



## Planning and Zoning

65 Stone Street • Cocoa, FL 32922

PHONE: (321) 433-8635

FAX: (321) 433-8685

**AGENDA**  
**Regular Meeting**  
**May 1<sup>st</sup>, 2024**  
**6:00 p.m.**

**I. OPENING MATTERS:**

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE

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

1. AGENDA: Meeting of May 1<sup>st</sup>, 2024
2. MINUTES: Meeting of April 3, 2024

**III. OLD BUSINESS:** None

**IV. NEW BUSINESS:**

**A. PZ-24-02000001 – ZONING TEXT AMENDMENT - ORDINANCE 05-2024**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, AMENDING** Chapter 18, *Subdivisions*, of the Code of the City of Cocoa to create a new Article VII, *Lot Splits and Boundary Line Adjustments*, and to make certain other amendments to Chapter 18, of the Code as may be necessary to effectuate the new Article VII; providing for amendments to the City's Subdivision application requirements and processing procedures for both Preliminary and Final Plats; altering the requirements for posting security to ensure completion of public improvements prior to Final Plat approval; amending the processing procedures for Site Plans processed concurrently with Plat applications and requiring approval of the City Council on such Site Plans; eliminating specific procedures for the creation of flag lots within the City of Cocoa; changing references to the Community Development Director to the City Manager or his or her designee in the code related to Subdivision and Site Plan Application processing; providing for the repeal of prior inconsistent Ordinances and Resolutions, incorporation into the code, severability, and an effective date.

**V. TREE BOARD:**

**VI. OTHER BUSINESS:**

Planning and Zoning Board Open Discussion

**VII. NEXT MEETING DATE:**

Wednesday, June 5<sup>th</sup> 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, Interim 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 the Community Services Department, 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 Planning and Zoning, at (321) 433-8535 or

[lribeiro@cocoafi.org](mailto:lribeiro@cocoafi.org), 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 via email or mail at least three (3) days prior to the hearing.

