



## 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

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

Stamp Only When Application is Fully Complete

- 1. Request:** Amend the zoning ordinance to include "Truck Parking Facilities" as a Principal Use and Structure in the M2 District and add "Truck Parking Facilities" as a defined term in Part I, Appendix A, Article V of the zoning ordinance. The definition to be added as an amendment as follows:
- "TRUCK PARKING FACILITIES. A truck parking facility is a facility on a piece of property which is to be used for long term (i.e. over five hours) and overnight parking of in particular Tractors, Trailers and Cars. Exceptions to this are situations where a vehicle is in the process of undergoing maintenance or repair. For the purpose of this definition, a truck includes tractor trailers (either cab or trailer or cab and trailer), or any licensed vehicle (motorized or not) that is designed for transporting freight, goods or materials. Repair, maintenance, wash and fueling facilities for fleet tractors and trailers belonging to the owner or tenant of the property shall be considered as accessory to "Truck Parking Facilities."

- 2. Applicable City Code Section(s):** \_\_\_\_\_  
Part II, Appendix A, Article V (Definitions) and Part II, Appendix A, Article XI, Section 19 (A)

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

Company (if applicable): CSCQ-COCOA, LLC  
Name: Michael V. Penza, manager  
Mailing Address: 642 Pilot Road  
City: North Palm Beach, FL 33408 State: FL Zip Code: 33408  
Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
Mobile #: 609-868-0222 E-mail: mvpenza@coraluzzo.com

- 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 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.
- 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/corpweb/inquiry/search.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.

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

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

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



**13. Zoning Text Amendment Petition**

I, the undersigned, hereby petition the City of Cocoa Council for a zoning text amendment as specified below:

a. In order to approve a zoning text ordinance amendment, the Planning & Zoning Board and City Council must consider and study the criteria listed below (as described in Appendix A, Article XXII, Section 1 (G)(2) of the City of Cocoa Code). Please provide your consideration of the following criteria and any pertinent data and evidence that may be useful to the Planning & Zoning Board and City Council.

**a. The need and justification for the change.**

The amendment is needed to establish and confirm that facilities for repair, maintenance, washing and fueling facilities are necessary accessory uses and structures where the principal use and structure are storage facilities for commercial vehicles and freight transportation facilities, both of which are permitted uses in the M-2 District. This amendment to the code is justified because it is consistent with the principal uses and structures in the M2 District when the repair, maintenance, washing and fueling facilities are solely for the use of fleet vehicles owned by the property owner or tenant and not for retail purposes.

**b. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of this zoning code and other codes, regulations, and actions designed to implement the comprehensive plan.**

The proposed change is consistent with the land use plan and would be beneficial to the comprehensive plan. Currently, there are no less than nine (9) properties within 500 feet of the subject property (all being in the M2 District) where the property use is noted in the BCPOA records as being warehousing, distribution and trucking terminal. Several of these facilities, and other properties in the M2 District, also have fueling, repair and/or wash facilities. See enclosed photographs and copies of Real Property Details from BCPOA. As such, the proposed amendment is consistent with the established land use pattern and would not increase or overtax the load on utilities, streets or access or increase traffic congestion.

Applicant's Signature

Michael V. Penza, as manager of CSCQ-COCOA, LLC

Applicant's Printed Name

Date

MAY 7, 2024

14. Signatures and Notarization.

STATE OF Florida COUNTY OF Palm Beach. I, Michael V Penza  
being first duly sworn, depose and say that:

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

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

[Signature]  
(APPLICANT SIGNATURE)

\_\_\_\_\_  
(Print, Type, or Stamp Commissioned Name of Notary Public)



Personally Known  OR Produced Identification

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

Shelby Callison  
(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF ~~BREVARD~~ Palm Beach

Sworn and subscribed to before me this 7th day of May, 20 24

**FOR OFFICE USE ONLY**

Fee of \$ \_\_\_\_\_ in cash  or check  (No. \_\_\_\_\_) payable to the "City of Cocoa".

Receipt Number: \_\_\_\_\_

Date: \_\_\_\_\_

Signature from Planning & Zoning Division:  
\_\_\_\_\_



**Letter of Authorization – Application for Zoning Amendment**

I, Michael A. DiChristopher, with a mailing address of 1765 Rochelle Parkway, Merritt Island, Florida, am the sole owner of Brevard County Parcel ID: 24-36-07-00-524, which is a vacant parcel of land located in the M-2 Manufacturing and Industrial District at the Northwest corner of the intersection of Grissom Pkwy and East Industry Road in the City of Cocoa.

This Letter of Authorization shall serve as written confirmation that I hereby consent to the Application of CSCQ-COCOA, LLC dated May 7, 2024 to Amend the Zoning Ordinance to include "Truck Parking Facilities" as a Principal Use and Structure in the M2 District and add "Truck Parking Facilities" as a defined term in Part I, Appendix A, Article V of the zoning ordinance.

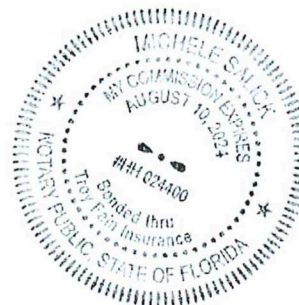
By: *Michael A. DiChristopher*  
Michael A. DiChristopher

STATE OF FLORIDA  
COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of May, 2024, by Michael A. DiChristopher.

*Michele Bank*  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally known:   
OR Produced Identification: \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_





FLORIDA DEPARTMENT OF STATE  
Division of Corporations

June 23, 2023

FLORIDA FILING & SEARCH SERVICES, INC.

The Articles of Organization for CSCQ-COCOA, LLC were filed on June 22, 2023, and assigned document number L23000300803. Please refer to this number whenever corresponding with this office.

To maintain "active" status with the Division of Corporations, an annual report must be filed yearly between January 1st and May 1st beginning in the year following the file date or effective date indicated above. If the annual report is not filed by May 1st, a \$400 late fee will be added. **It is your responsibility to remember to file your annual report in a timely manner.**

A Federal Employer Identification Number (FEI/EIN) will be required when this report is filed. Apply today with the IRS online at:

<https://sa.www4.irs.gov/modiein/individual/index.jsp>.

Please be aware if the limited liability company address changes, it is the responsibility of the limited liability company to notify this office.

Should you have any questions regarding this matter, please contact this office at the address given below.

Karen Lovelace  
Regulatory Specialist II  
New Filing Section  
Division of Corporations

Letter Number: 823A00014216

Account number: FCA000000015

Amount charged: 125.00

[www.sunbiz.org](http://www.sunbiz.org)

Division of Corporations - P.O. BOX 6327 -Tallahassee, Florida 32314



**COVER LETTER**

**TO: New Filing Section  
Division of Corporations**

**SUBJECT:** CSCQ-COCOA, LLC  
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Stephen P. McConnell, Esq.

Name of Person

Reger Rizzo & Darnall LLP

Firm/Company

2929 Arch St, 13th Floor

Address

Philadelphia, PA 19104

City/State and Zip Code

smcconnell@regerlaw.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Stephen P. McConnell      215      495 - 6531  
at (      )  
Name of Person      Area Code      Daytime Telephone Number

Enclosed is a check for the following amount:

- \$125.00 Filing Fee
- \$130.00 Filing Fee & Certificate of Status
- \$155.00 Filing Fee & Certified Copy (additional copy is enclosed)
- \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

**Mailing Address**  
New Filing Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address**  
New Filing Section Division  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

SECRETARY OF STATE  
TALLAHASSEE, FL

2023 JUN 22 AM 8:19

**FILED**

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

CSCQ-COCOA, LLC

(Must contain the words "Limited Liability Company," "L.L.C.," or "LLC.")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:

Mailing Address:

642 Pilot Road,  
North Palm Beach, FL 33408

1 North White Horse Pike  
PO Box 597  
Hammonton, NJ 08037-0597

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

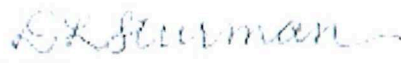
The name and the Florida street address of the registered agent are:

Registered Agent Solutions, Inc.  
Name

2894 Remington Green Lane, Suite A  
Florida street address (P.O. Box **NOT** acceptable)

Tallahassee Florida 32308  
City State Zip

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S.



