CITY OF COCOA
Board of Adjustment
City Council Chambers

Cocoa City Hall
65 Stone Street
Cocoa, FL 32922

AGENDA
Special Meeting
April 19, 2023
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 April 19, 2023
MINUTES: Special Meeting of February 1, 2023

III. OLD BUSINESS: None

IV. NEW BUSINESS:

A. PZ-23-00800001 – Variance (2400 MacFarland Dr.) - ITEM CANCELLED

B. PZ-23-00000003 – Special Exception (305 Brevard Ave.)

Consideration of a Special Exception request from Appendix A, Zoning, Article XI, Section 13 (C)(7) and Section 22(F) of the City of Cocoa Code to allow for a "Recreation structures, theatres, driving ranges, bowling alleys (not drive-in theatres)" use in the CBD-CVO and Cocoa Waterfront Overlay District, Cocoa Village Subdistrict zoning district

C. PZ-22-00000003 – Special Exception (238 Peachtree St.)

Consideration of a Special Exception request from Appendix A, Zoning, Article XI, Section 18 (C) (13) and the North Village Subdistrict of the Cocoa Waterfront Overlay District Section 22 (F) of the City of Cocoa Code to allow a printing, engraving, and related reproduction processes use in the C-C (Core Commercial) – North Cocoa Village – Zoning District 1. The property is identified as 238 Peachtree St, Cocoa, Florida. (Parcel ID: 24-36-33-01-*-33).

D. PZ-22-00000003 – Special Exception (238 Peachtree St.)

Consideration of a Special Exception request from Appendix A, Zoning, Article XI, Section 18 (12)(C) and the North Village Subdistrict of the Cocoa Waterfront Overlay District Section 22 (F) of the City of Cocoa Code to allow for the expansion of a craft brewery use in the C-C (Core Commercial) zoning district.

E. **PZ-22-00000005 – Special Exception (807 Peachtree St.)**
Consideration of a Special Exception request from Appendix A, Zoning, Article XI, Section 12 (C) (11) of the City of Cocoa Code to allow expansion of an existing child care center use in the General Commercial District. Tax Parcel ID 24-36-32-00-6.

F. **PZ-23-00000005 – Special Exception (StorQuest)**

CONSIDERATION OF A SPECIAL EXCEPTION Amendment request from Appendix A, Zoning, Article XII, Section 12 (C) (14) of the City of Cocoa Code to allow for a "Self-service storage facilities" use in the CG (General Commercial) zoning district. The subject property, Tax Parcel ID 24-35-23-00-505, consists of 11.35 acres of vacant land along SR 524, divided by Friday Rd, and runs parallel to Highway I-95.

V. OTHER BUSINESS:

VI. NEXT MEETING DATE: May 17, 2023

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: 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 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.