

AFFIDAVIT OF PUBLICATION

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City Of Cocoa (Te)
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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 Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

04/02/2024

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Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 04/02/2024



Legal Clerk



Notary, State of WI, County of Brown

2-14-28

My commission expires

Publication Cost: \$289.73
Order No: 10004776 # of Copies:
Customer No: 1127247 1
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KEEGAN MORAN
Notary Public
State of Wisconsin

Ad#10004776 4/2/2024
CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN
THAT
THE BOARD OF ADJUSTMENT
PROPOSE TO CONSIDER THE
FOLLOWING:

A. PZ 24-0000009- Special Excep-
tion (638 Brevard Ave.)

Consideration of a Special Exception request pursuant to Appendix A, Zoning, Article XI, Sec 13 (c)(6) and Section 22 (F) of the Cocoa Village Subdistrict of the Cocoa Waterfront Overlay of the City of Cocoa Code to allow for a "bar or lounge, with or without a package store" to operate a beer and wine bar. The property is identified as 638 Brevard Ave, Cocoa, Florida. Tax Parcel ID: 24-36-33-85*-A.

B. PZ 24-00700001- Waiver (638 Brevard Ave.)

A waiver request from Appendix A, Zoning Article XIII, Sec. 19 (1) of the City of Cocoa Code to waive the requirements to provide stormwater retention facilities to retain the runoff of water resulting from a ten-year storm event. The property is identified as 638 Brevard Ave, Cocoa, Florida. Tax Parcel ID: 24-36-33-85*-A.

C. PZ 24-0040001- Zoning Verifica-
tion Letter Appeal (430 Cox Rd.)

An appeal relating to a zoning verification letter issued for a vacant lot in the Manufacturing and Industrial District (M-1), particularly related to a proposed regional trucking and parking facility. The 9.8-acre property is identified as 430 Cox Road, Cocoa, Florida. Tax Parcel ID: 24-35-26-00-757.

Board of Adjustment
PUBLIC HEARING WILL BE
HELD ON

April 17, 2024

AT 6:00 P.M. OR SOON THERE-

AFTER 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: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at 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 the Community Services Department between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8400.

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.