Registered Agent's Signature (REQUIRED)

(CONTINUED)

FILED  
2023 JUN 22 AM 8:20  
SECRETARY OF STATE  
TALLAHASSEE, FL



**ARTICLE IV-**

The name and address of each person authorized to manage and control the Limited Liability Company:

**Title:**

**Name and Address:**

"AMBR" = Authorized Member

"MGR" = Manager

MGR

Michael V. Penza  
642 Pilot Road.  
North Palm Beach, FL 33408

MGR

Robert A. Penza  
1691 Brookfield Street.  
Vineland, NJ 08360

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Use attachment if necessary)

**ARTICLE V:** Effective date, if other than the date of filing: \_\_\_\_\_ (OPTIONAL)


(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)

**Note:** If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

**ARTICLE VI:** Other provisions, if any.

\_\_\_\_\_  
\_\_\_\_\_

**REQUIRED SIGNATURE:**



**Signature of a member or an authorized representative of a member.**

This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

Michael V. Penza

Typed or printed name of signee

**Filing Fees:**

\$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent

\$ 30.00 Certified Copy (Optional)

\$ 5.00 Certificate of Status (Optional)

**FILED**  
2023 JUN 22 AM 8:20  
SECRETARY OF STATE  
TALLAHASSEE, FL



[Department of State](#) / 
 [Division of Corporations](#) / 
 [Search Records](#) / 
 [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
 CSCQ-COCOA, LLC

### Filing Information

Document Number	L23000300803
FEI/EIN Number	93-2086881
Date Filed	06/22/2023
State	FL
Status	ACTIVE

### Principal Address

642 PILOT RD  
 NORTH PALM BEACH, FL 33408

### Mailing Address

1 NORTH WHITE HORSE PIKE  
 PO BOX 597  
 HAMMONTON, NJ 08034-0597



5/1/24

**Annual Reports**

Report Year	Filed Date
2024	02/06/2024

**Document Images**

[02/06/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[06/22/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)

### **Legal Description of Applicant Property**

A parcel of land lying in the South 1/2 of the SW 1/4 of SEC 7, TWP 24 S., RNG 36 EAST, Brevard County, FL, being more particularly described as follows:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, THENCE RUN S.88°10'45 W. ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE S. 0°35'35"E. ALONG THE WEST RIGHT-OF-WAY LINE OF EAST INDUSTRY ROAD, A DISTANCE OF 70.00 FEET; THENCE CONTINUE ALONG WEST RIGHT-OF-WAY LINE N. 88°10'45"E., A DISTANCE OF 198.50 FEET; THENCE RUN S. 0°35'35"E., A DISTANCE OF 325.62 FEET TO THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF EAST INDUSTRY ROAD AND THE NORTH RIGHT-OF-WAY LINE OF GRISSOM PARKWAY: THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF EAST INDUSTRY ROAD N. 80°26'33"W. FOLLOWING THE NORTH RIGHT-OF-WAY LINE OF GRISSOM PARKWAY A DISTANCE OF 323.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1895.00 FEET. THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°14'46", A DISTANCE OF 74.29 FEET TO A POINT ON THE CURVE. THENCE DEPARTING FROM SAID CURVE AND THE NORTH RIGHT-OF-WAY LNE OF GRISSOM PARKWAY RUN N.1°48'37" W. ALONG THE EAST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1418, PAGE 125. A DISTANCE OF 318.50 FEET: THENCE RUN N. 88°10'45" E., ALONG THE SOUTH LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 617, PAGE 747 WHICH IS ALSO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 200.00 FEET, TO THE POINT OF BEGINNING.







**Affected Property Owners**  
**Pursuant to Code Part II, Appendix A, Article XXI**

Owners: EQUIPMENT FABRICATORS INC  
Mail Address: 655 CIDCO ROAD COCOA FL 32926  
Site Address: 655 CIDCO RD COCOA FL 32926  
Parcel ID: 24-36-07-00-542

---

Owners: LEE, CHARLES R  
Mail Address: 2950 S TROPICAL TRL MERRITT ISLAND FL 32952  
Site Address: 643 CIDCO RD COCOA FL 32926  
Parcel ID: 24-36-07-00-512.1

---

Owners: LEE, CHARLES R  
Mail Address: 2950 S TROPICAL TRL MERRITT ISLAND FL 32952  
Site Addresses: 603 CIDCO RD COCOA FL 32926  
613 CIDCO RD COCOA FL 32926  
Parcel ID: 24-36-07-00-512

---

Owners: TROPIC COCOA TWO LLC  
Mail Address: 10002 NW 89TH AVE MEDLEY FL 33178  
Site Address: 670 SOUTH INDUSTRY RD COCOA FL 32926  
Parcel ID: 24-36-07-50-\*-37

---

Owners: TROPIC COCOA LLC  
Mail Address: 10002 NW 89TH AVE MEDLEY FL 33178  
Site Addresses: 658 SOUTH INDUSTRY RD COCOA FL 32926  
660 SOUTH INDUSTRY RD COCOA FL 32926  
662 SOUTH INDUSTRY RD COCOA FL 32926  
664 SOUTH INDUSTRY RD COCOA FL 32926  
Parcel ID: 24-36-07-00-516

---

Owners: ECG INC  
Mail Address: 262 LAKESHORE DR MERRITT ISLAND FL 32953  
Site Address: 640 SOUTH INDUSTRY RD COCOA FL 32926  
Parcel ID: 24-36-07-00-528

---

Owners: EATON, DAVID L; EATON, JILL  
Mail Address: 262 LAKE SHORE DR MERRITT ISLAND FL 32953  
Site Address: 620 SOUTH INDUSTRY RD COCOA FL 32926  
Parcel ID: 24-36-07-00-506

---

Owners: SOUTHEAST HOLDING OF CFL LLC  
Mail Address: 498 MAIN COCOA FL 32922  
Site Address: 518 SOUTH INDUSTRY RD COCOA FL 32926  
Parcel ID: 24-36-07-00-507

---

Owners: PROFUMO, PETER L TRUSTEE  
Mail Address: 7 INDIAN RIVER AVE APT 1205 TITUSVILLE FL 32796  
Site Addresses: 3405 LATHEM DR COCOA FL 32926  
3415 LATHEM DR COCOA FL 32926  
Parcel ID: 24-36-07-00-509

---

Owners: PROFUMO, PETER L TRUSTEE  
Mail Address: 7 INDIAN RIVER AVE APT 1205 TITUSVILLE FL 32796  
Site Addresses: 3400 EAST INDUSTRY RD COCOA FL 32926  
515 SOUTH INDUSTRY RD COCOA FL 32926  
Parcel ID: 24-36-07-00-508

---

Owners: RINKER MATERIALS CORP  
Mail Address: ATTN: TAX DEPARTMENT 1501 BELVEDERE ROAD W PALM BCH FL 33406  
Site Addresses: 3345 EAST INDUSTRY RD COCOA FL 32926  
3355 EAST INDUSTRY RD COCOA FL 32926  
3365 EAST INDUSTRY RD COCOA FL 32926  
Parcel ID: 24-36-07-00-765

---

Owners: GIMZEK, G JERRY  
Mail Address: 4910 SHADE TREE ST COCOA FL 32926  
Site Address: 675 SOUTH INDUSTRY RD COCOA FL 32926  
Parcel ID: 24-36-07-50-\*-16

