



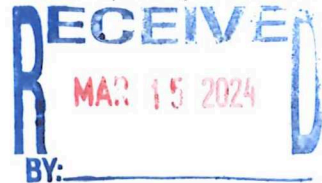
**Board of Adjustment**  
**Special Exception Application**

Community Services Department  
Planning and Zoning Division  
65 Stone Street  
Cocoa, Florida 32922

Phone: (321) 433-8535  
Fax: (321) 433-8543  
Web: <http://www.cocoafll.org>

This form is divided into steps, which will help you prepare your application, provide supplemental items, and prepare for the Board of Adjustment hearing. A pre-application meeting with Staff is **recommended**.

For Office Use Only - Date Received



Stamp Only When Application is Fully Complete

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

1. Request: Sale of Beer and Wine in CBD-CVO District

2. Applicable City Code Section(s): Article XI Sec. 13c

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

Company (if applicable): Farm Bar Inc

Name: Chris Hyskell

Mailing Address: 30 Lime Ave

City: Rockledge State: \_\_\_\_\_ Zip Code: 32955

Phone #: (321)431-9889 Fax #: \_\_\_\_\_

Mobile #: (321)431-9889 E-mail: chrishyskell@gmail.com

4. Property Owner Information: \* Check here if same as Applicant →   
\* If more than one owner, attach additional sheet with names and addresses.

Company (if applicable): \_\_\_\_\_

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Mobile #: \_\_\_\_\_ E-mail: \_\_\_\_\_

**5. Property Information:**

Street Address and Location: 638 Brevard Ave, Cocoa, FL

Parcel ID: 24-36-33-85-\* - A . - . . . . .

Tax Account Numbers: 2426510

Land Area: 7,740 square feet or 0.19 acres

Future Land Use (to be completed by City): \_\_\_\_\_

Zoning District (to be completed by City): \_\_\_\_\_

Existing Use(s) on Property: Commercial

Proposed Use(s) on Property: Commercial and Outdoor Bar

**6. Special Exception Petition:**

Before any Special Exception may be issued, the Board of Adjustment must make a positive finding for each of the criteria listed below. Applicants must provide the following information for the Board's review and consideration:

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

The improvements and operation of this proposal are entirely outdoors oriented with exception of bathroom facilities in an existing structure. Ample exit space is allotted via a 15ft open walkway exiting to Brevard Ave. The walkway is pedestrian only.

- b. Explain where the required off-street parking and loading areas are, with particular attention to the items in (a) above, and economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the districts.

Ample parking is available approximately 50ft north of this improvement at a public lot on the corner of Factory St. and Brevard Ave. Operations will be family and pet friendly with simple beverage service concluding at or before 10pm. No odor, glare or obnoxious activities will be conducted.

- c. Explain the impact of refuse and service areas are, with particular reference to the items in (a) and (b) above.

All bottles and cans consumed will be recycled through normal waste services and will not accumulate on premise. Minimal trash is expected as almost all products to be served will be recyclable.

d. Demonstrate that there are sufficient utilities, with reference to location, availability, and compatibility.

A licensed electrician concluded there are four available circuit breaker slots on an exterior panel on the existing building, which are plenty sufficient to provide power for LED lighting and cooling fans. No major electrical appliances will be needed.

e. Demonstrate that there is adequate screening and buffering with reference to type, dimensions, and character.

No screening is required, but sun sails will be utilized to provide shade and misting fans will help keep patrons comfortable.

f. Explain the impact of signs, if any, and proposed exterior lighting with references to glare, traffic safety, economic effect, and compatibility and harmony with properties in the districts.

A simple neon and bulb sign will be installed facing Brevard Ave. The sign only faces commercial properties that close prior to dark (a sewing shop, bike shop and salon). The sign will be about 2ft tall by 6ft wide and extinguished upon closing.

g. Demonstrate that there are adequate yards and other open space.

Ample open space and yards have been reserved on all sides of the proposed patio. These yards are typically 7ft or more in width. Several native and continually flowering trees and plants will be installed, all irrigated.

h. Demonstrate how adequate height requirements have been met.

N/A, the existing building height will not change.

i. Demonstrate how adequate landscaping requirements have been met.

