



**Agenda
City of Cocoa
Planning & Zoning Board / Local Planning
Agency Regular Meeting**

**October 1, 2025
6:00 PM
65 Stone Street, Cocoa, FL 32922**

I. Opening Matters:

1. Call to Order
2. Pledge of Allegiance
3. Roll Call

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of October 1, 2025.

III. Old Business:

IV. New Business:

1. Ord. 10-2025 Uptown Forrest Future Land Use Map Amendment
2. Cocoa Small Homes (Michael C. Blake Subdivision) Large Scale Site Plan [Request to Postpone to date certain of November 5, 2025 at 6pm at City Hall, 65 Stone Street, Cocoa, FL]
3. Cocoa Small Homes (Michael C. Blake Subdivision) Preliminary Plat [Request to Postpone to date certain of November 5, 2025 at 6pm at City Hall, 65 Stone Street, Cocoa, FL]

V. Tree Board:

VI. Open Discussion:

VII. Other Business:

VIII. Next Meeting Date: Wednesday, November 5, 2025, at 6:00 pm at 65 Stone Street in Cocoa, FL.

IX. 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 Planning & Zoning 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.

PLANNING & ZONING AGENDA ITEM

Memo Date: 08/25/2025
Agenda Date: 10/1/2025
Prepared By: Breanna Earley, Assistant City Clerk
Through: Jennifer Webster, Senior Planner
Requested Action: Request Board Approval of the Short Agenda for the Regular Meeting on October 1, 2025, either as written or with amendments.

BACKGROUND:

N/A

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:



**Agenda
City of Cocoa
Planning & Zoning Board / Local Planning
Agency Special Meeting**

**October 1, 2025
6:00 PM
65 Stone Street, Cocoa, FL 32922**

I. Opening Matters:

1. Call to Order
2. Pledge of Allegiance
3. Roll Call

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of October 1, 2025.

III. Old Business:

IV. New Business:

1. PZ 25-00500001 Comprehensive Plan Map Amendment | ORD. 10-2025

An ordinance of the City Council of the City of Cocoa, Brevard County, Florida, relating to comprehensive planning; amending the future land use map for eight (8) parcels of real property within the City of Cocoa totaling 1.9 acres, more or less, and generally located along Forrest Avenue, south of Mulberry St and north of Peachtree Street, in Cocoa, Florida, as more particularly depicted and legally described on exhibit "A" attached hereto; amending the future land use map designation of said parcels from "High Density Residential" to "Mixed Use"; providing for the repeal of prior inconsistent ordinances and resolutions, severability, incorporation into the comprehensive plan, and an effective date and legal status of the plan amendment.

2. PZ 25-00200015 Michael C Blake Subdivision Large Scale Site Plan

Request to approve a large-scale site plan of the Michael C Blake Subdivision, consisting of 30 single family homes and consisting of approximately 2.56 acres. Generally located north of Barbra Jenkins St and between Mango and Blake Avenues.

3. PZ 25-00100002 Michael C Blake Subdivision Preliminary Plat

Request to approve the preliminary subdivision plat of the Michael C Blake Subdivision, pursuant to Chapter 18, Subdivisions of the City of Cocoa Code of Ordinances. To subdivide 15 parcels for purpose of platting 30 new single family lots in total consisting of approximately 2.56 acres. Generally located north of Barbra Jenkins St and between Mango and Blake Avenues.

V. Tree Board:

VI. Open Discussion:

VII. Other Business:

VIII. Next Meeting Date: Wednesday, November 5, 2025, at 6:00 pm at 65 Stone Street in Cocoa, FL.

IX. Adjournment:

General Notice Information:

his 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://www.cocoafl.gov/291/20338/City-Meetings> Documents pertaining to the above may also be inspected at the Planning & Zoning 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 cityclerk@cocoafl.gov, 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 may view and listen to the hearings live at the following internet address: <https://www.cocoafl.gov/291/20338/City-Meetings> The City is not responsible for technical difficulties that may occur while viewing or listening online.

PLANNING & ZONING AGENDA ITEM

Memo Date: 09/17/2025
Agenda Date: 10/1/2025
Prepared By: Jennifer Webster, Senior Planner
Through: Stockton Whitten, City Manager
Requested Action: Consideration of a City-initiated Ordinance 10-2025 amending the official Future Land Use Map designation of eight (8) parcels of real property, totaling 1.9 acres, more or less, from High Density Residential to Mixed Use.

BACKGROUND:

The Subject Parcels are generally located on the east side of Forrest Ave, south of Mulberry St and north of Peachtree St, in Cocoa, Florida, more particularly depicted and described on the Location Map in Exhibit "A".

Seven (7) of these properties are currently zoned Core Commercial (C-C) and one (1) parcel is currently zoned Residential Professional (R-P). The Future Land Use (FLU) category of these parcels is currently High Density Residential (HDR). Neither C-C nor R-P are applicable zoning districts in HDR and are in conflict, making development or redevelopment difficult or impossible. These properties are also located in the Uptown Neighborhood sub-district of the Waterfront Overlay District and any new development will be subject to the overlay design guidelines. Staff feel that a Future Land Use Map Amendment of these eight (8) parcels from HDR to Mixed Use (MU) will reconcile the conflict and make these properties consistent with the surrounding future land use.

Overview of Subject Properties:

Future Land Use Designation: (Current) High Density Residential
(Proposed) Mixed Use
Zoning District: Core Commercial (C-C) and Residential Professional (R-P)
Existing Land Use: Various – commercial, professional offices, residential and vacant
Council District: District 1 – Councilmember Alex Goins
Legal Ad Date: September 19, 2025

Overview of Surrounding Properties:

	Future Land Use Designations	Zoning Districts	Land Uses
North	Institutional	Core Commercial (C-C)	Library
South	Mixed Use	Core Commercial (C-C)	Commercial business
East	HDR	RU-2-25	Single-family Residential + Condos
West	Mixed Use	Core Commercial (C-C)	Mixed Commercial

ANALYSIS

The subject properties were zoned Core Commercial in 1985, when the zoning district was created as part of the Cocoa Redevelopment Area Plan, although the future land use was HDR at the time. Prior to that the subject parcels were of a heavy commercial and light industrial zoning. In 1997, one of the parcels was rezoned to R-P at the property owner's request. There is a mix of uses among the eight parcels:

1. A commercial/professional office
2. A vacant commercial building (R-P)
3. A private parking lot
4. Two residential rental properties: a converted duplex and two single-family homes
5. A private K-12 school (Pillar of Hope Academy)
6. Two are vacant land

Given the current zoning districts assigned to these parcels and the current development pattern, Planning and Zoning staff is recommending these (8) parcels, totaling approximately 1.9 acres, be assigned the Future Land Use category of Mixed Use.

I. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

The Planning & Zoning staff has addressed the criteria contained in Chapter 15, Article II, Sections 15-10 and 15-11 for compliance with the Comprehensive Plan to determine:

(a) Whether the amendment favorably or unfavorably impacts the city's budget, or the economy of the region.

Staff Finding: The amendment will not impose an unfavorable impact to the City's budget. The proposed amendment solves Zoning inconsistencies with the Future Land Use (FLU), establishing a more appropriate and logical land use pattern in this area of the City of Cocoa. The ability to redevelop and/or improve these parcels will increase property value, the potential for additional tax revenue, and other benefits to the local economy. Furthermore, there are significantly more allowable uses in the Mixed Use FLU than in the High Density Residential FLU. Mixed Use allows for all of the uses that High Density Residential allows for (residential, institutional, office and open space/recreational), plus the additional uses of commercial, industrial, and hotel pursuant to Figure FLU-1 of the Future Land Use Element, though each and every one of these uses may not be available in each applicable underlying zoning district. The possible uses available for one's property are much broader in the Mixed Use than the High Density Residential FLU, which is beneficial for property values and the economy of the region.

(b) Whether the amendment will diminish the service level of public facilities.

Staff Finding: There are no anticipated diminutive impacts to the existing level of service for the subject parcels, as the development intensity or density is not anticipated to change. Any future redevelopment will be reviewed with respect to the guidelines set forth in the Comprehensive Plan, such as Policy 1.1.2.6 - Mixed Use, and all other applicable City of Cocoa Code of Ordinances. There is very little difference between the maximum densities permitted in the High Density Residential future land use category versus the Mixed-Use future land use category. Specifically, the maximum density permitted under HDR is 25 du/acre and the Mixed-Use future land use category permits a maximum 25 du/acre with a possible density bonus of 5 du/acre (30 du/acre total) for residential units developed as part of a vertical mixed-use project. With the total affected acreage being 1.9 acres, only an additional 5 units may be available, which would have a de minimus impact on public facilities.

(c) Whether the amendment favorably or unfavorably impacts the environment, or the natural or historical resources of the city or the region.

Staff Finding: There are no anticipated impacts to the environment, or to natural or historical resources that will be brought on by this ordinance. Any future redevelopment projects will be reviewed to ensure project amendments are consistent with environmental policies set forth in the Comprehensive Plan and site plan review standards.

(d) Whether the proposed amendment is consistent with and its effect upon the goals, objectives, and policies of the state comprehensive plan set forth in Chapter 187, Florida Statutes, and the East Central Florida Comprehensive Regional Policy Plan, adopted by Rule 29F-19.001, Florida Administrative Code.

Staff Finding: The proposed ordinance is aligned with the goals and policies set forth by Chapter 187 of Florida Statutes, including but not limited to Chapter 187 Sec 15(B)(3), *“Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities,”* and Chapter 187 Sec 16(B)(12), to *“Promote infill development and redevelopment as an important mechanism to revitalize and sustain urban centers.”*

(e) Whether the proposal will favorably or unfavorably affect the city's ability to provide adequate public facilities, and whether the proposal will reduce the level of service for affected public facilities below the level of service set in the comprehensive plan;

Staff Finding: As noted in criteria (b) above, the amendment does not significantly modify allowable densities or intensities that are currently authorized by the Mixed Use FLU category. Therefore, it is not anticipated that the amendment will not impact the service level of public facilities.

(f) Whether the amendment is incompatible with surrounding neighborhoods and land uses;

Staff Finding: The amendment reconciles the inconsistency between the existing zoning and future land use. The parcels are adjacent to the Forrest Avenue Mixed Use corridor between US 1 and N Indian River Dr, with properties to the south and west of the subject parcels already having the Mixed Use category. Additionally, the amendment appropriately aligns with the existing C-C zoning, especially in consideration of the description set forth under Appendix A Article XI Sec 18 for the Core Commercial district: *“The permitted uses and design and development standards are intended to promote major developments of high quality, including medium density multi-family, townhouse, and single-family housing, office parks, village commercial, institutional uses and significant open space areas.”* The FLU amendment to Mixed Use will foster development of the above-mentioned uses.

The current future land use of HDR allows up to 25 dwelling units/acre (du/ac). The Mixed Use future land use permits up to 25 du/ac in residential density, as well as the applicable permissible intensity under this future land use. Mixed Use is a logical, transitional FLU and is compatible with the adjacent HDR to the east.

(g) Whether the amendment will have a favorable or adverse effect on the ability of people to find adequate housing reasonably accessible to their places of employment;

Staff Finding: The proposed ordinance will not adversely impact the ability for housing development. The amendment will encourage development of a variety of housing options under the existing C-C zoning classification, in addition to the allowable commercial uses. Additionally, the district is close proximity to several residential districts.

(h) If the amendment being requested is consistent with all the elements of the comprehensive plan.

Staff Finding: The proposed FLUM amendment is consistent with the following Comprehensive Plan Goals and policies:

Land Use Element

GOAL 1.1: *Create and maintain a broad range of land use activities that maximize the City's potential as a growth center while protecting the public health, safety, welfare, and appearance through the thoughtful planned use and development of the land and public facilities.*

Policy 1.1.1.1: *Land Use Categories. The adopted FLUM contains and identifies appropriate locations for the following land use categories. The maximum*

densities/intensities shown in Figure FLU-1 are not guaranteed for all sites within each category. The zoning map and land development regulations may impose tighter densities and intensities of development based on land use allocation criteria policies.

Policy 1.1.2.6 Mixed-Use (MU).

1. The Mixed-Use land use category is intended to provide a mixture of residential, commercial, office, recreational and institutional uses along the major transportation corridors (such as SR 520 and US 1). The mixed-use could be developed as single uses on separate parcels or as a mixture of uses within a single development. Based on current land use trends, the City estimates that the mix of uses in the mixed-use category will be 50 percent residential and 50 percent non-residential. The Floor Area Ratio (FAR) measure shall not be applied to residential developments or the residential portion of a mixed-use building or development. The following criteria shall be used for determining appropriate locations for mixed-use land use areas.

