



## Planning and Zoning

65 Stone Street • Cocoa, FL 32922

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### AGENDA

#### Planning and Zoning Meeting

July 11, 2024

6:00 p.m.

#### I. **OPENING MATTERS:**

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE

#### II. **APPROVAL OF AGENDA AND MINUTES:**

AGENDA: Special Meeting of July 11, 2024

MINUTES: Special Meeting of June 12, 2024

#### III. **OLD BUSINESS: None**

#### IV. **NEW BUSINESS:**

##### **A. PZ 24-00500001 COMPREHENSIVE PLAN AMENDMENT | ORD 08-2024**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, relating to comprehensive planning; amending the Future Land Use Map for twenty (20) parcels of real property within the City of Cocoa totaling 3.36 acres, more or less, and generally located along Cocoa Place, west of the intersection of Cocoa Place and North Cocoa Boulevard, in Cocoa, Florida, more particularly depicted and described on exhibit "A" attached hereto; changing the Future Land Use Map designation of said parcels from "Commercial" to "Neighborhood Commercial;" providing for the repeal of prior inconsistent ordinances and resolutions, severability, incorporation into the comprehensive plan, and an effective date and legal status of the plan amendment. Tax parcel ID numbers:

TAX PARCEL ID 24-36-28-01-\*-2, 106 COCOA PLACE, COCOA, FLORIDA 32922  
TAX PARCEL ID 24-36-28-01-\*-3, 110 COCOA PLACE, COCOA, FLORIDA 32922  
TAX PARCEL ID 24-36-28-01-\*-4, 114 COCOA PLACE, COCOA, FLORIDA 32922  
TAX PARCEL ID 24-36-28-01-\*-5, 118 COCOA PLACE, COCOA, FLORIDA 32922  
TAX PARCEL ID 24-36-28-01-\*-6, 122 COCOA PLACE, COCOA, FLORIDA 32922  
TAX PARCEL ID 24-36-28-01-\*-7, 126 COCOA PLACE, COCOA, FLORIDA 32922  
TAX PARCEL ID 24-36-28-01-\*-8, 130 COCOA PLACE, COCOA, FLORIDA 32922  
TAX PARCEL ID 24-36-28-01-\*-9, 134 COCOA PLACE, COCOA, FLORIDA 32922  
TAX PARCEL ID 24-36-28-01-\*-10, 138 COCOA PLACE, COCOA, FLORIDA 32922  
TAX PARCEL ID 24-36-28-01-\*-21, 139 COCOA PLACE, COCOA, FLORIDA 32922  
TAX PARCEL ID 24-36-28-01-\*-20, 135 COCOA PLACE, COCOA, FLORIDA 32922  
TAX PARCEL ID 24-36-28-01-\*-19, 131 COCOA PLACE, COCOA, FLORIDA 32922  
TAX PARCEL ID 24-36-28-01-\*-18, 127 COCOA PLACE, COCOA, FLORIDA 32922

TAX PARCEL ID 24-36-28-01-\*-17, 123 COCOA PLACE, COCOA, FLORIDA 32922  
TAX PARCEL ID 24-36-28-01-\*-16, 119 COCOA PLACE, COCOA, FLORIDA 32922  
TAX PARCEL ID 24-36-28-01-\*-15, 115 COCOA PLACE, COCOA, FLORIDA 32922  
TAX PARCEL ID 24-36-28-01-\*-14, 111 COCOA PLACE, COCOA, FLORIDA 32922  
TAX PARCEL ID 24-36-28-01-\*-13, 107 COCOA PLACE, COCOA, FLORIDA 32922  
TAX PARCEL ID 24-36-28-01-\*-1, 865 N COCOA BLVD, COCOA, FLORIDA 32922  
TAX PARCEL ID 24-36-28-01-\*-12, 863 N COCOA BLVD, COCOA, FLORIDA 32922

**B. PZ 24-02100005 COCOA PLACE ZONING MAP AMENDMENT | ORD 09-2024**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the official zoning map designation of eighteen (18) parcels of real property totaling 3.1 acres, more or less, and generally located along Cocoa Place, west of the intersection of Cocoa Place and North Cocoa Boulevard, in Cocoa, Florida, more particularly depicted and described on exhibit "A" attached hereto, from RU-1-7 (Single-Family Residential) to C-N (Neighborhood Commercial District); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date. Tax parcel ID numbers:

TAX PARCEL ID 24-36-28-01-\*-2, 106 COCOA PLACE, COCOA, FLORIDA 32922  
TAX PARCEL ID 24-36-28-01-\*-3, 110 COCOA PLACE, COCOA, FLORIDA 32922  
TAX PARCEL ID 24-36-28-01-\*-4, 114 COCOA PLACE, COCOA, FLORIDA 32922  
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**V. TREE BOARD:**

None

**VI. OTHER BUSINESS:**

Planning and Zoning Board Open Discussion

**VII. NEXT MEETING DATE:**

Wednesday, Aug 7 at 6:00 pm

**VIII. ADJOURNMENT**

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**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: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at [marsenault@cocoafl.gov](mailto:marsenault@cocoafl.gov).

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 Planning and Zoning between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8535.

Interested persons may submit their written comments or questions prior to the meeting through Email at [meetings@cocoafl.org](mailto: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.

**Special Information for Quasi-Judicial Hearings:**

Any person that (1) can demonstrate that they may suffer special damages different in kind and degree from that of the general public at large; and (2) wishes to present factual or expert witnesses and/or evidence at the quasi-judicial hearing is highly encouraged to immediately contact Jennifer Webster, Senior Planner, at (321) 433-8510 or, to make proper arrangements for presentation of witnesses and/or evidence. All witnesses should be identified and all evidentiary documents and exhibits that are intended to be distributed to the BOA, P&Z/LPA and City Council should be submitted to Ms. Selig via email or mail at least three (3) days prior to the hearing.

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