All existing trees have been retained. I'm happy to show several additional plantings of crepe myrtle, dogwood, white orchid, golden trumpet, hibiscus and two stately palms that will provide an exceptionally attractive environment!

j. List any renewal and/or termination dates.

N/A

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

The existing building already adds an attractive style to Brevard Ave. Patio operations will be reasonably quiet and operate very similar to long-time businesses like Murdocks, Time Out, the Biergarten, Village Idiot, etc. The improvements work in harmony and cooperation with all these functions while increasing land value over the current gravel lot that is fairly

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

useless.

- a.  **Notarized application.**
- b.  **List of owners within 500 feet.** A "radius map package" from Brevard County containing a certified mailing list with mailing labels and a map of all property owners of record who reside within a 500-foot radius of the subject property is required for public notice. It is the applicant's responsibility to request these materials with the Brevard County GIS Department that are available free of charge. Inquiries need to be emailed to [servicedesk@brevardfl.gov](mailto:servicedesk@brevardfl.gov) and forwarded to the **City of Cocoa Planning and Zoning Department** when available.
- c.  **Application fee.** The fee is \$1200 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.
- d.  **Proof of ownership.** A copy of the most recent recorded warranty deed or record of ownership printed from the Brevard County Property Appraiser website is required.
- e.  **Property Owner Authorization.** If the applicant is not the property owner, then the property owner will need to provide authorization by signing below (See #10 below).
- f.  **Corporate documents.** If the applicant/owner is representing a company, articles of incorporation which show the applicant/owner 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>).
- g.  **Certified boundary survey and/or site plan.** Contact Planning & Zoning Division staff to determine if both a boundary survey and a site plan are required. Site plans should be drawn to scale and show the size and shape of the property, location of existing and proposed structures, streets, access points, fences, parking and landscaping areas.
- h.  **Additional information (optional).** Submit any information that may be helpful in understanding the request. This may include photos, sketches, or elevations.

8. **Application filing deadline.** The application filing deadline is the first day of each month at 5:00 pm for public hearings that are held in the following month. Example: Application deadline is Oct. 1<sup>st</sup> for the November BOA meeting.

9. **Application filing procedure.** This application, together with all required exhibits and attachments, shall be completed and filed with the Planning and Zoning Division prior to the established filing deadline for the public hearing before the Board of Adjustment.

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

- **Public hearing date and location.** All regularly scheduled hearings are held on the third Wednesday of each month at 6:00 pm in the Cocoa City Council Chambers located at 65 Stone Street, Cocoa, Florida unless otherwise notified.
- **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.
- **Preparing for public hearing.** 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. The City recommends all applicants to consider consulting an attorney regarding their applications.
- **Format of public hearing.** The public hearing before the Board of Adjustment is quasi-judicial in nature. State and local law strictly prohibits applicants and/or interested parties from participating in ex-parte communications with Board members in person, by phone, e-mail, or in writing before the application is considered at a public hearing. Applicants are encouraged to review and copy the quasi-judicial rules and procedures used by the Board of Adjustment before the public hearing date. A copy may be obtained from the City Clerk's Office.
- **Exhibits at public hearing.** If photographs, documents, maps or other materials are provided to the Board 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.
- **Witnesses at public hearing.** For the purposes of making a decision on the application, the Board shall only consider testimony of qualified witnesses. A witness is determined by the Board 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.
- **Board action.** If the Board of Adjustment finds that the facts presented in the matter justify approval, it may 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 of Adjustment finds that the facts presented do not justify approval, it must deny the request and will specify the reasons for denial. A decision is usually made at the same meeting that the hearing is held.
- **Appeals.** Appeals of a decision by the Board of Adjustment may be made to the City Council by filing an application with the Community Services Department within fifteen (15) days of the Board's decision. Any party aggrieved by the final decision of the City Council shall have the right to file an appropriate action in a court of competent jurisdiction.

**10. Property Owner Authorization.**

\* Check here if same as Applicant →

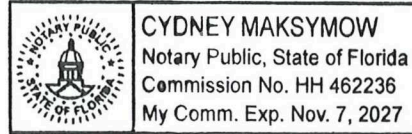
I am the fee simple owner (or legal representative) of the property at: 638 Brevard Ave  
and I hereby authorize the applicant to submit this Board of Adjustment Application regarding my property described above.

