AGENDA
Regular Meeting
May 15, 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 May 15, 2024
MINUTES: Regular Meeting of April 17, 2024

III. OLD BUSINESS: None

IV. NEW BUSINESS:

A. PZ 24-0040001– Zoning Verification Letter Appeal (430 Cox Rd.)

An appeal relating to a zoning verification letter issued for a vacant lot in the Manufacturing and Industrial District (M-1), particularly related to a proposed regional trucking and parking facility. The 9.8-acre property is identified as 430 Cox Road, Cocoa, Florida. Tax Parcel ID: 24-35-26-00-757. **Postponed to next meeting.**

B. PZ 24-00000009– Special Exception (638 Brevard Ave.)

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.

C. **PZ 24-00700001– Waiver (638 Brevard Ave.)**

Consideration of a waiver from Appendix A, Zoning, Article XII, Section 1 (D)(8) of the City Code, regarding off-street parking, for approximately 6 parking spaces for an existing barber shop on one parcel in the CBD-CVO (Central

Business District - Cocoa Village Overlay) Zoning District. The property is identified as 638 Brevard Ave, Cocoa, Florida. Tax Parcel ID: 24-36-33-85-*-A.

D. **PZ-23-00800002 – Variance (638 Brevard Ave)**

Consideration of a variance from Appendix A, Zoning, Article XI, Section 22 (I) of the City Code, Design Districts and Building Types, to allow for an 8-foot reduction to the required 10-foot side yard setback and 3.6-foot reduction to the required 10-foot rear yard setback for an accessory structure in the Cocoa Waterfront Overlay District. Tax Parcel ID: 24-36-33-85-*-A.

E. **PZ 24-00700001– Waiver (638 Brevard Ave.)**

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 Tax Parcel ID: 24-36-33-85-*-A. **WITHDRAWN**

F. **PZ 24-00800001 – Variance (3071 Oxbow Circle)**

Consideration of two variance requests pursuant to Appendix A, Zoning, Article XI, Section 19(F) (2) to allow for a 10-foot reduction to the required 25-foot front yard setback. The properties are identified as 3071 Oxbow Circle. Tax Parcel ID: 24-35-12-25-*-8.

G. **PZ 24-00800001 – Variance (3081 Oxbow Circle)**

Consideration of two variance requests pursuant to Appendix A, Zoning, Article XI, Section 19(F) (2) to allow for a 10-foot reduction to the required 25-foot front yard setback. The properties are identified as 3081 Oxbow Circle. Tax Parcel ID: 24-35-12-25-*-7

V. **OTHER BUSINESS:**

Planning and Zoning Board Open Discussion

VI. **NEXT MEETING DATE:** June 19, 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, 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.