- A. Areas within a quarter mile walking distances of public transit stations, transitional areas between high and low intensity uses, and areas adjacent to major corridors within the City are appropriate for Mixed-Use category.*
- B. The land development regulations implementing this category shall encourage a compact and walkable environment to reduce vehicle miles of travel and encourage use of public transit.*
- C. Development within mixed-use shall be encouraged to follow Transit Oriented Design (TOD) principles.*
- D. Unified architectural and streetscape themes are encouraged for all developments within the Mixed-Use category.*
- E. Mixed use buildings within a single development will be highly encouraged in this category.*
- F. For a mixed-use building, only retail sales, offices and services and restaurants are permitted on the ground floor.*
- G. If residential housing units are developed as part of a vertical mixed use project a bonus of up to 5 units per acre may be achieved, excluding projects approved by city council pursuant to subsection (b).*
- H. For the purposes of analyzing public facilities impacts of proposed Future Land Use Map amendments, a mix of 50% residential and 50% non-residential land area split shall be utilized.*

Concurrency Management/Adequate Public Facilities

Section 15-22 of the City Code provides for a concurrency management system to ensure public facilities and services needed to support development are available concurrent with the impacts of such development and that development orders and development permits are not issued in a manner that will not result in a reduction in the levels of service below the adopted level of service standards adopted by the City for public facilities and services, as contained in the City's adopted Comprehensive Plan.

If capacity issues relating to any public facilities or services regulated by the City of Cocoa adopted Comprehensive Plan is identified, necessary and appropriate mitigation

will be required to be addressed prior to construction. However, as stated above, the maximum number of additional units available under the Mixed-Use future land use category is only 5 units.

II. LEGALLY NON-CONFORMING USES OF LAND

The proposed amendment does not create any new non-conforming uses of land, as the subject parcels are already zoned Core-Commercial and Residential Professional, which are both applicable zoning districts in the Mixed Use future land use. the zoning of the properties is not proposed to change. The 6 uses currently there are permitted as either a primary use or by special exception. The assignment of the M/U future land use permits these uses to continue and supports these types of uses.

III. SMALL SCALE COMPREHENSIVE PLAN AMENDMENT

This amendment is considered a Small Scale Comprehensive Plan Amendment, which will require Planning and Zoning Board's recommendation to City Council for approval and two City Council readings. Following the second City Council reading, the amendment package must be sent to the Florida Department of Commerce for state review.

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

October 22, 1985: Ord. 25-85, Creation of the Core Commercial Zoning District

June 30, 1988: Ord. 7-88, Creating of Mapping for Core Commercial and other Zoning Districts

April 22, 1997: Ord. 9-97: Rezone of 228 Forrest Ave from C-C to R-P.

RECOMMENDED MOTION:

Staff requests that the Planning & Zoning Board recommend **APPROVAL** to City Council of Ordinance 10-2025 a City-initiated Ordinance amending the future land use map for the subject properties from "High Density Residential" to "Mixed Use".

ORDINANCE NO. 10-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE MAP FOR EIGHT (8) PARCELS OF REAL PROPERTY WITHIN THE CITY OF COCOA TOTALING 1.9 ACRES, MORE OR LESS, AND GENERALLY LOCATED ALONG FORREST AVENUE, SOUTH OF MULBERRY ST AND NORTH OF PEACHTREE STREET, IN COCOA, FLORIDA, AS MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT “A” ATTACHED HERETO; AMENDING THE FUTURE LAND USE MAP DESIGNATION OF SAID PARCELS FROM “HIGH DENSITY RESIDENTIAL” TO “MIXED USE”; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, INCORPORATION INTO THE COMPREHENSIVE PLAN, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

WHEREAS, The City is granted the authority, under Section 2(b), Article VIII, of the State Constitution, to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the future land use map amendment embodied by this Ordinance is a small-scale amendment to the City of Cocoa Comprehensive Plan in accordance with Section 163.3187(1), Florida Statutes; and

WHEREAS, the Local Planning Agency of the City of Cocoa held a duly noticed public hearing on October 01, 2025, in accordance with the procedures established in Chapter 163, Part II, Florida Statutes, on the proposed comprehensive plan amendment; and

WHEREAS, the City Council of the City of Cocoa held two duly noticed public hearings on the proposed amendment set forth hereunder and considered findings and advice of Staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby approves and adopts the Comprehensive Plan Amendment set forth hereunder; and

WHEREAS, the City Council hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of the City of Cocoa, Florida.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COCOA HERBY ORDAINS, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are hereby fully incorporated herein by reference as legislative findings of the City Council of the City of Cocoa.

Section 2. Authority. This Ordinance is adopted in compliance with, and pursuant to, the Community Planning Act, sections 163.3161, et. seq., Florida Statutes.

Section 3. Purpose and Intent. It is hereby declared to be the purpose and intent of this Ordinance to adopt a comprehensive plan amendment incorporating the revisions stated herein as part of the City of Cocoa Comprehensive Plan.

Section 4. Adoption of Amendment to the Future Land Use Map. The City of Cocoa Comprehensive Plan, Future Land Use Map, is hereby amended to change the future land use designation of the real property legally described and depicted on **Exhibit “A”** from “High Density Residential” to “Mixed Use.”

The parcels of real property subject to this Ordinance and comprehensive plan amendment are identified by Brevard County Property Appraiser Tax Parcel ID Numbers as follows.

Parcel 1: 24-36-33-02-*-5
Parcel 2: 24-36-33-02-*-5.01
Parcel 3: 24-36-33-02-*-6
Parcel 4: 24-36-33-02-*-4
Parcel 5: 24-36-33-02-*-4.01
Parcel 6: 24-36-33-00-11
Parcel 7: 24-36-33-00-13
Parcel 8: 24-36-33-04-*-B

Exhibit “A” is attached hereto and fully incorporated herein by this reference.

Section 5. Repeal of Prior Inconsistent Ordinances and Resolutions. All prior inconsistent ordinances and resolutions adopted by the City Council, or parts of prior ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 7. Incorporation into Comprehensive Plan. Upon the effective date of the Comprehensive Plan Amendment adopted by this Ordinance, said Amendment shall be incorporated into the City of Cocoa Comprehensive Plan and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

Section 8. Effective Date and Legal Status of the Plan Amendment. The effective date of this Ordinance shall take effect thirty-one (31) days after adoption, in accordance with

Section 163.3187(5)(c), Florida Statutes, unless challenged within thirty (30) days after adoption of this Ordinance, in which case this Ordinance shall become effective at such time as the state land planning agency or the Administrative Commission issues a final order determining that the adopted small scale development amendment is in compliance. No development order, development permits, or land use dependent on this Amendment may be issued or commenced before it has become effective. After and from the effective date of this Amendment, the Comprehensive Plan Amendment set forth herein shall amend the City of Cocoa Comprehensive Plan and become a part of that plan and the Amendments shall have the legal status of the City of Cocoa Comprehensive Plan, as amended.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the _____ day of _____, 2025.