Chris Hyskell  
(PRINT OWNER NAME)

Christopher T. Hyskell  
(OWNER SIGNATURE)

Personally Known OR  Produced Identification

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



Cydney Maksymow  
(NOTARY PUBLIC SIGNATURE)

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

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 15 day of March, 20 24

**11. Applicant Signature.**

\_\_\_\_\_  
(PRINT APPLICANT NAME)

\_\_\_\_\_  
(APPLICANT SIGNATURE)

Personally Known OR  Produced Identification

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

\_\_\_\_\_  
(NOTARY PUBLIC SIGNATURE)

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

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

**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:  
\_\_\_\_\_



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

## Detail by Entity Name

Florida Profit Corporation  
FARM BAR INC.

### Filing Information

<b>Document Number</b>	P21000038816
<b>FEI/EIN Number</b>	86-3403854
<b>Date Filed</b>	04/22/2021
<b>Effective Date</b>	04/20/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	01/03/2023

### Principal Address

638 BREVARD AVE  
COCOA, FL 32922

### Mailing Address

30 Lime Ave  
ROCKLEDGE 32955 UN

Changed: 01/03/2023

### Registered Agent Name & Address

HYSKELL, CHRISTOPHER  
30 Lime Ave  
ROCKLEDGE, FL 32955

Name Changed: 01/03/2023

Address Changed: 01/03/2023

### Officer/Director Detail

#### **Name & Address**

Title P

HYSKELL, CHRISTOPHER  
30 Lime Ave  
ROCKLEDGE 32955 UN

Title VP

OWENS, BRITTANY  
7705 POINSETTA AVE  
CAPE CANAVERAL, FL 32920

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	01/03/2023
2023	01/03/2023
2024	02/13/2024

**Document Images**

<a href="#">02/13/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/03/2023 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/22/2021 -- Domestic Profit</a>	<a href="#">View image in PDF format</a>



Prepared by and return to:  
Mitzi Thompson  
Landing Title Agency, Inc.  
1679 Garden Avenue  
Melbourne, FL 32934  
(321) 259-4445  
File Number: TL-172-21

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 18th day of May, 2021 between Kelly Young, a married woman and Patricia Evans a/k/a Trish Evans, an unmarried woman whose post office address is 340 W Exeter Street, Satellite Beach, FL 32937, grantor, and Farm Bar Inc., a Florida Corporation whose post office address is 638 Brevard Avenue, Cocoa, FL 32922, grantee:



(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Brevard County, Florida to-wit:

Begin on the West line of Lot A of the Davidson and Hicks subdivision located in the City of Cocoa in Brevard County, Florida, as shown by the plat of said subdivision recorded in Plat Book 2, Page 71, Public Records of Brevard County, Florida, at a point 5 feet South of the Northwest corner of said Lot A, thence run the West line of said Lot A, South 55 feet to the Southwest corner of said lot, thence run the South line of said Lot A, East to the Southeast corner thereof, thence run the East line of Lots A and B, North 55 feet to a point on the East line of Lot B, 3/4ths feet North of the Southeast corner of Lot B, thence run West and parallel to the South line of Lot A, 140 feet to the point of beginning, the said parcel of land being part of Lots A and B of said Davidson and Hicks subdivision.

Parcel Identification Number: 24-36-33-85-\*-A

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2020.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness  
Printed Name: Glenn Tomason

Kelly Young  
Kelly Young

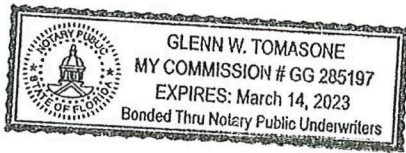
[Signature]  
Witness  
Printed Name: Mitzi B Thompson

Trish Evans  
Patricia Evans a/k/a Trish Evans

State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 18th day of May, 2021 by Kelly Young and Patricia Evans a/k/a Trish Evans who  are personally known or  have produced drivers' licenses as identification.