---

Owners: CT BROTHERS HOLDINGS LLC  
Mail Address: 19968 INDEPENDENCE BLVD GROVELAND FL 34736  
Site Address: 665 SOUTH INDUSTRY RD COCOA FL 32926  
Parcel ID: 24-36-07-00-520

---

Owners: SOUTHWARD PARTNERS LLC  
Mail Address: 505 WILSON RD ANNAPOLIS MD 21401  
Site Address: 555 SOUTH INDUSTRY RD COCOA FL 32926  
Parcel ID: 24-36-07-00-515

---

Owners: NEIGHBOR LLC  
Mail Address: 505 WILSON RD ANNAPOLIS MD 21401  
Site Address: 529 SOUTH INDUSTRY RD COCOA FL 32926  
Parcel ID: 24-36-07-00-513

---

Owners: SOUTHWARD PARTNERS LLC  
Mail Address: 505 WILSON RD ANNAPOLIS MD 21401  
Site Address: NONE  
Parcel ID: 24-36-07-00-522

---

Owners: BREVARD COUNTY  
Mail Address: 345 WENNER WAY C/O ASSET MANAGEMENT COCOA FL 32926  
Site Address: NONE  
Parcel ID: 24-36-07-00-522.1

---



Owners: GRISSOM PARK LLC  
Mail Address: 6545 CAY CIR BELLE ISLE FL 32809  
Site Address: NONE  
Parcel ID: 24-36-07-00-502

---

Owners: GRISSOM PARK LLC  
Mail Address: 6545 CAY CIR BELLE ISLE FL 32809  
Site Address: NONE  
Parcel ID: 24-36-07-00-560

---

Owners: V GROUP LLC  
Mail Address: 581 CIDCO RD COCOA FL 32926  
Site Address: 581 CIDCO RD COCOA FL 32926  
Parcel ID: 24-36-07-50-A

---

**SIMILAR ACCESORY USES AND STRUCTURES IN M2 DISTRICT**

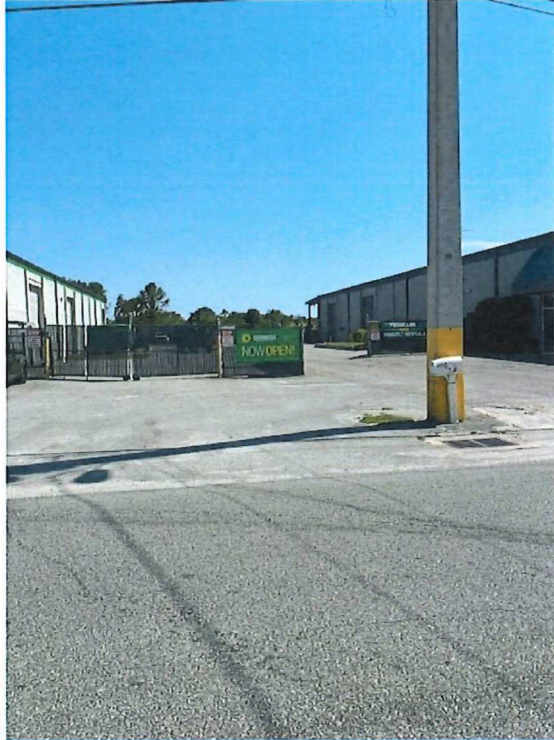
**1. Beyel Brothers Inc – Cocoa, 550 Cidco Rd, Cocoa, FL 32926**

Fuel tanks, washing facilities, and maintenance garage



**2. Sunbelt Rentals Power & HVAC, 555 S. Industry Rd, Cocoa, FL 32926**

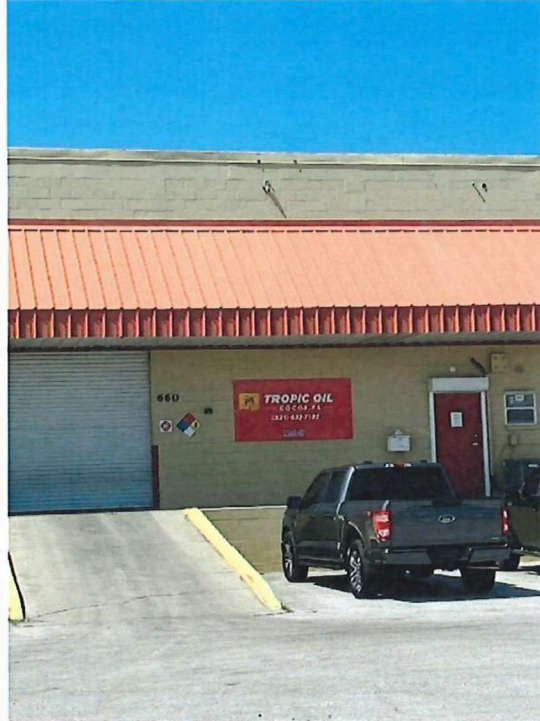
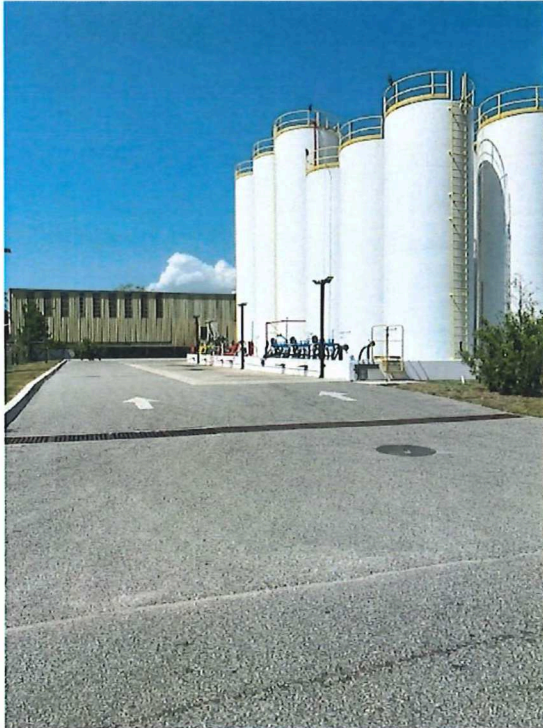
Fuel tank and maintenance facility





**3. Tropic Oil Company, 660 S. Industry Rd, Cocoa, FL 32926**

Maintenance facility and numerous lube oil tanks



**4. V.A. Paving, Inc., 800 Cidco Rd, Cocoa, FL 32926**

Fuel tanks





5. Goodson Paving, 630 Cidco Rd, Cocoa, FL 32926

Maintenance and fuel tanks





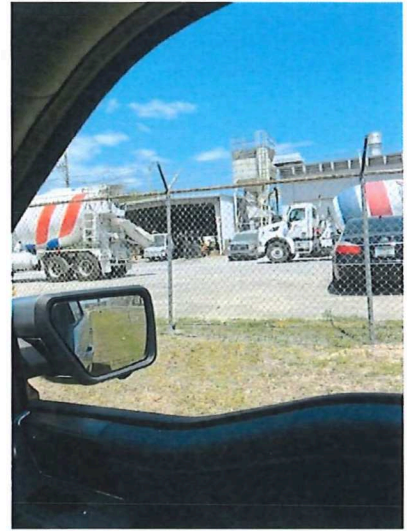
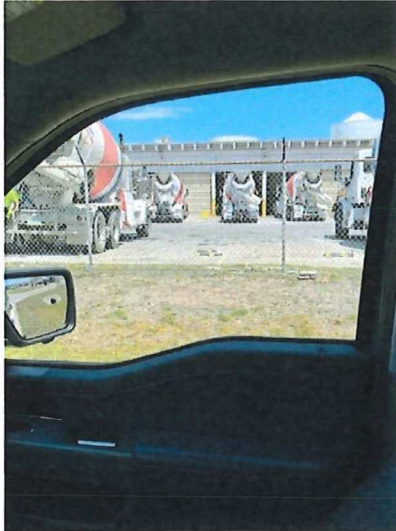
6. Brewer Paving & Development, 3190 Grissom Pkwy, Cocoa, FL 32926

