



COCOA
FLORIDA

City Council Meeting

July 9, 2024

Exhibit A



M-2 Zoning District

Zoning Text Amendment



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Request

Land Development Code Text Amendment

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- 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

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**.

Please TYPE or PRINT this application neatly.

1. Request: _____

2. Applicable City Code Section(s): _____

3. Applicant Information: _____
Company (if applicable): _____ * NOTE: Applicant is the main contact, who must attend the meeting!
Name: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Phone #: _____ Fax #: _____
Mobile #: _____ E-mail: _____

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

- Notarized application.
- Application fee. Please make checks payable to the 'City of Cocoa' and submit payment **ONLY** to the Community Services Department. Public mail notice and legal advertising fees must also be paid a few weeks after application submittal. See Schedule of Fees, Charges and Expenses for applicable fees.
- 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/corpweb/inquiry/search.html>).
- Additional information. Submit any information that may be helpful in understanding the request. This may include, but is limited to, desired ordinance text, examples, photos, sketches, elevations, and letters.

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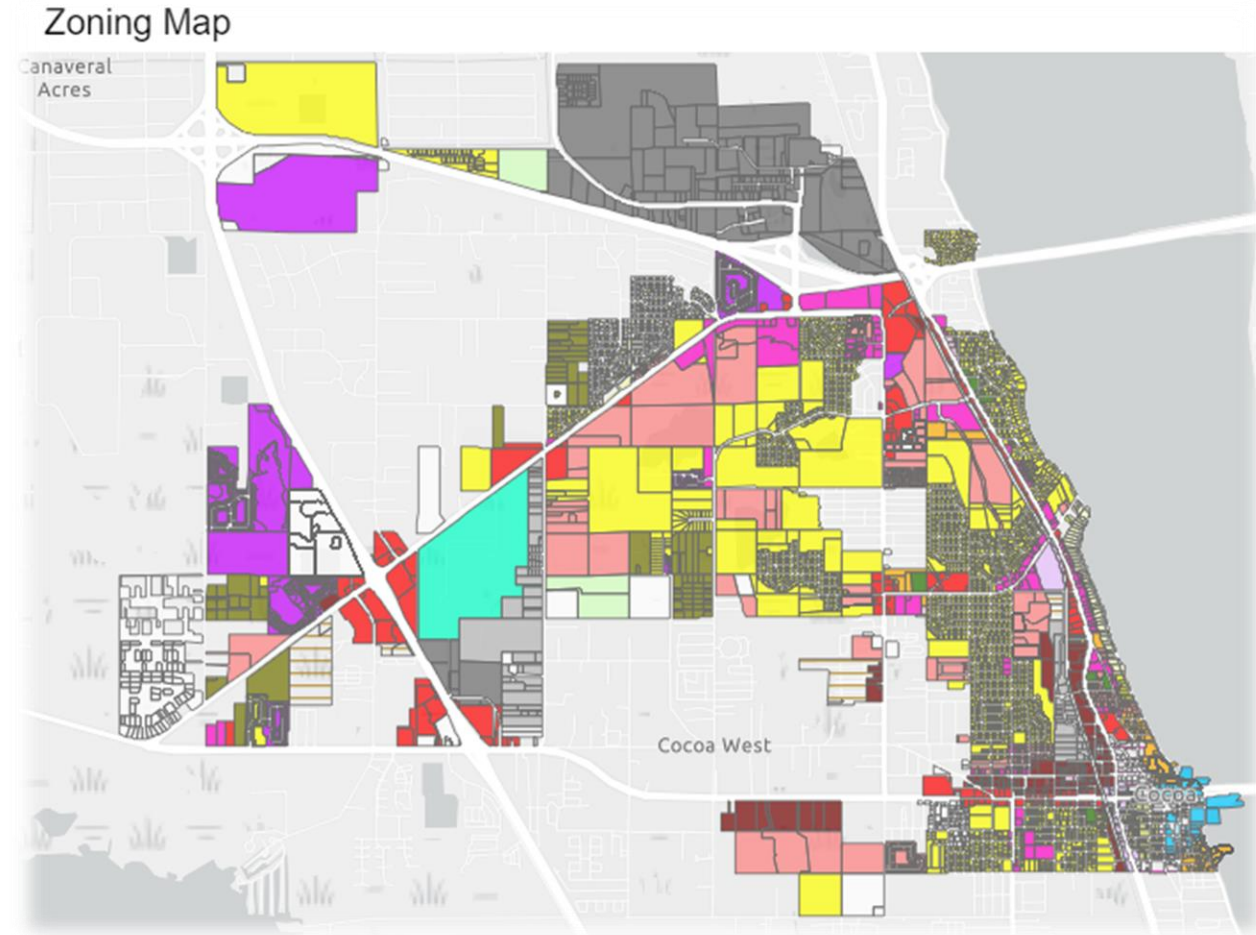
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- Current M-2 zoning category is intended to preserve the function of various industrial activities, warehousing and distribution without creating hazards or negatively influencing surrounding land uses.
- To be located in areas accessible to collector or higher classification roadways and be served by public services and facilities.



Request

Land Development Code Text Amendment

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- 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*



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

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- 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.