[Seal]



[Signature]  
Notary Public  
Print Name: Glenn Tomason  
My Commission Expires: 3/14/23

**BASIN DATA AND CALCULATIONS**

PROJECT: 638 Brevard Ave  
 DATE: 13-Mar-24  
 ENGINEER: C. Maksymow

**Post-Development Basin Data:**

**Post Basin**

Type	Area (acres)	
Impervious	0.04	35%
Semi-Impervious	0.08	73%
Pervious	0.07	65%
<b>Total</b>	<b>0.11</b>	

**10 yr/24 hr Storm Required Retention:**

Rainfall (10 yr/24 hr Storm)	7.47 inches
Impervious Area (100% bldg)	1,692 sf
Semi-Impervious (80% pavers)	2,731 sf
Volume Required	1,053 cf

**Swale Capacity (north property line)**

$V=1/2 * TOP WIDTH * DEPTH * LENGTH$

Top Width:	3
Depth:	0.5
Length:	80
<b>Volume Provided</b>	<b>60 cf</b>

$V=1/2 * TOP WIDTH * DEPTH * LENGTH$

Top Width:	6
Depth:	1
Length:	60
<b>Volume Provided</b>	<b>180 cf</b>

**Swale Capacity (lawn area)**

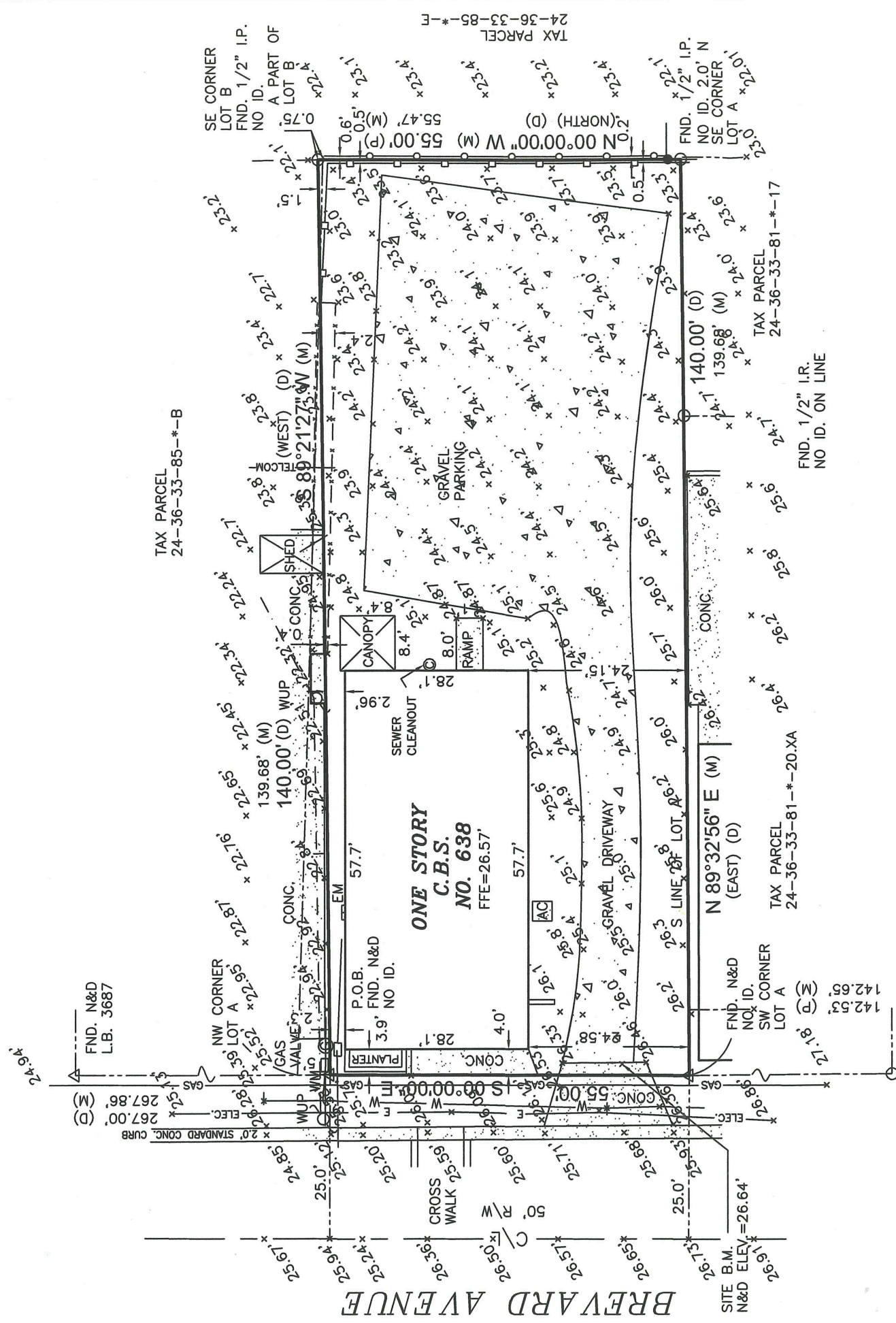
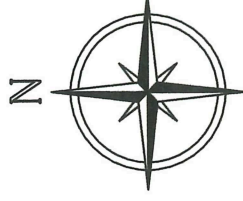
Depth (ft)	Area (Sq. Ft.)	Avg. Area (Sq. Ft.)	Volume (Cu. Ft.)	Sum. Volume (Cu. Ft.)
0.00	2,470		1,730	1,730
		1,730		
-1.00	990		0	0

