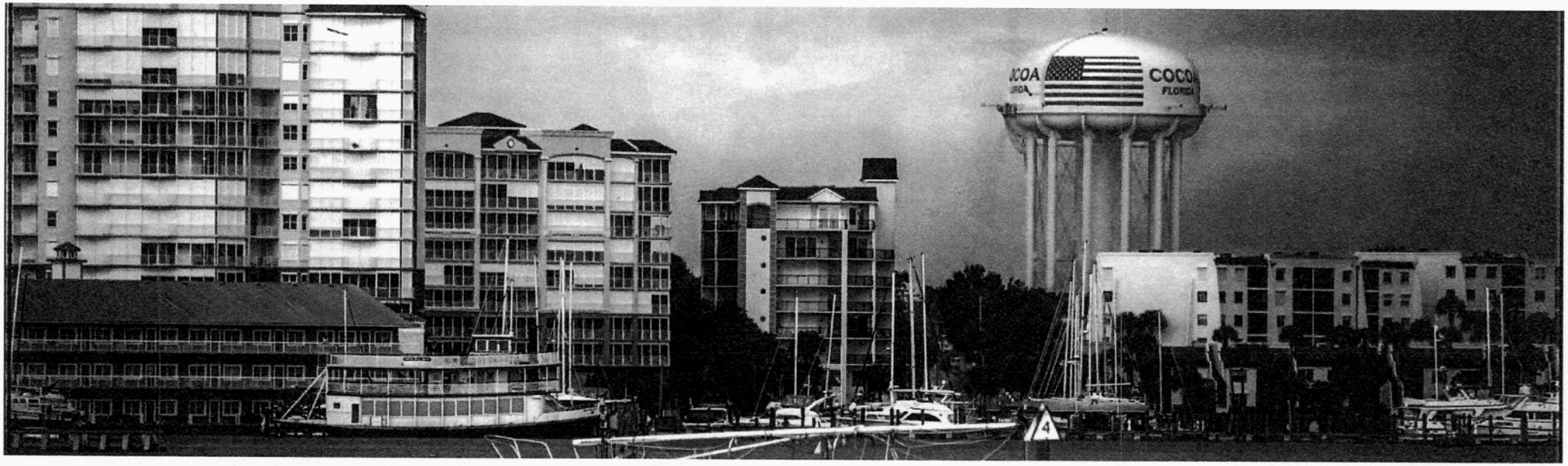


Exhibit A

M-2 Zoning District

Zoning Text Amendment



COCOA
FLORIDA

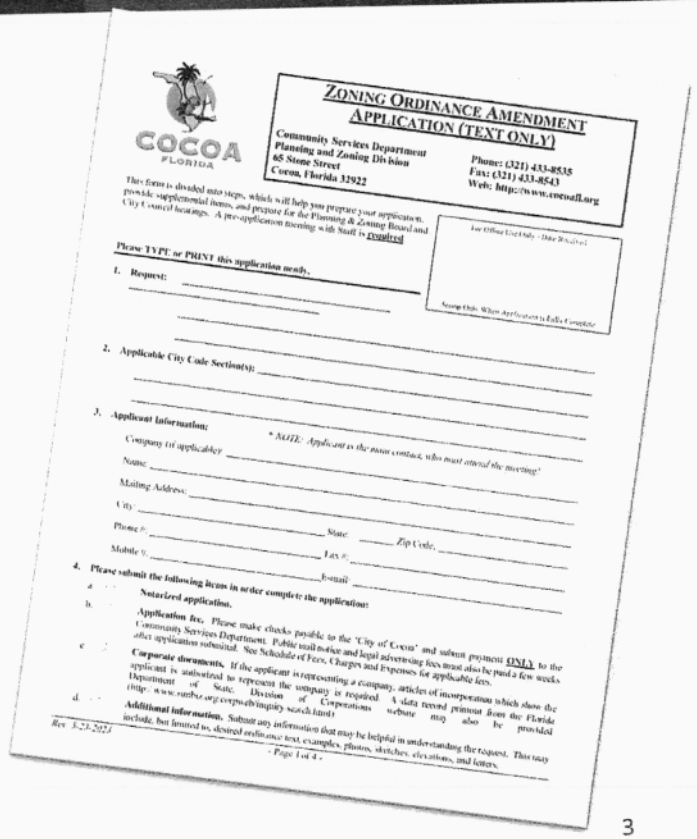
Request
Land Development Code Text Amendment