MICHAEL C. BLAKE, Mayor

ATTEST:

MONICA ARSENAULT, City Clerk

Legal Ad:	_____
First Reading:	_____
Legal Ad:	_____
Second Reading:	_____
Effective Date:	_____

EXHIBIT A

LEGAL DESCRIPTION AND DEPICTION

Legal Description of Subject Property:

Parcel 1:

Parcel ID: 24-36-33-02-*-5

BEGIN AT A POINT 96.1 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 6 OF SHAW'S SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, PAGE(S) 66, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AT THE NORTHWEST CORNER OF PROPERTY HERETOFORE CONVEYED TO ROESEL; THENCE EASTERLY PASSING AN EQUAL DISTANCE BETWEEN THE EAVES OF THE TWO ADJACENT HOUSES TO A POINT 96.75 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 6 AFORESAID; THENCE NORTH ALONG THE EAST LINE OF SAID SHAW'S SUBDIVISION TO THE NORTHEAST CORNER OF LOT 5 THEREOF, BEING A POINT ON THE SOUTH LINE OF MULBERRY STREET IN THE CITY OF COCOA, FLORIDA; THENCE WEST AND ALONG THE SOUTH LINE OF SAID MULBERRY STREET AND ALONG THE NORTH LINE OF LOT 5 OF SAID SHAW'S SUBDIVISION ON TO FORREST AVENUE AND THE NORTHWEST CORNER OF SAID LOT 5 OF SAID SHAW'S SUBDIVISION; THENCE SOUTH TO THE NORTHWEST CORNER OF LAND PREVIOUSLY SOLD TO ROESEL AND BEING THE POINT OF BEGINNING.

Parcel 2:

Parcel ID: 24-36-33-02-*-5.01

Begin at a point 96.1 feet North of the Southwest corner of Lot 6 of SHAW'S SUBDIVISION according to the plat recorded in Plat Book 1, Page 66, of the Public Records of Brevard County, Florida at the Northwest corner of property heretofore conveyed to Roesel; thence Easterly passing an equal distance between the eaves of the two adjacent houses to a point 96.75 feet North of the Southeast corner of Lot 6 aforesaid; thence North along the East line of said SHAW'S SUBDIVISION to the Northeast corner of Lot 5 thereof, being a point on the South line of Mulberry Street in the City of Cocoa, Florida; thence West and along the South line of said Mulberry Street and along the North line of Lot 5 of said SHAW'S SUBDIVISION to Forrest Avenue and the Northwest corner of said Lot 5 of said SHAW'S SUBDIVISION; thence South to the Northwest corner of land previously sold to Roesel and being the Point of Beginning.

and

Begin at a point forty-six and four tenths (46.4) feet north of the southwest corner of Lot Six (6) of Shaw's Subdivision, according to Plat Book 1, page 66, of the current Public Records of Brevard County, Florida, for Point of Beginning (which point is on the North edge of concrete walk) thence North eighty-nine (89) degrees, twelve (12) minutes, zero (0) seconds East thirty-four and fifty hundredths (34.50) feet along the North line of concrete walk to a point, thence North three and twenty-five hundredths (3.25) feet more or less, to a point fifty (50) feet North of the South line of said Lot Six (6), thence East and parallel to South line of said lot Six (6) and fifty (50) feet distant therefrom to the East line of said Lot Six (6), thence North forty-six and seventy-five hundredths (46.75) feet to a point, thence West passing equidistant between the overhang of the adjacent houses to a point fifty (50) feet due North of point of beginning, thence South along street line to Point of Beginning.

Parcel 3:

Parcel ID: 24-36-33-02-*~~-6~~

Begin at the Southwest corner of Lot 6, of J.C. Shaw's Subdivision, an addition to the Town of Cocoa, according to the plat thereof as recorded in Plat Book 1, Page 66, Public Records of Brevard County, Florida, thence North along West line of said Lot 6, 46.4 feet to a point, thence North $89^{\circ}12'0''$ East 34.50 feet along North line of concrete walk to a point, thence North 3.25 feet, more or less, to a point 50 feet North of the South line of said Lot 6, thence East and parallel to South line of said Lot 6 and 50 feet distant therefrom to East line of said Lot 6, thence South along East line of said Lot 6, 50 feet to Southeast corner of said lot, thence West 71.80 feet, more or less, to Southwest corner of said lot, being the Point of Beginning.

Parcel 4:

Parcel ID: 24-36-33-02-*~~-4~~

All of Lot 4 of J.C. SHAW'S SUBDIVISION, as shown by the plat of said subdivision recorded in Plat Book 1, Page 66, of the Public Records of BREVARD County, Florida, excepting from said Lot 4, the South 70 feet thereof; said real estate being more particularly described as follows: Begin at a point on the South line of Mulberry Street 72.7 feet East of the intersection of said South line with the East line of Forrest Avenue; from said Point of Beginning, run the East line of Lots 5 and 6 South and at right angles to Mulberry Street, 170 feet, more or less, to the Southeast corner of Lot 6 of Shaw's Subdivision; thence run East and parallel to the South line of Mulberry Street, 70 feet to the East line of Lot 4; thence run the East line of Lot 4, North 170 feet to the South line of Mulberry Street; thence run the South line of Mulberry Street West 70 feet to the Point of Beginning.

Parcel 5:

Parcel ID: 24-36-33-02-*~~-4.01~~

The South 70 feet of Lot 4 and all of Lot 7, J.C. Shaw Subdivision, according to the plat thereof, as recorded in Plat Book 1, Page 66, Public Records of Brevard County, Florida.

Parcel 6:

Parcel ID: 24-36-33-00-11

Begin at the intersection of land owned by Mrs. E.W. Travis and Mrs. Louise Bracco facing Railroad Avenue in the City of Cocoa; Begin at the Point where said land corners on said Railroad Avenue, then run East 300 feet, then South 77.5 feet, then West to Railroad Avenue on a line parallel to and 77.5 feet distant from the North boundary line above described, then along Railroad Avenue to the Point of Beginning. The above land lying in Section 33, Township 24 South, Range 36 East, Brevard County, Florida.