Total Volume Required	1,053 cf
Total Volume Provided	1,910 cf

**Infiltration of 1":**

Rainfall	1 inch	
Site Area	0.18 acre	
Volume Required	653 cf	< Vprovided

MAP OF BOUNDARY/TOPOGRAPHIC SURVEY



DESCRIPTION:

Begin on the West line of Lot A of the Davidson and Hicks subdivision located in the City of Cocoa in Brevard County, Florida, as shown by the plat of said subdivision recorded in Plat Book 2, Page 71, Public Records of Brevard County, Florida, at a point 5 feet South of the Northwest corner of said Lot A, thence run the West line of said Lot A, South 55 feet to the Southwest corner of said lot, thence run the South line of said Lot A, East to the Southeast corner thereof, thence run the East line of Lots A and B, North 55 feet to a point on the East line of Lot B, 3/4ths feet North of the Southeast corner of Lot B, thence run West and parallel to the South line of Lot A, 140 feet to the point of beginning, the said parcel of land being part of Lots A and B of said Davidson and Hicks subdivision.

SURVEYORS' NOTES:

1. This property is located in Flood Zone(s) X, The Residence is lying in Flood Zone(s) X, Map No. 12009C0426H, Panel No. 426, Suffix H, Community No. 120020, Effective Date, January 29, 2021
2. The bearings shown are based on an Assumed North Meridian, Being N 00°06'19\" E along the East R/W line of Brevard Avenue.
3. This is Real Property being situated in Section 33, Township 24S, Range 36E.

LEGEND & ABBREVIATIONS:

- = Set 5/8\" I.R.C.
- △ = Set nail with metal disc □ = Set concrete monument with disc
- = 4' C.L.F.
- = 6' W.F.
- = OHPL
- = Center line
- (B.M.)=Benchmark,(CONC.)=Concrete,(C\L)=Centerline,(C.B.S.)=Concrete Block Structure
- (C.B.S.)=Concrete Block Structure,(C.&S)=Covered and Screened,
- (C.M.)=Concrete Monument,(C.M.P.)=Corrugated Metal Pipe,(C.L.F.)=Chain Link Fence
- (D)=Dead,(E.M.)=Electric Meter,(F.F.E.)=Finished Floor Elevation,(Fnd.)=Found,
- (F.P.R.)=Fixed Point of Reference, (IRC)=Iron Rod with Cap,(I.P.)=Iron Pipe
- (G.M.)=Gas Meter,(L.B.)=Licensed Business,(L.S.)=Licensed Surveyor,(M)=Measured
- (M.E.S.)=Mitered End Section,(N&D)=Nail & Disc,(O.R.B.)=Official Records Book,
- (OHPL)=Over Head Power Line,(P.C.P.)=Permanent Control Point, (P)=Plat
- (P.O.B.)=Point of Beginning,(P.O.C.)=Point of Commencement
- (P.R.M.)=Permanent Reference Monument,(P.U. & D.E.)=Public Utility & Drainage Easement,
- (RNG.)=Range,(R.C.P.)=Reinforced Conc. Pipe,(R\W)=Right of Way,(SEC.)=Section
- (TWP.)=Township,(WUP)=Wood Utility Pole,(W.F.S.)=Wood Frame Structure,(W.M.)=Water Meter

CERTIFIED TO: CHRIS HYSKELL  
FARM BAR INC.

