



Classified Ad Receipt
(For Info Only - NOT A BILL)

Customer: CITY OF COCOA (TE)

Ad No.: 0005380128

Address: 65 STONE ST
COCOA FL 32922
USA

Pymt Method Invoice

Net Amount 579.57

Run Times: 1

No. of Affidavits: 1

Run Dates: 08/23/22

Text of Ad:

AD#5380128 8/23/2022
CITY OF COCOA NOTICE OF PUBLIC
HEARING, COMPREHENSIVE PLAN
MAP AND ZONING MAP AND
TEXT AMENDMENTS
NOTICE IS HEREBY GIVEN THAT
THE PLANNING & ZONING BOARD/LOCAL
PLANNING AGENCY AND THE
COCOA CITY COUNCIL
PROPOSE TO CONSIDER THE
FOLLOWING:

1. PZ-20-0200003 – Arbours At Cocoa
Landing – Large-Scale Site Plan Approval
Extension CONSIDERATION OF AN EX-
TENSION OF THE DURATION OF SITE
PLAN APPROVAL FOR THE ARBOURS AT
COCOA LANDING LARGE SCALE SITE
PLAN PREVIOUSLY APPROVED ON DE-
CEMBER 15, 2020 TO DECEMBER 15,
2022.

2. PZ-21-0500001 – Small-Scale Compre-
hensive Plan Amendment (Dixon Four-
Plex)

AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF COCOA, BREVARD
COUNTY, FLORIDA; RELATING TO COM-
PREHENSIVE PLANNING; AMENDING
THE FUTURE LAND USE MAP FOR ONE
(1) PARCEL OF REAL PROPERTY WITHIN
THE CITY OF COCOA, CONSISTING OF
APPROXIMATELY .59 ACRES, MORE OR
LESS, LOCATED SOUTHWEST OF THE IN-
TERSECTION OF NORTH INDIAN RIVER
DRIVE AND DIXON BOULEVARD, BEING
LEGALLY DESCRIBED ON EXHIBIT "A"
ATTACHED HERETO; CHANGING THE FU-
TURE LAND USE DESIGNATION OF THE
REAL PROPERTY FROM VERY LOW DEN-
SITY RESIDENTIAL TO MEDIUM DENSITY
RESIDENTIAL, PROVIDED THAT THE
MAXIMUM DENSITY ALLOWABLE SHALL
BE EIGHT (8) DWELLING UNITS PER
ACRE; PROVIDING FOR THE REPEAL OF
PRIOR INCONSISTENT ORDINANCES AND
RESOLUTIONS, INCORPORATION INTO
THE COMPREHENSIVE PLAN,
SEVERABILITY, AND AN EFFECTIVE DATE
AND LEGAL STATUS OF THE PLAN
AMENDMENT. NUMBER :24-36-21-BM-*
-5 FROM BREVARD COUNTY PROPERTY
APPRAISER RECORDS.

3. PZ-21-02100001 – Zoning Map Amend-
ment (Dixon Four-Plex)

AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF COCOA, BREVARD
COUNTY, FLORIDA; CHANGING THE
ZONING MAP DESIGNATION OF ONE (1)
PARCEL OF REAL PROPERTY,
APPROXIMATELY .59 ACRES, MORE OR
LESS, LOCATED SOUTHWEST OF THE IN-
TERSECTION OF NORTH INDIAN RIVER
DRIVE AND DIXON BOULEVARD IN
COCOA, FLORIDA, MORE PARTICULARLY
DEPICTED AND LEGALLY DESCRIBED ON
EXHIBIT "A" ATTACHED HERETO; FROM
RE (RESIDENTIAL ESTATE) TO RU-2-15
(MULTIPLE-FAMILY DWELLING
DISTRICT); PROVIDING FOR THE REPEAL
OF PRIOR INCONSISTENT ORDINANCES
AND RESOLUTIONS, SEVERABILITY, AND
AN EFFECTIVE DATE. NUMBER :24-36-21-
BM-*5 FROM BREVARD COUNTY PROP-
ERTY APPRAISER RECORDS.

4. PZ 22-00200003 – Large Scale Site Plan
(Diamondback Marine Division)

CONSIDERATION OF A LARGE-SCALE
SITE PLAN (DIAMONDBACK MARINE DI-
VISION) CONSISTENT WITH APPENDIX A,
ZONING, ARTICLE XI, SECTION 19, M-2
ZONING, TO ALLOW FOR THE CON-
STRUCTION OF TWO (2) INDUSTRIAL
MANUFACTURING BUILDINGS TOTALING
210,000 SQUARE FEET IN TWO (2) PHAS-
ES AND ASSOCIATED INFRASTRUCTURE
ON A ±29.25-ACRE SITE, PARCEL ID
NUMBER: 24-35-12-00-506 FROM BRE-
VARD COUNTY RECORDS.

5. PZ 22-00200001 – Large Scale Site Plan
(Orchid Lake)

CONSIDERATION OF A LARGE-SCALE
SITE PLAN (ORCHID LAKE) CONSISTENT
WITH APPENDIX A, ZONING, ARTICLE XI,
SECTION 5, RU-2-15, AND RESOLUTION
2022-022 TO ALLOW FOR THE CON-

2022-032, TO ALLOW FOR THE CONSTRUCTION OF FOUR (4) APARTMENT BUILDINGS CONSISTING OF 90-UNITS OF AFFORDABLE MULTIFAMILY RENTAL HOUSING WITH RELATED FACILITIES AND ASSOCIATED INFRASTRUCTURE ON A ±7.63-ACRE SITE. PARCEL ID NUMBER: 24-36-20-00-289 FROM BREVARD COUNTY RECORDS.

6. Planning User Charges and Fee Ordinance –

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, REPEALING APPENDIX A, ZONING, ARTICLE XX OF THE ZONING ORDINANCE OF THE CITY OF COCOA; REPEALING THE SCHEDULE OF FEES, CHARGES AND EXPENSES TO BE PAID TO THE CITY UPON RECEIPT OF PLANNING AND ZONING RELATED APPLICATIONS CONTAINED THEREIN; PROVIDING FOR THE ADOPTION OF FUTURE PLANNING AND ZONING FEE SCHEDULES BY RESOLUTION; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE

**PLANNING & ZONING BOARD/ LOCAL
PLANNING AGENCY PUBLIC HEARING
WILL BE HELD ON
September 7th, 2022
AT 6:00 P.M. OR SOON THEREAFTER**

**CITY COUNCIL PUBLIC HEARING ON
ITEMS 2, 3, AND 6 ONLY
WILL BE HELD ON
September 27, 2022
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 of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Carie Shealy, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at cshealy@cocoafl.org. 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 <http://ps://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) 433-8451.

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 <http://ps://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 Sandra Leone, City Planner, at (321) 433-8535 or sleone@cocoafl.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 to Mrs. Leone via email or mail at least three (3) days prior to the hearing.