Parcel 7:

Parcel ID: 24-36-33-00-13

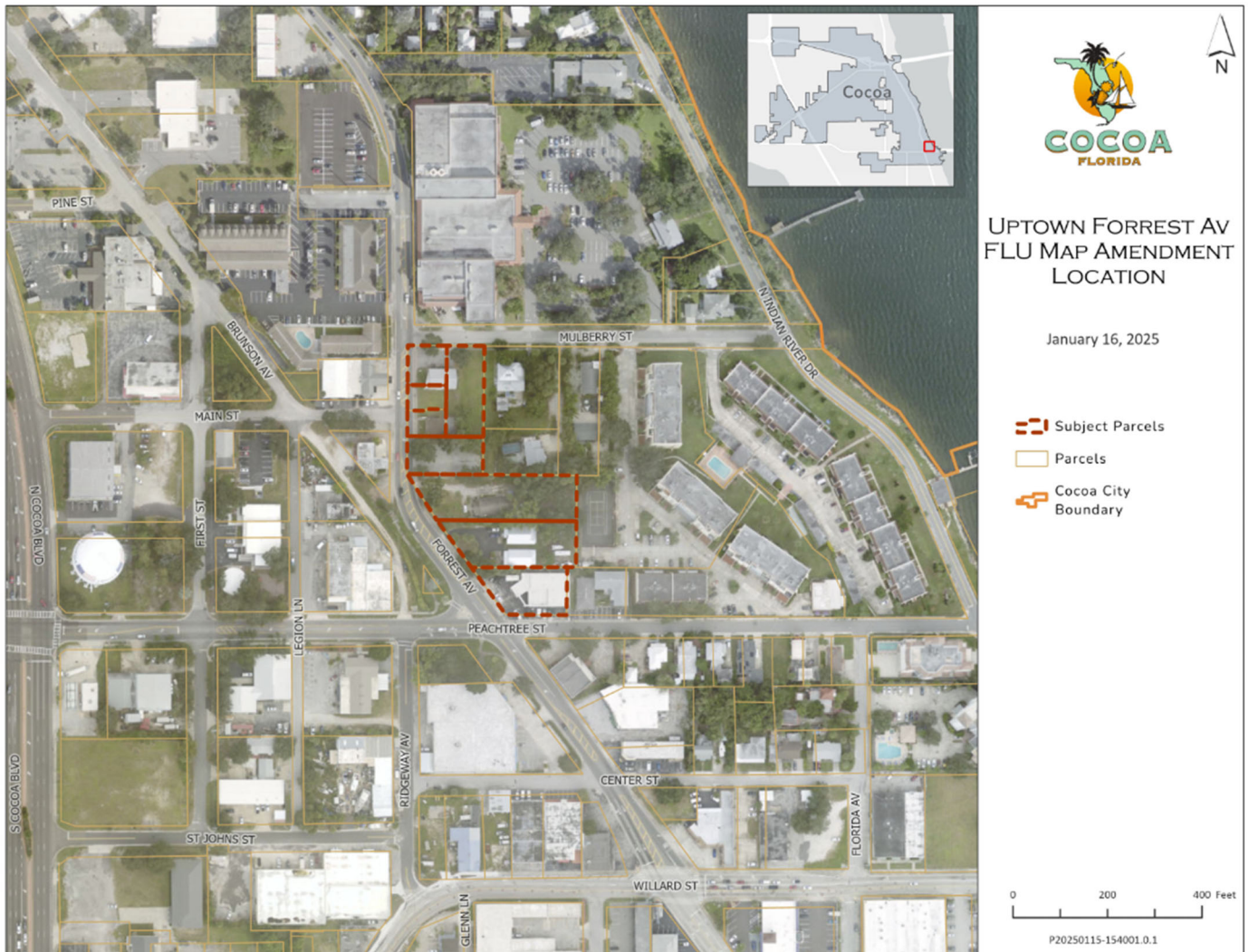
A TRACT OF LAND IN GOVERNMENT LOT 1, SECTION 33, TOWNSHIP 24 SOUTH, RANGE 36 EAST, IN THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE EAST LINE OF FORREST AVENUE (FORMERLY U.S. HIGHWAY NO. 1) AND THE NORTH LINE OF JONES SUBDIVISION, ACCORDING TO THE PLAT OF SAID SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 110, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE POINT TO BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE FOR A FIRST COURSE, RUN EAST ALONG NORTH LINE OF JONES SUBDIVISION AFORESAID, TO THE SOUTHWEST CORNER OF LAND CONVEYED BY M.E. CAMPBELL AND GLADYS G. CAMPBELL, HIS WIFE , TO RIVERVIEW APARTMENTS, INC. BY DEED RECORDED IN OFFICIAL RECORDS BOOK 695, AT PAGE 600, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE FOR A SECOND COURSE RUN NORTH ALONG THE WEST LINE OF THE PROPERTY CONVEYED TO RIVERVIEW APARTMENTS, INC., DESCRIBED IN OFFICIAL RECORDS BOOK 695, AT PAGE 600, AFORESAID 169 FEET TO THE SOUTH LINE OF SHAW'S SUBDIVISION ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 66, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE FOR A THIRD COURSE, RUN WEST ALONG THE SOUTH LINE OF SHAW'S SUBDIVISION AFORESAID TO THE EAST LINE OF PROPERTY CONVEYED TO ROBERT L. TRAVIS, DESCRIBED IN DEED BOOK 81, PAGE 29, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING THE WEST LINE OF PROPERTY OF THE SAID M.E. CAMPBELL AND GLADYS G. CAMPBELL, HIS WIFE, DESCRIBED IN DEED BOOK 281, PAGE 181, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE FOR A FOURTH COURSE, RUN SOUTH ALONG THE EAST LINE OF THE ROBERT L. TRAVIS PROPERTY AND THE WEST LINE OF THE M.E. CAMPBELL AND GLADYS G. CAMPBELL PROPERTY, AS HEREINABOVE DESCRIBED, 77.5 FEET TO THE SOUTHEAST CORNER OF THE ROBERT L. TRAVIS PROPERTY; THENCE FOR A FIFTH COURSE, RUN WEST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO ROBERT L. TRAVIS, 300 FEET, MORE OR LESS, TO THE EAST RIGHT OF WAY LINE OF FORREST AVENUE, AND THENCE FOR A SIXTH COURSE, RUN SOUTHERLY ALONG THE EAST LINE OF FORREST AVENUE TO THE POINT OF BEGINNING.