**Eric Nielsen**

Certified By: Eric Nielsen  
Date: 2023.08.24 14:01:47 -04'00'  
Signature Date:

I Eric Nielsen Professional Surveyor & Mapper, No. 5386, L.B. 6946, State of Florida certify this map of survey meets the standards set per Florida Administrative Code 51-17.051 pursuant to Chapter 472.027 per Florida Statutes.

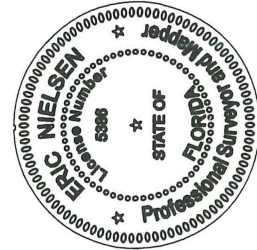
*Eric Nielsen Land Surveying, Inc.*

Revisions:  
12 STONE STREET, COCOA, FL. 32922  
Ph: (321) 631-5654  
email: nielsenurveying@bellsouth.net

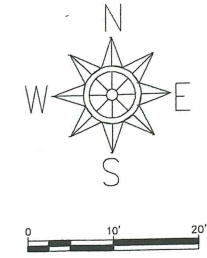
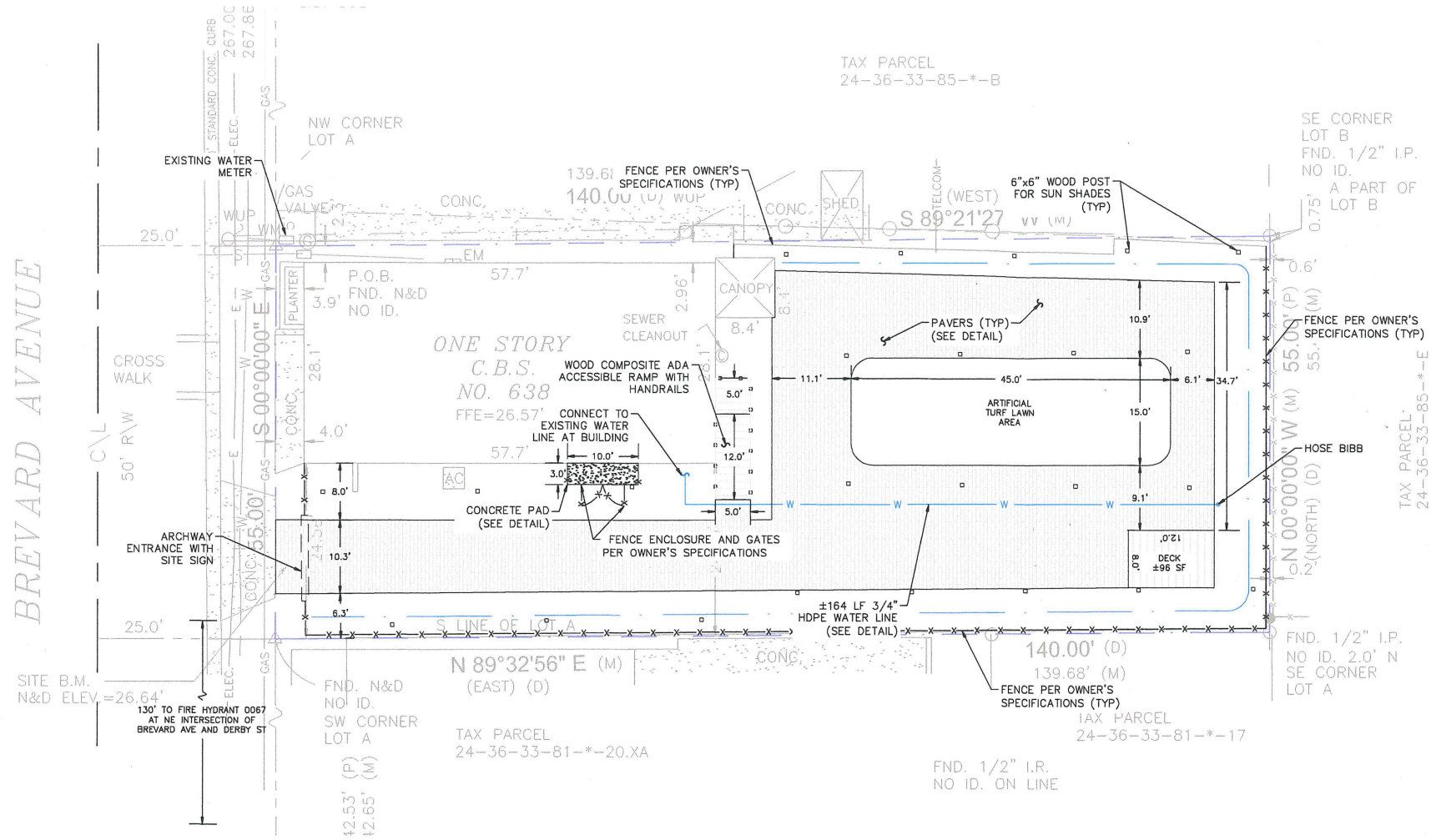
TOPO.&UTILITY 8-15-23

