

**AFFIDAVIT OF PUBLICATION**

Jennifer Webster, Planning & Zoning Dept.  
Attn: Accounting Division  
City Of Cocoa (Te)  
65 Stone St  
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

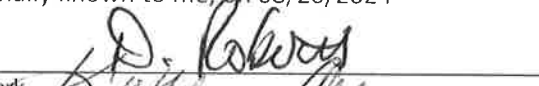

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08/20/2024

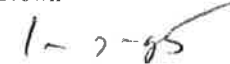
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Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/20/2024

Legal Clerk

Notary, State of WI, County of Brown



My commission expires

Publication Cost: \$498.80  
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KATHLEEN ALLEN  
Notary Public  
State of Wisconsin

# CITY OF COCOA

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT  
The Cocoa City Council  
PROPOSES TO CONSIDER THE FOLLOWING:

**ORDINANCE NO. 11-2024 – Zoning Text Amendment 1st  
Reading (RU-2-10)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ARTICLE XI, SECTIONS 4A AND 22 OF THE ZONING ORDINANCE OF THE CITY OF COCOA TO ALLOW FOR NEIGHBORHOOD COMMERCIAL, MIXED USE DEVELOPMENT, AND PUBLIC PARKING ON CERTAIN VERY LIMITED PROPERTIES WITHIN THE CONSENT DECREE AREA, ALSO KNOWN AS THE HEART OF COCOA, CONSISTENT WITH THE SUBSTITUTE CONSENT DECREE; AMENDING THE LIST OF PERMITTED AND SPECIAL EXCEPTION USES FOR THE CONSENT DECREE AREA; AMENDING THE BUILDING TYPES PERMITTED FOR THOSE CERTAIN PROPERTIES AUTHORIZED FOR NEIGHBORHOOD COMMERCIAL AND MIXED USE DEVELOPMENT WITHIN THE HEART OF COCOA SUBDISTRICT OF THE COCOA WATERFRONT OVERLAY DISTRICT AS MORE PARTICULARLY DEPICTED ON EXHIBIT "A" ATTACHED HERETO; AMENDING THE BULK REGULATIONS FOR SINGLE-FAMILY, DUPLEX, TRIPLEX, AND FOURPLEX DEVELOPMENT IN THE CONSENT DECREE AREA; AMENDING THE MINIMUM YARD SETBACKS IN THE CONSENT DECREE AREA; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

Cocoa City Council  
PUBLIC HEARING WILL BE HELD ON

August 27, 2024

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, Monica Arsenault, at least 48 hours prior to the meeting by telephone at (321) 433-8484 or via email at [marsenault@cocoafl.org](mailto:marsenault@cocoafl.org).

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, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

### Public Participation Information:

The public may inspect the agenda items, ordinances, and supporting documents at the Community Services Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451, or on the City's website at the following link prior to the meeting: <https://cocoa.legistar.com/Calendar.aspx>

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

Viewing In Real Time. Interested persons may view and listen to the hearings live at the following internet address: <https://cocoa.legistar.com/Calendar.aspx> The City is not responsible for technical difficulties that may occur while viewing or listening online.