Fuel tanks and maintenance facility

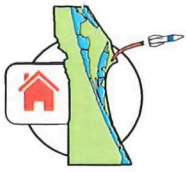


**7. CEMEX – Cocoa, 3345 Industry Rd, Cocoa, FL 32926**

Maintenance garages, fuel tanks, fleet trucks, fueling and repair facilities







**REAL PROPERTY DETAILS**  
 Account 2411013 - Roll Year 2023

Owners	DI CHRISTOPHER, MICHAEL A
Mailing Address	1765 ROCHELLE PKWY MERRITT ISLAND FL 32952
Site Address	NONE
Parcel ID	24-36-07-00-524
Taxing District	15D0 - COCOA
Exemptions	NONE
Property Use	4000 - VACANT INDUSTRIAL LAND
Total Acres	2.89
Site Code	0350 - GRISSOM PKWY
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF S 1/2 OF SW 1/4 AS DESC IN ORB 1428 PG 229 EXC 2986 PG 1109, 3374 PG 3090 & RD R/W



**VALUE SUMMARY**

Category	2023	2022	2021
Market Value	\$207,720	\$207,720	\$188,830
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$207,720	\$207,710	\$188,830
Assessed Value School	\$207,720	\$207,720	\$188,830
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$207,720	\$207,710	\$188,830
Taxable Value School	\$207,720	\$207,720	\$188,830

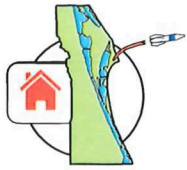
**SALES / TRANSFERS**

Date	Price	Type	Instrument
09/07/2001	--	QC	4421/1849
09/06/2001	\$125,000	WD	4418/3119
08/27/2001	--	QC	4418/3117
02/28/1974	\$22,200	--	1428/0229

No Data Found

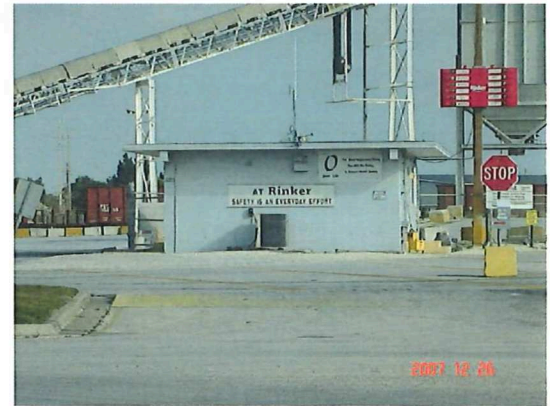
*Subject / Applicant Property*





**REAL PROPERTY DETAILS**  
Account 2411047 - Roll Year 2023

Owners	RINKER MATERIALS CORP
Mailing Address	ATTN: TAX DEPARTMENT 1501 BELVEDERE ROAD W PALM BCH FL 33406
Site Address	3345 EAST INDUSTRY RD COCOA FL 32926 3355 EAST INDUSTRY RD COCOA FL 32926 3365 EAST INDUSTRY RD COCOA FL 32926
Parcel ID	24-36-07-00-765
Taxing District	15D0 - COCOA
Exemptions	NONE
Property Use	4710 - CONCRETE / ASPHALT PLANT
Total Acres	24.09
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	W 1/2 OF SW 1/4 OF SE 1/4 EXC RD R/W ALSO INCL PART OF SW1/4 OF SE 1/4 OF NW1/4 AS DESC IN ORB 5392 PG 6724 PAR 783



**VALUE SUMMARY**

Category	2023	2022	2021
Market Value	\$1,622,590	\$1,617,810	\$1,522,540
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$1,622,590	\$1,617,810	\$1,522,540
Assessed Value School	\$1,622,590	\$1,617,810	\$1,522,540
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$1,622,590	\$1,617,810	\$1,522,540
Taxable Value School	\$1,622,590	\$1,617,810	\$1,522,540

**SALES / TRANSFERS**

Date	Price	Type	Instrument
12/01/1978	\$157,500	--	1977/0524
01/01/1973	\$550,000	PT	1308/1020

**BUILDINGS**

**PROPERTY DATA CARD #1**

Building Use: 1700 - OFFICE BUILDING - SINGLE TENANT - 1 STORY

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1986
Frame:	REINFRCONC	Story Height	8
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	PRE-STRS. CONC.	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	660	Light Poles	1
Total Base Area	660	Fence - Chain Link 6'	3,000
Total Sub Area	660	Paving - Concrete	380,220
		Railroad Spur	3,827
		Paving - Asphalt	15,581

**PROPERTY DATA CARD #2**

Building Use: 1700 - OFFICE BUILDING - SINGLE TENANT - 1 STORY

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1986
Frame:	REINFRCONC	Story Height	12
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	PRE-STRS. CONC.	Residential Units	1
		Commercial Units	0

Sub-Areas		Extra Features	
Base Area (1st)	2,958	Outbuilding	232
Open Porch	484		
Total Base Area	2,958		
Total Sub Area	3,442		

**PROPERTY DATA CARD #3**

**Building Use:** 1700 - OFFICE BUILDING - SINGLE TENANT - 1 STORY

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1986
Frame:	REINFRCONC	Story Height	10
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	PRE-STRS. CONC.	Residential Units	1
		Commercial Units	0

Sub-Areas		Extra Features	
Base Area (1st)	1,890	No Data Found	
Open Porch	790		
Total Base Area	1,890		
Total Sub Area	2,680		

**PROPERTY DATA CARD #4**

**Building Use:** 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1986
Frame:	REINFRCONC	Story Height	18
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	PRE-STRS. CONC.	Residential Units	1
		Commercial Units	0

Sub-Areas		Extra Features	
Base Area (1st)	6,000	No Data Found	
Utility Room	248		
Total Base Area	6,000		
Total Sub Area	6,248		

**PROPERTY DATA CARD #5**

**Building Use:** 2710 - GARAGE / AUTO-BODY / AUTO PAINT SHOP

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1986
Frame:	REINFRCONC	Story Height	22
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	PRE-STRS. CONC.	Residential Units	1
		Commercial Units	0

Sub-Areas		Extra Features	
Base Area (1st)	8,608	Carport	2,376
Utility Room	1,400		
Total Base Area	8,608		
Total Sub Area	10,008		

**PROPERTY DATA CARD #6**

**Building Use:** 4100 - LIGHT MANUFACTURING (SMALL EQUIPMENT MFG PLANT, SMALL MACHINE SHOP, INSTRUMENT

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1986
Frame:	REINFRCONC	Story Height	23
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	PRE-STRS. CONC.	Residential Units	1
		Commercial Units	0

Sub-Areas		Extra Features	
Base Area (1st)	10,615	Canopy	1,400
Utility Room	492		
Total Base Area	10,615		
Total Sub Area	11,107		

**PROPERTY DATA CARD #7**

**Building Use:** 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	SHEET METAL	Year Built	1986
Frame:	METALFRAME	Story Height	10
Roof:	SHEET METAL	Floors	2
Roof Structure:	STEEL TRUSS RIGID	Residential Units	1

Sub-Areas		No Data Found	Extra Features
Base Area (1st)	700		
Base Area (2nd)	700		
Utility Room	700		
Total Base Area	1,400		
Total Sub Area	2,100		