COCOA
FLORIDA

- Consideration of a Land Development Code Text Amendment to Appendix A, Article XI, Section 19 of the Code of Ordinances

- Add "Truck Parking Facilities" to the list of permitted uses in the M-2 zoning district (Manufacturing and Industrial)

- Provide a definition for Truck Parking Facilities



COCOA
FLORIDA

ZONING ORDINANCE AMENDMENT
APPLICATION (TEXT ONLY)

Community Services Department
Planning and Zoning Division
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:

Accepted When Application is Fully Complete

Please TYPE or PRINT this application neatly.

1. Request:

2. Applicable City Code Section(s):

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

Company (if applicable)
Name:
Mailing Address:
City:
Phone #: State: Zip Code:
Mobile #: Fax #:
E-mail:

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

a. Notarized application.

b. Application fee. Please make checks payable to the 'City of Cocoa' and submit payment ONLY to the Community Services Department. Public hearing 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.

c. Corporate documents. If the applicant is representing a company, articles of incorporation which show the applicant 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/corpsearchinquiry.html)

d. Additional information. Submit any information that may be helpful in understanding the request. This may include, but limited to, desired ordinance text, examples, photos, sketches, elevations, and letters.

Rev. 5-23-2023

- Page 1 of 4 -

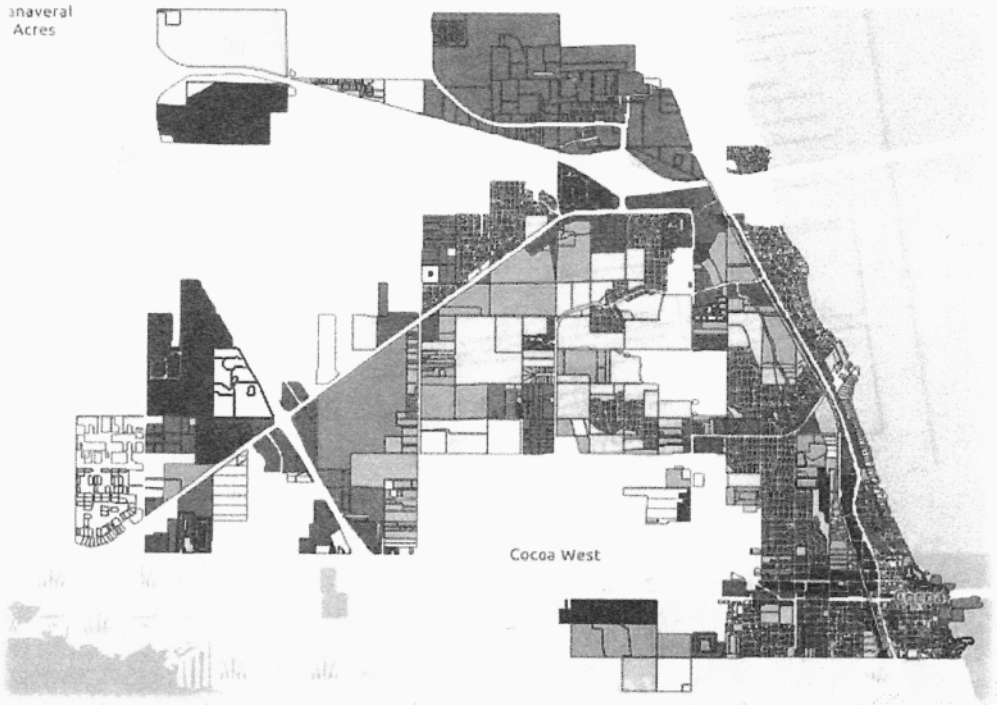
Request
Land Development Code Text Amendment

COCOA
FLORIDA

- Current M-2 zoning category is intended to preserve the function of various industrial activities, warehousing and distribution without creating hazards or negatively influencing surrounding land uses.

