

PROOF OF PUBLICATION

CITY OF COCOA (TE)
Accounting Division
City Of Cocoa - Te
65 Stone ST
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

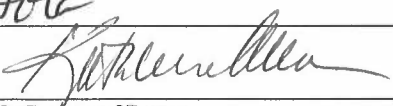
11/21/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/21/2023



Legal Clerk



Notary, State of WI, County of Brown

1-7-25

My commission expires

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KATHLEEN ALLEN
Notary Public
State of Wisconsin

AD#9542285 11/21/2023
CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT
THE PLANNING & ZONING
BOARD AND CITY COUNCIL
PROPOSES TO CONSIDER THE
FOLLOWING:

PZ-23-00300001 – Windward Preserve
Zoning Map Amendment to
PUD/Preliminary Subdivision/Large
Scale Site Plan I Ordinance 22-2023
A. AN ORDINANCE OF THE CITY
COUNCIL OF THE CITY OF
COCOA, BREVARD COUNTY,
FLORIDA; amending the official
zoning map designation of one (1)
parcel of real property, totaling
212.10 acres, more or less, and
generally located near the southeast
corner of Interstate 95 and State
Road 528, in Cocoa, Florida, more
particularly depicted and legally
described on Exhibit "A" attached
hereto, from Brevard County
General Use (GU) to City of Cocoa
Planned Unit Development (PUD);
providing for the repeal of prior
inconsistent ordinances and resolu-
tions, severability, and an effective
date. Tax Parcel ID 24-35-10-00-502.

B. Consideration of the WINDWARD
PRESERVE PRELIMINARY
SUBDIVISION AND LARGE SCALE
SITE PLAN consistent with Chap-
ter 18 Subdivisions and Appendix A
Zoning of the City Code. The prop-
erty owner intends to develop a
Planned Unit Development project,
Windward Preserve PUD, a subdivi-
sion containing 385 single-family
homes and common space tracts.

PZ-23-02100009 – Partial Rezoning
Matthews Hope – Institutional to
RU-2-15 I Ordinance 23-2023

A. AN ORDINANCE OF THE CITY
COUNCIL OF THE CITY OF
COCOA, BREVARD COUNTY,
FLORIDA; amending the official
zoning map designation of a portion
of one (1) parcel of real property,
that portion totaling 1 acre, more or
less, and generally located north-
west of the intersection of Grimes St
and Forrest Ave at 825 Forrest Ave,
Cocoa, Florida, more particularly
depicted and legally described on
Exhibit "A" attached hereto, from
Institutional (INST) to Multiple-
Family Dwelling (RU-2-15); provid-
ing for the repeal of prior inconsis-
tent ordinances and resolutions,
severability, and an effective date.
Portion of Tax Parcel ID 24-36-28-76-
a

PZ-23-02000009 – Text Amendment -
Revising the Sign Code for Flags I
Ordinance 24-2023

A. AN ORDINANCE OF THE CITY
COUNCIL OF THE CITY OF
COCOA, BREVARD COUNTY,
FLORIDA, amending Chapter 3,
advertising and signs, section 3-23,
general regulations, of the code of
the City of Cocoa regarding flags;
providing for the repeal of prior
inconsistent ordinances and resolu-
tions, incorporation into the code,
severability, and an effective date.

PZ-23-00200013 – Text Amendment -
Kava, Kratom, Smoke shops I Ordi-
nance 25-2023

A. AN ORDINANCE OF THE CITY
COUNCIL OF THE CITY OF
COCOA, BREVARD COUNTY,
FLORIDA; amending Appendix A,
Zoning, Article XIII, Supplementary
District Regulations, of the Zoning
Ordinance of the City of Cocoa to
add a new Section 33, Smoke Shops,
Kava, and Kratom; establishing
distancing requirements between
smoke shops, establishments selling
kava beverages and kratom prod-
ucts, and certain other enumerated
land uses; providing for the repeal
of prior inconsistent ordinances and
resolutions, incorporation into the
code, severability, and an effective
date.

PZ-23-00200012 – Text Amendment -
Amending Article XIX Section 2,
P&Z Board Meeting Schedule I Ordi-
nance 26-2023

A. AN ORDINANCE OF THE CITY
COUNCIL OF THE CITY OF
COCOA, BREVARD COUNTY,
FLORIDA; amending the Zoning
Ordinance of the City of Cocoa,
Appendix A, Article XIX, Section 2,
relating to the meeting schedule of
the Planning and Zoning Board;
providing for the repeal of prior
inconsistent ordinances and resolu-
tions, incorporation into the code,
severability, and an effective date.

THE PLANNING & ZONING
BOARD
WILL CONSIDER THESE ITEMS
ON:
December 6th, 2023
THE CITY COUNCIL
WILL CONSIDER THESE ITEMS
FOR FIRST READING ON
December 12th, 2023
THE CITY COUNCIL
WILL CONSIDER THESE ITEMS
FOR SECOND READING ON
December 19th, 2023
ALL HEARINGS WILL BE AT 6:00
P.M. OR SOON THEREAFTER IN
THE

COCOA CITY HALL COUNCIL
CHAMBERS LOCATED AT
65 STONE STREET, COCOA, FL

General Notice Information:

This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Carrie Shealy, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at cshealy@cocoafl.org.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

The BOA or PZ Board/LPA meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing. The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:

- City of Cocoa meeting calendar at <https://cocoa.legistar.com/Calendar.aspx>

Documents pertaining to the above may also be inspected at the Community Services Department between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451.

Interested persons may submit their written comments or questions prior to the meeting through Email at meetings@cocoafl.org, or via E-comments through the online agenda at the link above. Any electronic comments submitted will be made part of the meeting record.

Viewing in Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet address:

- City of Cocoa meeting calendar at <https://cocoa.legistar.com/Calendar.aspx>

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.