Commercial Units

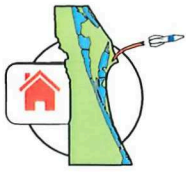
0

**Sub-Areas**

**Extra Features**

Base Area (1st)	2,871
Total Base Area	2,871
Total Sub Area	2,871

No Data Found



**REAL PROPERTY DETAILS**  
 Account 2411206 - Roll Year 2023

Owners	V GROUP LLC
Mailing Address	581 CIDCO RD COCOA FL 32926
Site Address	581 CIDCO RD COCOA FL 32926
Parcel ID	24-36-07-50-A
Taxing District	15D0 - COCOA
Exemptions	NONE
Property Use	4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL,
Total Acres	0.96
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0022/0051
Subdivision	CIDCO PARK
Land Description	CIDCO PARK PAR A



**VALUE SUMMARY**

Category	2023	2022	2021
Market Value	\$460,140	\$442,110	\$386,500
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$460,140	\$425,150	\$386,500
Assessed Value School	\$460,140	\$442,110	\$386,500
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$460,140	\$425,150	\$386,500
Taxable Value School	\$460,140	\$442,110	\$386,500

**SALES / TRANSFERS**

Date	Price	Type	Instrument
11/01/2004	\$475,000	WD	5382/5486
11/30/1995	\$250,000	WD	3525/1832
11/30/1995	--	WD	3525/1831
04/13/1989	--	QC	2988/4723
02/13/1989	--	QC	2988/4725
06/14/1988	--	QC	2919/0459

**BUILDINGS**

**PROPERTY DATA CARD #1**

**Building Use:** 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	ENAMEL STEEL	Year Built	1976
Frame:	METALFRAME	Story Height	16
Roof:	SHEET METAL	Floors	1
Roof Structure:	STEEL TRUSS RIGID	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	10,200	Paving - Asphalt	18,000
Total Base Area	10,200	Load Ramp	144
Total Sub Area	10,200	Railroad Spur	200
		Fence - Chain Link 6'	380
		Loading Dock	630
		Fence - Barb Wire	380

**PROPERTY DATA CARD #2**

**Building Use:** 1700 - OFFICE BUILDING - SINGLE TENANT - 1 STORY

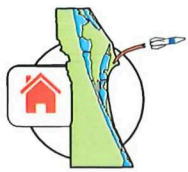
Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1987
Frame:	MASNRYCONC	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	1
Roof Structure:	WOOD TRUSS	Residential Units	1
		Commercial Units	0

**SUB-AREAS**

**LAND FEATURES**

Base Area (1st)	552	No Data Found
Total Base Area	552	
Total Sub Area	552	





**REAL PROPERTY DETAILS**  
Account 2411000 - Roll Year 2023

Owners	LEE, CHARLES R
Mailing Address	2950 S TROPICAL TRL MERRITT ISLAND FL 32952
Site Address	603 CIDCO RD COCOA FL 32926 613 CIDCO RD COCOA FL 32926
Parcel ID	24-36-07-00-512
Taxing District	15D0 - COCOA
Exemptions	NONE
Property Use	4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL,
Total Acres	1.13
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF THE NE 1/4 OF SW 1/4 LYING SOUTH OF CIDCO RD & WEST OF EAST INDUSTRY RD AS DESC IN ORB 3631 PG 1474 EXC ORB 1246 PG 744 PAR 514



**VALUE SUMMARY**

Category	2023	2022	2021
Market Value	\$919,900	\$871,710	\$768,860
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$919,900	\$845,740	\$768,860
Assessed Value School	\$919,900	\$871,710	\$768,860
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$919,900	\$845,740	\$768,860
Taxable Value School	\$919,900	\$871,710	\$768,860

**SALES / TRANSFERS**

Date	Price	Type	Instrument
11/26/2018	--	QC	8317/1884
04/17/2006	\$900,000	WD	5635/0001
12/01/1996	\$395,000	PT	3631/1474
10/01/1978	\$18,500	--	1951/0482
05/01/1976	\$150,000	--	1621/0997

**BUILDINGS**

**PROPERTY DATA CARD #1**

**Building Use:** 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

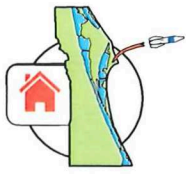
Materials		Details	
Exterior Wall:	ENAMEL STEEL , STUCCO	Year Built	1979
Frame:	METALFRAME , MASNRYCONC	Story Height	20
Roof:	SHEET METAL	Floors	2
Roof Structure:	STEEL TRUSS RIGID	Residential Units	2
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	17,800	Screen Enclosure	120
Base Area (2nd)	1,000	Covered Patio	540
Total Base Area	18,800	Paving - Asphalt	10,424
Total Sub Area	18,800	Load Ramp	442
		Auto Dock Leveler - Edge Of Dock	1
		Covered Patio	110

**PROPERTY DATA CARD #2**

**Building Use:** 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1965
Frame:	MASNRYCONC	Story Height	17
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	BAR JOIST RIGID	Residential Units	1

<b>Sub-Areas</b>		<b>Commercial Units</b>	<b>Extra Features</b>	
Base Area (1st)	9,600	Covered Patio		440
Total Base Area	9,600	Auto Dock Leveler - Edge Of Dock		1
Total Sub Area	9,600	Load Ramp		416



**REAL PROPERTY DETAILS**  
 Account 2411005 - Roll Year 2023

Owners	TROPIC COCOA LLC
Mailing Address	10002 NW 89TH AVE MEDLEY FL 33178
Site Address	658 SOUTH INDUSTRY RD COCOA FL 32926 660 SOUTH INDUSTRY RD COCOA FL 32926 662 SOUTH INDUSTRY RD COCOA FL 32926 664 SOUTH INDUSTRY RD COCOA FL 32926
Parcel ID	24-36-07-00-516
Taxing District	15D0 - COCOA
Exemptions	NONE
Property Use	4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL,
Total Acres	0.92
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF NE 1/4 OF SW 1/4 AS DES IN ORB 698 PG 721



**VALUE SUMMARY**

Category	2023	2022	2021
Market Value	\$647,350	\$611,940	\$529,030
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$640,120	\$581,930	\$529,030
Assessed Value School	\$647,350	\$611,940	\$529,030
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$640,120	\$581,930	\$529,030
Taxable Value School	\$647,350	\$611,940	\$529,030

**SALES / TRANSFERS**

Date	Price	Type	Instrument
08/10/2017	\$1,500,000	WD	7960/1134
08/25/1989	\$358,000	WD	3015/1285
11/13/1981	\$300,000	WD	2337/1256
10/01/1973	\$170,000	--	1388/0414

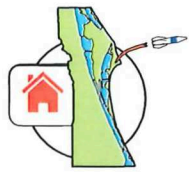
**BUILDINGS**

**PROPERTY DATA CARD #1**

**Building Use:** 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1965
Frame:	MASNRYCONC	Story Height	20
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	BAR JOIST RIGID	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	20,160	Loading Dock	1,120
Total Base Area	20,160	Covered Patio	192
Total Sub Area	20,160	Paving - Asphalt	19,915
		Load Ramp	200





**REAL PROPERTY DETAILS**  
 Account 2411018 - Roll Year 2023



Owners	ECG INC
Mailing Address	262 LAKESHORE DR MERRITT ISLAND FL 32953
Site Address	640 SOUTH INDUSTRY RD COCOA FL 32926
Parcel ID	24-36-07-00-528
Taxing District	15D0 - COCOA
Exemptions	NONE
Property Use	4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL,
Total Acres	0.69
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF NE 1/4 OF SW 1/4 AS DESC IN ORB 5222 PG 3451 & ORB 5222 PG 3453