- To be located in areas accessible to collector or higher classification roadways and be served by public services and facilities.

Zoning Map



Request
Land Development Code Text Amendment

COCOA
FLORIDA

- The proposed change includes principal and accessory use facilities for repair, maintenance, washing, and fueling of commercial trucks.

- Additional site-specific design standards for landscaping, location of maintenance and truck washing bays, standards for maintenances, and maximum refueling bays, are included in the proposed language.

Zoning Text Request

- Staff recommends the definition for a Truck Parking Facilities reads as follows:
  - *TRUCK PARKING FACILITIES. A truck parking facility is a facility to be used for long term (i.e., over five hours) and overnight parking and storage of in particular, straight trucks, truck tractors, truck trailers, semitrailers, truck tractor-semitrailer and trailer combinations, and truck drivers' personal vehicles. Such facilities may include office spaces, private maintenance and washing facilities, and refueling bays limited to two (2) total pumps that are for private use only and not open to the general public. On-site, light and minor maintenance and cleaning of trucks and trailers shall be permitted, including oil and engine fluid changes, but the following shall be strictly prohibited: major restoration, part salvage, major part replacement, engine repair, transmission repair, body repair, and other heavy and major repairs.*

Zoning Text Request

- Staff recommends to include the following four sections of proposed text in the M-2 Zoning district for Truck Parking Facilities:

a) *A minimum of a ten-foot landscape buffer shall be provided along all road rights-of-way and shall consist of trees and high profile shrubs, together with suitable ground cover to include native grasses and mulching. Landscaping shall be designed, placed, and maintained in such a manner so as not to impair vehicle visibility at corner intersections or ingress and egress drives. The landscaping requirements shall conform to Article XIII, Section 22, Landscaping Requirements of the Zoning Ordinance of the City.*

b) *Maintenance and truck washing bays shall not be permitted to face the right-of-way.*

c) *On-site, light and minor maintenance and cleaning of trucks and trailers shall be permitted, including oil and engine fluid changes, but the following shall be strictly prohibited: major restoration, part salvage, major part replacement, engine repair, transmission repair, body repair, and other heavy and major repairs.*

d) *Refueling bays shall be limited to two (2) total pumps that are for private use only and shall not be open to the general public*



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

Zoning Text Request

The proposed text is justified by establishing specific requirements for repair, maintenance, washing, and fueling facilities as accessory uses and structures in the M-2 district.

An amendment to the code would facilitate uses without requiring a special exception for repair and fueling uses.

Providing design standards will create uniformity and a sense of aesthetics.

Comprehensive Plan Consistency

- The Industrial future land use category is intended for activities associated with the proposed text amendment and specifically list "truck terminals" as an included use example.

- Policy 1.1.2.10 (D): added design standards will assist with minimizing the negative impacts on lower intensity land uses.

- Policy 12.1.4.4: specifying the uses types may require hazardous mitigation plans for uses in the industrial district. (Clean-up plans, drainage designs).

M-2 Text Amendment
Staff Recommendation

COCOA
FLORIDA

- The Planning & Zoning Board unanimously recommended approval of the request at their June 12, 2024 meeting

- Staff recommends APPROVAL of the proposed Land Development Code Amendment to Appendix A, Article XI, Section 19 of the Zoning Ordinance of the City of Cocoa to add truck parking facilities to the list of permitted uses in the M-2 zoning district and to provide a definition of truck parking facilities.