

City of Cocoa

*65 Stone Street
Cocoa, FL 32922*



Meeting Agenda

Wednesday, April 17, 2024

6:00 PM

Cocoa City Council Chambers

Board of Adjustment

I. OPENING MATTERS

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA AND MINUTES:

AGENDA:

[24-180](#)

Request Board Approval of the Agenda for the Board of Adjustment Meeting held on Wednesday, April 17, 2024, either as written or with amendments.

Attachments:[SHORT AGENDA.pdf](#)

MINUTES:

[24-199](#)

Request Board Approval of the Minutes from the Board of Adjustment meeting held on February 21, 2024, either as written or with amendments.

Attachments:[BOA Minutes 02-21-2024 \(Draft\).pdf](#)**III. OLD BUSINESS:**

IV. NEW BUSINESS:

A. [24-200](#)

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.
Postpone to next meeting

B. [24-202](#)

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.
Postpone to next meeting

- C. [24-212](#) Consideration of an Appeal of a Zoning Verification Letter related to 430 Cox Rd., in accordance with Appendix A., Article XVII, Section 1

Attachments:

[Location Map 430 Cox Rd.pdf](#)

[FLU.pdf](#)

[Zoning Map 430 Cox Rd.pdf](#)

[430 Cox Rd Zoning Verification Letter.pdf](#)

[Appeal of ZVL 430 Cox Road.pdf](#)

[Legal Ad BOA April 17.pdf](#)

V. OTHER BUSINESS:

VI. NEXT MEETING DATE:

The next regularly scheduled meeting of the Board of Adjustment will be on Wednesday, May 15 at 6:00 PM at the Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

VII. ADJOURNMENT

NOTICE TO THE PUBLIC:

This is a public meeting. All interested parties may attend in person. 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) 433-8484 or via email at marsenault@cocoafl.gov.

Additionally, interested persons may view or listen to the meeting electronically at the following internet sites:

(1) <https://tinyurl.com/s5e875r> or

(2) <https://cocoa.legistar.com/DepartmentDetail.aspx?ID=26365&GUID=FF9D3369-D354-4FAB-800A-57D0AEE30153&Mode=MainBody>

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

Interested persons may submit their written comments or questions regarding the meeting prior to the meeting through Email at meetings@cocoafl.org, or via E-comments through the online agenda. Any electronic comments submitted will be made part of the meeting record. Written comments or questions not relevant to the Council meeting agenda will not be made part of the meeting record but will be maintained as public record.

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 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.

Although members of the public are entitled to be heard by the City Council on certain items on the meeting agenda pursuant to the City Council Rules of Procedure, members of the public are not entitled to an immediate response by either administrative staff members or Council; however, the City Council or administrative staff may provide a response at their discretion. When presenting before the City Council, all comments or questions should be directed to the Mayor or the chair of the meeting. Comments or questions should not be made directly to administrative staff without permission from the Mayor or chair.

Public debate by individual speakers from the audience on public hearing items shall be limited to three (3) minutes. Applicants or representatives of recognized groups with special interests in a matter shall be limited to ten (10) minutes; and total debate on a single issue shall be limited to thirty (30) minutes. Only one presentation per person per item shall be allowed.

A Council member may add an item to the agenda during the meeting only at the time the agenda is approved. If the item requires action by the Council, then it may be added to the agenda by an affirmative vote of the Council, and written documentation must be submitted at the time the item is added to the agenda. Matters may also be raised by the Council, City Manager or City Attorney under reports and acted upon by the City Council.