**VALUE SUMMARY**

Category	2023	2022	2021
Market Value	\$177,540	\$169,820	\$148,180
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$177,540	\$162,990	\$148,180
Assessed Value School	\$177,540	\$169,820	\$148,180
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$177,540	\$162,990	\$148,180
Taxable Value School	\$177,540	\$169,820	\$148,180

**SALES / TRANSFERS**

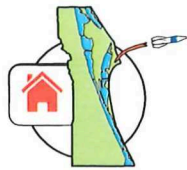
Date	Price	Type	Instrument
02/25/2004	\$180,000	WD	5222/3451
02/25/2004	--	WD	5222/3453
02/23/2004	--	WD	5222/3447
02/23/2003	\$50,000	WD	5222/3449
11/22/2002	--	WD	4745/2011
11/01/2001	\$93,000	WD	4453/3886
02/01/1995	\$7,000	08	3454/2046
04/01/1994	\$4,000	QC	3390/1973
06/01/1978	\$26,900	--	1899/0956

**BUILDINGS**

**PROPERTY DATA CARD #1**

**Building Use:** 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1963
Frame:	MASNRYCONC	Story Height	14
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	PRE-STRS. CONC.	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	4,598	Fence - Chain Link 6'	352
Open Porch	498	Paving - Asphalt	6,500
Total Base Area	4,598		
Total Sub Area	5,096		



**REAL PROPERTY DETAILS**  
 Account 2410995 - Roll Year 2023



Owners	EATON, DAVID L; EATON, JILL
Mailing Address	262 LAKE SHORE DR MERRITT ISLAND FL 32953
Site Address	620 SOUTH INDUSTRY RD COCOA FL 32926
Parcel ID	24-36-07-00-506
Taxing District	15D0 - COCOA
Exemptions	NONE
Property Use	4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL,
Total Acres	0.46
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF N 1/2 OF SW 1/4 AS DESC IN ORB 548 PG 337 EXC "PARCEL I" DESC IN ORB 5222 PG 3451

**VALUE SUMMARY**

Category	2023	2022	2021
Market Value	\$201,500	\$194,860	\$169,820
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$201,500	\$186,800	\$169,820
Assessed Value School	\$201,500	\$194,860	\$169,820
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$201,500	\$186,800	\$169,820
Taxable Value School	\$201,500	\$194,860	\$169,820

**SALES / TRANSFERS**

Date	Price	Type	Instrument
06/15/2016	\$194,000	WD	7640/0984
02/23/2004	--	WD	5222/3447
02/23/2003	\$50,000	WD	5222/3449
11/22/2002	\$93,000	WD	4453/3886
11/22/2002	--	WD	4745/2011
04/30/1993	\$165,000	WD	3279/2049
07/01/1992	\$155,500	QC	3215/3499
12/29/1986	\$171,000	WD	2761/2047
04/01/1979	\$85,000	--	2033/0599
04/01/1974	\$50,000	--	1434/0725

**BUILDINGS**

**PROPERTY DATA CARD #1**

**Building Use:** 1700 - OFFICE BUILDING - SINGLE TENANT - 1 STORY

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1963
Frame:	MASNRYCONC	Story Height	8
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	PRE-STRS. CONC.	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	960	Fence - Chain Link 6'	430
Open Porch	125	Paving - Asphalt	13,741
Total Base Area	960		
Total Sub Area	1,085		

**PROPERTY DATA CARD #2**

**Building Use:** 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1963
Frame:	MASNRYCONC	Story Height	16

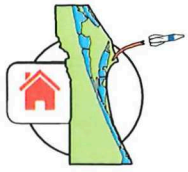
Materials		Details	
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	PRE-STRS. CONC.	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	672	Carport	480
Total Base Area	672		
Total Sub Area	672		

**PROPERTY DATA CARD #3**

**Building Use:** 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	ENAMEL STEEL	Year Built	2004
Frame:	METALFRAME	Story Height	16
Roof:	ENAMEL METAL	Floors	1
Roof Structure:	STEEL TRUSS RIGID	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	2,400	No Data Found	
Total Base Area	2,400		
Total Sub Area	2,400		





**REAL PROPERTY DETAILS**  
 Account 2410997 - Roll Year 2023

Owners	PROFUMO, PETER L TRUSTEE
Mailing Address	7 INDIAN RIVER AVE APT 1205 TITUSVILLE FL 32796
Site Address	3400 EAST INDUSTRY RD COCOA FL 32926 515 SOUTH INDUSTRY RD COCOA FL 32926
Parcel ID	24-36-07-00-508
Taxing District	15D0 - COCOA
Exemptions	NONE
Property Use	4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL,
Total Acres	0.92
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF N 1/2 OF SW 1/4 AS DES IN ORB 617 PG 747



**VALUE SUMMARY**

Category	2023	2022	2021
Market Value	\$246,910	\$227,530	\$192,560
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$232,990	\$211,810	\$192,560
Assessed Value School	\$246,910	\$227,530	\$192,560
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$232,990	\$211,810	\$192,560
Taxable Value School	\$246,910	\$227,530	\$192,560

**SALES / TRANSFERS**

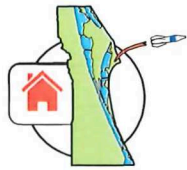
Date	Price	Type	Instrument
03/01/1991	--	PT	3119/1252
11/01/1988	\$1,300,000	WD	2957/1262
12/17/1985	--	WD	2659/2217
08/18/1981	--	QC	2322/1905

**BUILDINGS**

**PROPERTY DATA CARD #1**

**Building Use:** 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1963
Frame:	MASRYCONC	Story Height	18
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	BAR JOIST RIGID	Residential Units	4
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	10,000	Fence - Chain Link 6'	74
Open Porch	120	Paving - Asphalt	24,000
Total Base Area	10,000		
Total Sub Area	10,120		



**REAL PROPERTY DETAILS**  
 Account 2410998 - Roll Year 2023



Owners	PROFUMO, PETER L TRUSTEE
Mailing Address	7 INDIAN RIVER AVE APT 1205 TITUSVILLE FL 32796
Site Address	3405 LATHAM DR COCOA FL 32926 3415 LATHAM DR COCOA FL 32926
Parcel ID	24-36-07-00-509
Taxing District	15D0 - COCOA
Exemptions	NONE
Property Use	4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL,
Total Acres	2.20
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF N 1/2 OF SW 1/4 AS DES IN ORB 617 PG 746 & PT OF S 1/2 OF NW 1/4 OF SE 1/4 AS DES IN ORB 2429 PG 493

**VALUE SUMMARY**

Category	2023	2022	2021
Market Value	\$909,860	\$827,100	\$730,520
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$883,920	\$803,570	\$730,520
Assessed Value School	\$909,860	\$827,100	\$730,520
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$883,920	\$803,570	\$730,520
Taxable Value School	\$909,860	\$827,100	\$730,520

**SALES / TRANSFERS**

Date	Price	Type	Instrument
03/01/1991	--	PT	3119/1252
11/01/1988	\$1,300,000	WD	2957/1262
12/23/1985	--	QC	2659/2215
04/07/1983	--	QC	2429/0493

**BUILDINGS**

**PROPERTY DATA CARD #1**

**Building Use:** 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1964
Frame:	MASNRYCONC	Story Height	30
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	BAR JOIST RIGID	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	19,200	Paving - Asphalt	51,200
Utility Room	48	Loading Dock	3,200
Total Base Area	19,200	Dock Roof - Metal	3,020
Total Sub Area	19,248		

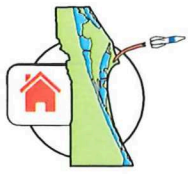
**PROPERTY DATA CARD #2**

**Building Use:** 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1964
Frame:	MASNRYCONC	Story Height	30
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	BAR JOIST RIGID	Residential Units	1
		Commercial Units	0