SCALE: 1" = 20'  
DATE: 07-13-2021  
JOB NO: 21-368-07

4. The Surveyor has not abstracted the property. Only platted or furnished easements or encumbrances that may restrict the property are shown.
5. Underground improvements are not located unless requested.
6. Elevations if shown hereon based on NAVD88.Brevard County PID 7002B027 FLDOT Elev.= 32.71'



BREVARD AVENUE



**GENERAL NOTES:**

1. CONTRACTOR SHALL COORDINATE WITH ENGINEER OF RECORD IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROPOSED PLAN AND EXISTING CONDITIONS.
2. CONTRACTOR SHALL ADHERE TO ALL EROSION CONTROL MEASURES SPECIFIED IN THE EROSION CONTROL PLAN AND CITY OF COCOA.
3. CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING SITE FEATURES THAT ARE NOT TO BE ALTERED AS PART OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL COORDINATE ANY DOWN TIME OF UTILITIES WITH EXISTING BUILDING TENANTS.
5. ARTIFICIAL TURF TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
6. ALL PROPOSED PIPING WILL BE PRIVATELY OWNED AND MAINTAINED.

SITE DATA TABLE		
TOTAL PROJECT AREA	5,895 SF	0.14 AC
TOTAL SITE AREA	7,700 SF	0.18 AC
EXISTING BUILDINGS & CANOPY	1,824 SF	
PROPOSED PAVERS, CONCRETE, DECK, AND ARTIFICIAL TURF	3,547 SF	
TOTAL IMPERVIOUS AREA	5,171 SF	
TOTAL PERVIOUS AREA	4,153 SF	
TOTAL IMPERVIOUS %	67.16 %	
TOTAL PERVIOUS %	53.94 %	
OPEN SPACE	4,153 SF	
SETBACKS:		
FRONT (Ø)	4.0'	
REAR (Ø)	78.0'	
SIDE (Ø)	2.3'	
MAX BUILDING HEIGHT	65'	

PARKING CALCULATIONS	
PER LAND DEVELOPMENT CODE ARTICLE XII SEC 1(G)(4) FOR OFF-STREET PARKING AND LOADING REGULATIONS, NO PARKING REQUIRED WITHIN CENTRAL BUSINESS DISTRICT AND COCOA VILLAGE OVERLAY DUE TO NO CHANGE IN GROSS FLOOR AREA OF THE EXISTING BUILDING.	

**REVISIONS**

#	DATE	DESCRIPTION
1	1/15/24	REVISED PER CITY OF COCOA
2	3/13/24	REVISED PER CITY OF COCOA



**SITE AND UTILITY PLAN**

**FARM BAR**  
**638 BREVARD AVENUE, COCOA, FL**  
 PREPARED FOR  
**FARM BAR INC.**

DRAWN BY:  
CCM  
 DESIGNED BY:  
CCM  
 CHECKED BY:  
JEM  
 DATE:  
10/3/23  
 PROJECT #:  
23014  
 SHEET #: