CITY OF COCOA
Board of Adjustment
City Council Chambers

Cocoa City Hall
65 Stone Street
Cocoa, FL 32922

AGENDA
Regular Meeting
January 17, 2024
6:00 p.m.

I. OPENING MATTERS:

A. CALL TO ORDER
B. ROLL CALL
C. PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA AND MINUTES:

AGENDA: Regular Meeting of January 17, 2024
MINUTES: Special Meeting of November 8, 2023

III. OLD BUSINESS: None

IV. NEW BUSINESS:

A. PZ-23-00700002 – Waiver (2705 N Cocoa Blvd)

A. waiver request from Appendix A, Zoning, Article XIII, Section 19(1) of the City of Cocoa Code to waive the requirement to provide stormwater retention facilities to retain the runoff of water resulting from a ten-year storm experience. The property is identified as 2705 N Cocoa Blvd, Cocoa, Florida. Tax Parcel ID 24-36-17-55-23-4. ***Postponed from November 8, 2023, special meeting***

B. PZ-23-00800005 – Variance (413 N Indian River Dr)

A variance request from Appendix A, Zoning, Article XIII, Section 6 (a) of the City of Cocoa Code to waive the requirement that no accessory structure be erected in the front or side yard in order to erect a 600 square-foot studio and 440 square-foot carport. The property is identified as 413 N Indian River Dr, Cocoa, Florida. Tax Parcel ID 24-36-28-00-772. ***Withdraw***

C. PZ-23-00800006 – Variance (2301 Meridian Ave)

A variance request from Appendix A, Zoning, Article XIII, Section 6 of the City of Cocoa Code to reduce the required 5-foot accessory structure setback in the rear yard by approximately 2.5 feet and the required 8-foot side yard setback by approximately 5 feet for an approximate 16-foot by 8-foot shed. The property is identified as 2301 Meridian Ave,

Cocoa, Florida. Tax Parcel ID 24-36-17-53-12-22.

V. OTHER BUSINESS:

VI. NEXT MEETING DATE: February 21, 2024.

VII. ADJOURNMENT:

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, Assistant 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) 433-8535.

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.

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 Lucilene Ribeiro, Senior Planner, at (321) 433-8510 or , 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 Ms. Selig via email or mail at least three (3) days prior to the hearing.