	<b>Sub Areas</b>		<b>Land Values</b>	
Base Area (1st)		19,200	Loading Dock	2,900
Total Base Area		19,200	Dock Roof - Metal	1,720
Total Sub Area		19,200		





**REAL PROPERTY DETAILS**  
 Account 2410996 - Roll Year 2023

Owners	SOUTHEAST HOLDING OF CFL LLC
Mailing Address	498 MAIN COCOA FL 32922
Site Address	518 SOUTH INDUSTRY RD COCOA FL 32926
Parcel ID	24-36-07-00-507
Taxing District	15D0 - COCOA
Exemptions	NONE
Property Use	4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL,
Total Acres	0.92
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	BREVARD INDUSTRIAL PARK UNREC PART OF N 1/2 OF SW 1/4 AS DES IN ORB 585 PG 697 KNOWN AS LOTS 13 & 14



**VALUE SUMMARY**

Category	2023	2022	2021
Market Value	\$377,060	\$359,820	\$312,160
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$377,060	\$343,370	\$312,160
Assessed Value School	\$377,060	\$359,820	\$312,160
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$377,060	\$343,370	\$312,160
Taxable Value School	\$377,060	\$359,820	\$312,160

**SALES / TRANSFERS**

Date	Price	Type	Instrument
07/06/2015	\$259,000	WD	7405/1284
03/21/2014	--	CT	7090/0874
08/09/2004	\$300,000	WD	5347/3932
03/01/1996	--	QC	3553/2403
08/27/1987	\$135,000	WD	2835/0554
06/01/1976	\$74,500	--	1634/0345

**BUILDINGS**

**PROPERTY DATA CARD #1**

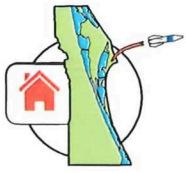
**Building Use:** 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	ENAMEL STEEL	Year Built	1963
Frame:	METALFRAME	Story Height	16
Roof:	ENAMEL METAL	Floors	1
Roof Structure:	STEEL TRUSS RIGID	Residential Units	1
		Commercial Units	1
Sub-Areas		Extra Features	
Base Area (1st)	7,500	Insulation - Wall Batts OR Roll	5,072
Open Porch	80	Fence - Electronic Gate	1
Total Base Area	7,500	Insulation - Ceiling Batts OR Roll	7,500
Total Sub Area	7,580	Fence - Chain Link 6'	767
		Paving - Asphalt	13,578
		Fence - Barb Wire	767

**PROPERTY DATA CARD #2**

**Building Use:** 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	SHEET METAL	Year Built	1982
Frame:	METALFRAME	Story Height	12
Roof:	SHEET METAL	Floors	1
Roof Structure:	WOOD TRUSS	Residential Units	1



**REAL PROPERTY DETAILS**  
Account 2411004 - Roll Year 2023

Owners	SOUTHWARD PARTNERS LLC
Mailing Address	505 WILSON RD ANNAPOLIS MD 21401
Site Address	555 SOUTH INDUSTRY RD COCOA FL 32926
Parcel ID	24-36-07-00-515
Taxing District	15D0 - COCOA
Exemptions	NONE
Property Use	4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL,
Total Acres	0.92
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF N 1/2 OF SW 1/4 AS DES IN ORB 717 PG 648 KNOWN AS LOTS 7,8 OF UNREC BREVARD INDUSTRIAL PARK



**VALUE SUMMARY**

Category	2023	2022	2021
Market Value	\$619,280	\$584,830	\$512,380
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$619,280	\$563,610	\$512,380
Assessed Value School	\$619,280	\$584,830	\$512,380
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$619,280	\$563,610	\$512,380
Taxable Value School	\$619,280	\$584,830	\$512,380

**SALES / TRANSFERS**

Date	Price	Type	Instrument
12/22/2005	--	QC	5590/0883
12/31/2002	\$440,000	WD	4787/3179
05/01/1996	--	QC	4787/3176
09/01/1993	\$75,000	PT	3333/0841
03/01/1993	\$150,000	PT	3305/3889
01/01/1974	\$120,000	PT	1411/0033

**BUILDINGS**

**PROPERTY DATA CARD #1**

**Building Use:** 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1965
Frame:	MASNRYCONC	Story Height	18
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	BAR JOIST RIGID	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	19,040	Fence - Chain Link 6'	212
Open Porch	60	Covered Patio	2,688
Total Base Area	19,040	Paving - Asphalt	17,000
Total Sub Area	19,100		





**REAL PROPERTY DETAILS**  
 Account 2411002 - Roll Year 2023

Owners	NEIGHBOR LLC
Mailing Address	505 WILSON RD ANNAPOLIS MD 21401
Site Address	529 SOUTH INDUSTRY RD COCOA FL 32926
Parcel ID	24-36-07-00-513
Taxing District	15D0 - COCOA
Exemptions	NONE
Property Use	4100 - LIGHT MANUFACTURING (SMALL EQUIPMENT MFG PLANT, SM
Total Acres	2.53
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF E 1/2 OF SW 1/4 AS DESC IN ORB 3374 PGS 3088 & 3090 PAR 523



**VALUE SUMMARY**

Category	2023	2022	2021
Market Value	\$725,300	\$653,650	\$552,790
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$668,860	\$608,060	\$552,790
Assessed Value School	\$725,300	\$653,650	\$552,790
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$668,860	\$608,060	\$552,790
Taxable Value School	\$725,300	\$653,650	\$552,790

**SALES / TRANSFERS**

Date	Price	Type	Instrument
12/31/2007	\$565,000	WD	5837/7049
09/07/2001	--	QC	4421/1849
03/01/1994	\$220,000	PT	3374/3088
03/01/1993	\$150,000	PT	3305/3889
08/01/1966	\$77,000	--	0893/0907

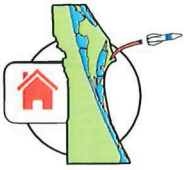
**BUILDINGS**

**PROPERTY DATA CARD #1**

**Building Use:** 4100 - LIGHT MANUFACTURING (SMALL EQUIPMENT MFG PLANT, SMALL MACHINE SHOP, INSTRUMENT

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1964
Frame:	MASRYCONC	Story Height	18
Roof:	ROLL COMPOSITION	Floors	2
Roof Structure:	BAR JOIST RIGID	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	18,870	Fence - Chain Link 6'	260
Base Area (2nd)	1,512	Outbuilding	260
Utility Room	1,562	Paving - Asphalt	20,170
Total Base Area	20,382	Covered Patio	1,264
Total Sub Area	21,944		





**REAL PROPERTY DETAILS**  
Account 2411011 - Roll Year 2023

Owners	BREVARD COUNTY
Mailing Address	345 WENNER WAY C/O ASSET MANAGEMENT COCOA FL 32926
Site Address	NONE
Parcel ID	24-36-07-00-522.1
Taxing District	15D0 - COCOA
Exemptions	EXCO - COUNTY OWNED PROPERTY
Property Use	8020 - COUNTY OWNED LAND - VACANT
Total Acres	2.27
Site Code	0350 - GRISSOM PKWY
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PT OF S 1/2 OF SW 1/4 AS DESC IN ORB 2986 PG 2344



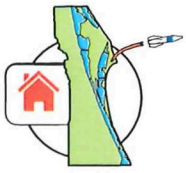
**VALUE SUMMARY**

Category	2023	2022	2021
Market Value	\$10	\$10	\$10
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$10	\$10	\$10
Assessed Value School	\$10	\$10	\$10
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$10	\$10	\$10
Taxable Value Non-School	\$0	\$0	\$0
Taxable Value School	\$0	\$0	\$0

**SALES / TRANSFERS**

Date	Price	Type	Instrument
03/17/1989	--	WD	2986/2344

No Data Found



**REAL PROPERTY DETAILS**  
 Account 2411010 - Roll Year 2023

Owners	SOUTHWARD PARTNERS LLC
Mailing Address	505 WILSON RD ANNAPOLIS MD 21401
Site Address	NONE
Parcel ID	24-36-07-00-522
Taxing District	15D0 - COCOA
Exemptions	NONE
Property Use	4900 - OPEN STOR, NEW & USED BLDG SUPP, JUNK YARDS, AUT
Total Acres	1.21
Site Code	0350 - GRISSOM PKWY
Plat Book/Page	0000/0000
Subdivision	--
Land Description	W 600 FT OF E 1250 FT OF N 247.5 FT OF SE 1/4 OF SW 1/4 AS DESC IN ORB 1231 PG 622 & 2986 PG 1109 EXC 2986 PG 2344



**VALUE SUMMARY**

Category	2023	2022	2021
Market Value	\$170,130	\$170,650	\$164,980
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$170,130	\$170,650	\$164,980
Assessed Value School	\$170,130	\$170,650	\$164,980
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$170,130	\$170,650	\$164,980
Taxable Value School	\$170,130	\$170,650	\$164,980

**SALES / TRANSFERS**

Date	Price	Type	Instrument
12/22/2005	--	QC	5590/0883
12/31/2002	\$440,000	WD	4787/3179
05/01/1996	--	QC	4787/3176
09/01/1993	\$75,000	PT	3333/0841
03/01/1993	\$150,000	PT	3305/3889
10/01/1976	\$300,000	--	1674/0190
01/01/1974	\$120,000	PT	1411/0033

No Data Found

**ADDITIONAL EXTRA FEATURES**

Description	Units
Paving - Asphalt	26,551
Fence - Chain Link 6'	410



**REAL PROPERTY DETAILS**  
 Account 2411001 - Roll Year 2023

Owners	LEE, CHARLES R
Mailing Address	2950 S TROPICAL TRL MERRITT ISLAND FL 32952
Site Address	643 CIDCO RD COCOA FL 32926
Parcel ID	24-36-07-00-512.1
Taxing District	15D0 - COCOA
Exemptions	NONE
Property Use	4000 - VACANT INDUSTRIAL LAND
Total Acres	0.47
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PT OF NE 1/4 OF SW 1/4 AS DES IN ORB 1246 PG 744



**VALUE SUMMARY**

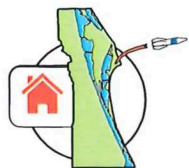
Category	2023	2022	2021
Market Value	\$47,590	\$47,590	\$43,260
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$47,590	\$47,580	\$43,260
Assessed Value School	\$47,590	\$47,590	\$43,260
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$47,590	\$47,580	\$43,260
Taxable Value School	\$47,590	\$47,590	\$43,260

**SALES / TRANSFERS**

Date	Price	Type	Instrument
11/26/2018	--	QC	8317/1884
04/17/2006	\$900,000	WD	5635/0001
12/01/1996	\$395,000	PT	3631/1474
11/01/1980	\$16,000	--	2266/1471
06/01/1980	\$15,000	--	2238/1767
05/01/1972	\$3,500	--	1246/0744

No Data Found





**REAL PROPERTY DETAILS**  
 Account 2442070 - Roll Year 2023



Owners	EQUIPMENT FABRICATORS INC
Mailing Address	655 CIDCO ROAD COCOA FL 32926
Site Address	655 CIDCO RD COCOA FL 32926
Parcel ID	24-36-07-00-542
Taxing District	15D0 - COCOA
Exemptions	NONE
Property Use	4200 - HVY IND (HVY EQUIP MFG, LG MACH SHOPS, FOUNDRIES,
Total Acres	2.98
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF NE 1/4 OF SW 1/4 AS DESC IN ORB 3218 PG 1510

**VALUE SUMMARY**

Category	2023	2022	2021
Market Value	\$718,000	\$676,550	\$600,050
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$718,000	\$660,050	\$600,050
Assessed Value School	\$718,000	\$676,550	\$600,050
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$718,000	\$660,050	\$600,050
Taxable Value School	\$718,000	\$676,550	\$600,050

**SALES / TRANSFERS**

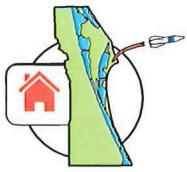
Date	Price	Type	Instrument
09/18/2001	\$560,000	WD	4425/2395
06/01/1992	\$288,200	QC	3218/1510

**BUILDINGS**

**PROPERTY DATA CARD #1**

**Building Use:** 4200 - HVY IND (HVY EQUIP MFG, LG MACH SHOPS, FOUNDRIES, STEEL FAB PLANTS, AUTO/ACFT

Materials		Details	
Exterior Wall:	ENAMEL STEEL , NO EXT.COVER	Year Built	1978
Frame:	STRUCSTEEL , NO FRAME	Story Height	24
Roof:	ENAMEL METAL	Floors	2
Roof Structure:	STEEL TRUSS RIGID , WOOD TRUSS	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	25,251	Insulation - Ceiling Batts OR Roll	10,725
Base Area (2nd)	576	Covered Patio	648
Open Porch	4,171	Outbuilding	552
Utility Room	720		
Total Base Area	25,827		
Total Sub Area	30,718		



**REAL PROPERTY DETAILS**  
 Account 2410992 - Roll Year 2023



Owners	GRISSOM PARK LLC
Mailing Address	6545 CAY CIR BELLE ISLE FL 32809
Site Address	NONE
Parcel ID	24-36-07-00-502
Taxing District	15D0 - COCOA
Exemptions	NONE
Property Use	4000 - VACANT INDUSTRIAL LAND
Total Acres	15.43
Site Code	0350 - GRISSOM PKWY
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF S 1/2 OF SW 1/4 AS DESC IN ORB 3438 PG 3235 EXC ORB 4672 PG 1979, 5834 PG 5316 PARS 532, 534 & 540

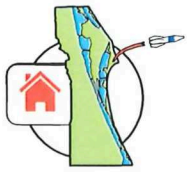
**VALUE SUMMARY**

Category	2023	2022	2021
Market Value	\$269,970	\$269,970	\$242,850
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$173,660	\$157,880	\$143,530
Assessed Value School	\$269,970	\$269,970	\$242,850
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$173,660	\$157,880	\$143,530
Taxable Value School	\$269,970	\$269,970	\$242,850

**SALES / TRANSFERS**

Date	Price	Type	Instrument
01/04/2006	\$675,000	WD	5589/3032
11/30/1994	\$209,100	WD	3438/3235
02/27/1984	\$180,000	WD	2493/2131
12/01/1974	\$92,100	--	1494/0605

No Data Found



**REAL PROPERTY DETAILS**  
Account 2461526 - Roll Year 2023

Owners	GRISSOM PARK LLC
Mailing Address	6545 CAY CIR BELLE ISLE FL 32809
Site Address	NONE
Parcel ID	24-36-07-00-560
Taxing District	15D0 - COCOA
Exemptions	NONE
Property Use	4000 - VACANT INDUSTRIAL LAND
Total Acres	1.38
Site Code	0350 - GRISSOM PKWY
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF S 1/2 OF SW 1/4 AS DESC IN ORB 5834 PG 5316



**VALUE SUMMARY**

Category	2023	2022	2021
Market Value	\$72,770	\$72,770	\$66,160
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$72,770	\$72,770	\$66,160
Assessed Value School	\$72,770	\$72,770	\$66,160
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$72,770	\$72,770	\$66,160
Taxable Value School	\$72,770	\$72,770	\$66,160

**SALES / TRANSFERS**

Date	Price	Type	Instrument
04/21/2021	--	QC	9097/2086
12/18/2007	--	QC	5834/5316

No Data Found