Parcel 8:

Parcel ID: 24-36-33-04-*-B

Lot "B", JONES' SUBDIVISION, according to the plat thereof as recorded in Plat Book 2, page 110, Public Records of Brevard County, Florida.

Depiction of Subject Property:





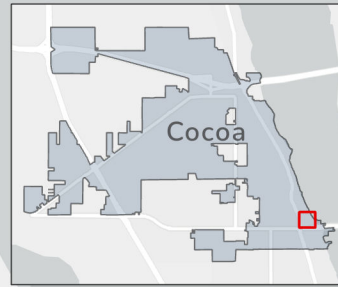
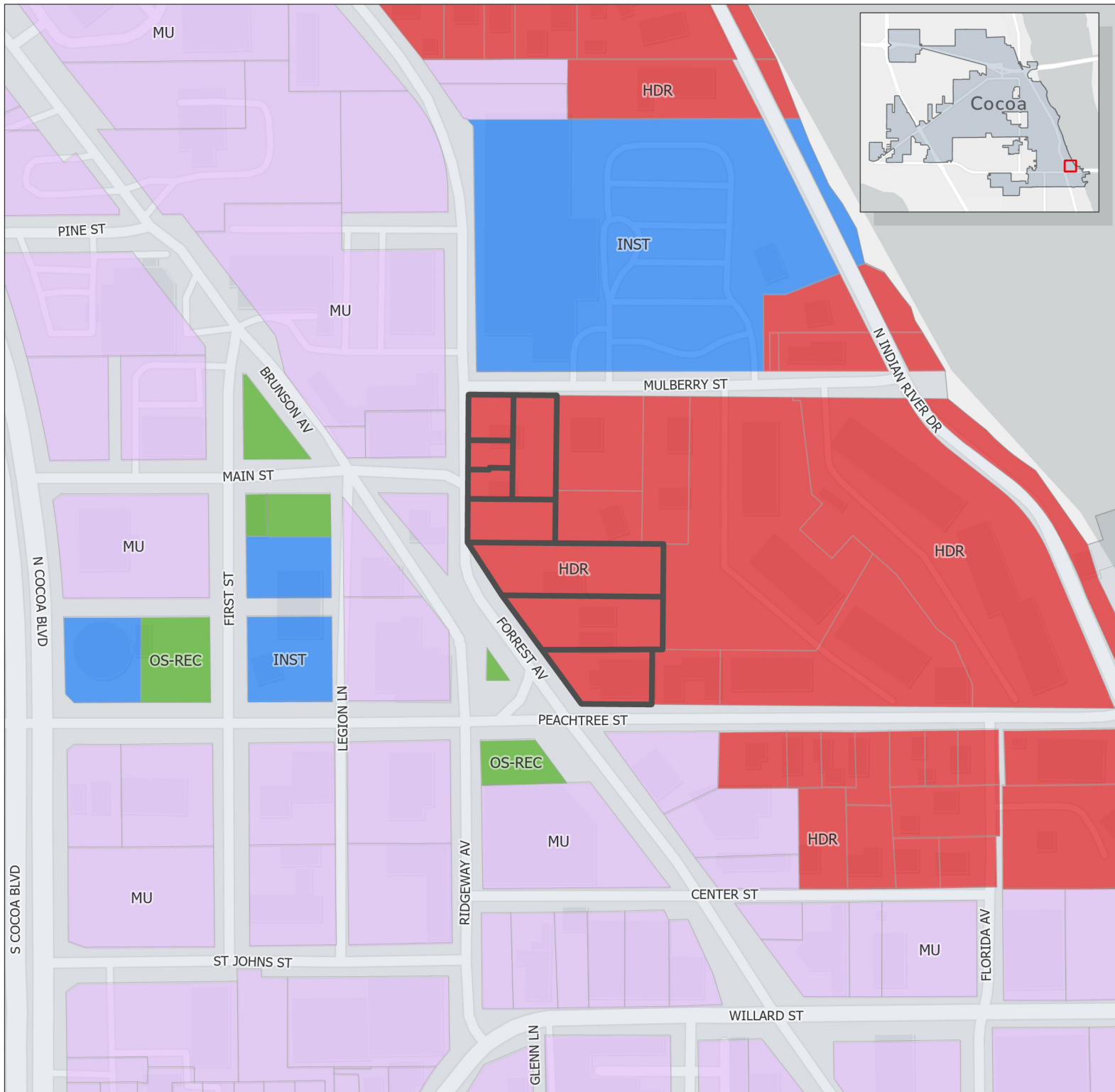
UPTOWN FORREST AV FLU MAP AMENDMENT LOCATION

January 16, 2025

-  Subject Parcels
-  Parcels
-  Cocoa City Boundary



P20250115-154001.0.1



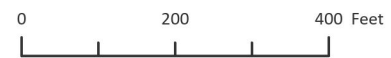
UPTOWN FORREST AV FLU MAP AMENDMENT FUTURE LAND USE

January 16, 2025

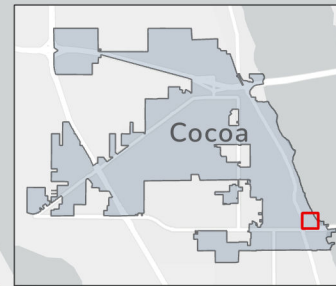
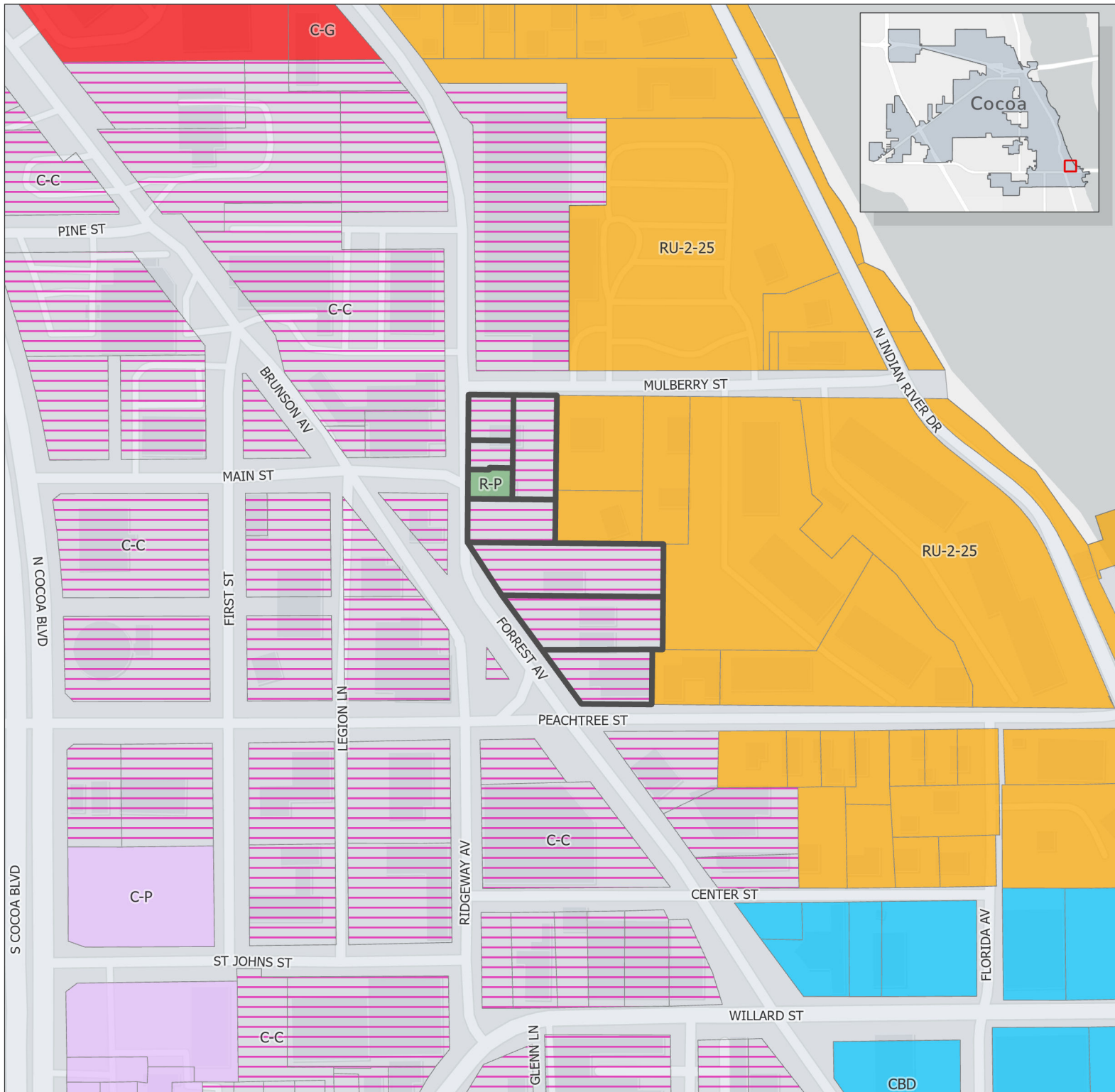
 Subject Parcels

Future Land Use

-  High Density Residential
-  Mixed Use
-  Institutional
-  Recreation/Open Space
-  Parcels
-  Cocoa City Boundary



P20250115-154001.0.3



UPTOWN FORREST AV FLU MAP AMENDMENT ZONING

January 16, 2025

 Subject Parcels

Cocoa Zoning

-  RU-2-25 - Multiple Family Dwelling
-  R-P - Residential Professional
-  CBD - Central Business
-  C-P - Commercial Parkway
-  C-C - Core Commercial
-  C-G - General Commercial
-  Parcels
-  Cocoa City Boundary



P20250115-154001.0.2

AFFIDAVIT OF PUBLICATION

CITY OF COCOA (TE)
Accounting Division
City Of Cocoa - Te
65 Stone ST
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

BRE Brevard Florida Today 09/19/2025
BRE floridatoday.com 09/19/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/19/2025

Legal Clerk



Notary, State of WI, County of Brown

9-3-29

My commission expires

Publication Cost:	\$275.24	
Tax Amount:	\$0.00	
Payment Cost:	\$275.24	
Order No:	11681725	# of Copies:
Customer No:	1127247	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KONGMENG YANG
Notary Public
State of Wisconsin

AD#11681725; 9/19/2025

**CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT
THE PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY
AND THE COCOA CITY COUNCIL**

**PROPOSE TO CONSIDER THE FOLLOWING:
PZ 25-00500001 COMPREHENSIVE PLAN MAP AMENDMENT | ORD 10-2025**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE MAP FOR EIGHT (8) PARCELS OF REAL PROPERTY WITHIN THE CITY OF COCOA TOTALING 1.9 ACRES, MORE OR LESS, AND GENERALLY LOCATED ALONG FORREST AVENUE, SOUTH OF MULBERRY ST AND NORTH OF PEACHTREE STREET, IN COCOA, FLORIDA, AS MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; AMENDING THE FUTURE LAND USE MAP DESIGNATION OF SAID PARCELS FROM "HIGH DENSITY RESIDENTIAL" TO "MIXED USE"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, INCORPORATION INTO THE COMPREHENSIVE PLAN, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

**CONSISTING OF THE FOLLOWING PARCEL ID NUMBERS:
24-36-33-02--5, 24-36-33-02--5.01, 24-36-33-02--6, 24-36-33-02--4, 24-36-33-02--4.01, 24-36-33-00-11, 24-36-33-00-13, 24-36-33-04--B
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
PUBLIC HEARING WILL BE HELD ON**

**October 1, 2025
CITY COUNCIL PUBLIC HEARING WILL BE HELD ON
October 14, 2025**

**ALL HEARINGS WILL TAKE PLACE 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, Monica Arsenault, at least 48 hours prior to the meeting by telephone at (321) 433-8484 or via email at marseault@cocoafl.gov.

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, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

The public may inspect the agenda items, ordinances, and supporting documents at the Community Services Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451, or on the City's website at the following link prior to the meeting: <https://www.cocoafl.gov/291/20338/City-Meetings>

Interested persons may submit their written comments or questions prior to the meeting through Email at cityclerk@cocoafl.gov.

Viewing In Real Time. Interested persons may view and listen to the hearings live at the following internet address: <https://www.cocoafl.gov/291/20338/City-Meetings> The City is not responsible for technical difficulties that may occur while viewing or listening online.

PLANNING & ZONING AGENDA ITEM

Memo Date: 09/17/2025
Agenda Date: 10/1/2025
Prepared By: Jennifer Webster, Senior Planner
Through: Stockton Whitten, City Manager
Requested Action: Consideration of a large-scale site plan of the Michael C Blake Subdivision, consisting of 30 single family homes and consisting of approximately 2.56 acres. Generally located north of Barbra Jenkins St and between Mango and Blake Avenues.[Request to Postpone to date certain of November 5, 2025 at 6pm at City Hall, 65 Stone Street, Cocoa, FL]

BACKGROUND:

[Request to Postpone to date certain of November 5, 2025 at 6pm at City Hall, 65 Stone Street, Cocoa, FL]

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

RECOMMENDED MOTION:

[Request to Postpone to date certain of November 5, 2025 at 6pm at City Hall, 65 Stone Street, Cocoa, FL]

AD#11679209 9/19/2025

AFFIDAVIT OF PUBLICATION

CITY OF COCOA (TE)
Accounting Division
City Of Cocoa - Te
65 Stone ST
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

BRE Brevard Florida Today 09/19/2025
BRE floridatoday.com 09/19/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/19/2025

Legal Clerk



Notary, State of Wisconsin

9-3-29

My commission expires

Publication Cost: \$275.24

Tax Amount: \$0.00

Payment Cost: \$275.24

Order No: 11679209

Customer No: 1127247

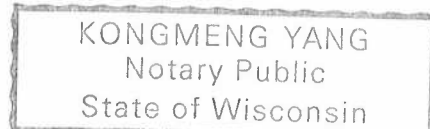
PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.


KONGMENG YANG
Notary Public
State of Wisconsin

**CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT
THE PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY
AND THE COCOA CITY COUNCIL
PROPOSE TO CONSIDER THE FOLLOWING:**

PZ 25-00200015 Michael C Blake Subdivision Large Scale Site Plan
Request to approve a large-scale site plan of the Michael C Blake Subdivision, consisting of 30 single family homes and consisting of approximately 2.56 acres. Generally located north of Barbra Jenkins St and between Mango and Blake Avenues.

PZ 25-00100002 Michael C Blake Subdivision Preliminary Plat
Request to approve the preliminary subdivision plat of the Michael C Blake Subdivision, pursuant to Chapter 18, Subdivisions of the City of Cocoa Code of Ordinances. To subdivide 15 parcels for purpose of platting 30 new single family lots in total consisting of approximately 2.56 acres. Generally located north of Barbra Jenkins St and between Mango and Blake Avenues.

CONSISTING OF THE FOLLOWING PARCEL ID NUMBERS:
24-36-32-07--6, 24-36-32-07--9, 24-36-32-07--5, 24-36-32-07--10, 24-36-32-07--4, 24-36-32-07--11, 24-36-32-07--3, 24-36-32-07--12, 24-36-32-07--2, 24-36-32-07--13, 24-36-32-07--1, 24-36-32-07--14, 24-36-32-07--15, 24-36-32-07--16, 24-36-32-07--17

**PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY
PUBLIC HEARING WILL BE HELD ON**

**October 1, 2025
CITY COUNCIL PUBLIC HEARING WILL BE HELD ON**

**October 14, 2025
ALL HEARINGS WILL TAKE PLACE AT 6:00 P.M. OR SOON THEREAFTER IN**

**THE
COCO 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, Monica Arsenault, at least 48 hours prior to the meeting by telephone at (321) 433-8484 or via email at marseault@cocoafl.gov.

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, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

The public may inspect the agenda items, ordinances, and supporting documents at the Community Services Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451, or on the City's website at the following link prior to the meeting: <https://www.cocoafl.gov/291/20338/City-Meetings>

Interested persons may submit their written comments or questions prior to the meeting through Email at cityclerk@cocoafl.gov.

Viewing In Real Time. Interested persons may view and listen to the hearings live at the following internet address: <https://www.cocoafl.gov/291/20338/City-Meetings> The City is not responsible for technical difficulties that may occur while viewing or listening online.

PLANNING & ZONING AGENDA ITEM

Memo Date: 09/17/2025
Agenda Date: 10/1/2025
Prepared By: Jennifer Webster, Senior Planner
Through: Stockton Whitten, City Manager
Requested Action: Consideration of a preliminary subdivision plat of the Michael C Blake Subdivision, pursuant to Chapter 18, Subdivisions of the City of Cocoa Code of Ordinances. To subdivide 15 parcels for purpose of platting 30 new single family lots in total consisting of approximately 2.56 acres. Generally located north of Barbra Jenkins St and between Mango and Blake Avenues. [Request to Postpone to date certain of November 5, 2025 at 6pm at City Hall, 65 Stone Street, Cocoa, FL]

BACKGROUND:

[Request to Postpone to date certain of November 5, 2025 at 6pm at City Hall, 65 Stone Street, Cocoa, FL]

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

RECOMMENDED MOTION:

[Request to Postpone to date certain of November 5, 2025 at 6pm at City Hall, 65 Stone Street, Cocoa, FL]

AD#11679209 9/19/2025

AFFIDAVIT OF PUBLICATION

CITY OF COCOA (TE)
Accounting Division
City Of Cocoa - Te
65 Stone ST
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

BRE Brevard Florida Today 09/19/2025
BRE floridatoday.com 09/19/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/19/2025

Legal Clerk



Notary, State of WI County of Brown

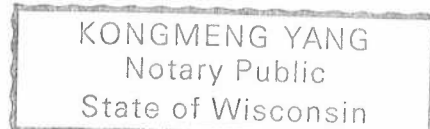
9-3-29

My commission expires

Publication Cost:	\$275.24	
Tax Amount:	\$0.00	
Payment Cost:	\$275.24	
Order No:	11679209	# of Copies:
Customer No:	1127247	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.


KONGMENG YANG
Notary Public
State of Wisconsin

**CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT
THE PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY
AND THE COCOA CITY COUNCIL
PROPOSE TO CONSIDER THE FOLLOWING:**

PZ 25-00200015 Michael C Blake Subdivision Large Scale Site Plan
Request to approve a large-scale site plan of the Michael C Blake Subdivision, consisting of 30 single family homes and consisting of approximately 2.56 acres. Generally located north of Barbra Jenkins St and between Mango and Blake Avenues.

PZ 25-00100002 Michael C Blake Subdivision Preliminary Plat
Request to approve the preliminary subdivision plat of the Michael C Blake Subdivision, pursuant to Chapter 18, Subdivisions of the City of Cocoa Code of Ordinances. To subdivide 15 parcels for purpose of platting 30 new single family lots in total consisting of approximately 2.56 acres. Generally located north of Barbra Jenkins St and between Mango and Blake Avenues.

CONSISTING OF THE FOLLOWING PARCEL ID NUMBERS:
24-36-32-07--6, 24-36-32-07--9, 24-36-32-07--5, 24-36-32-07--10, 24-36-32-07--4, 24-36-32-07--11, 24-36-32-07--3, 24-36-32-07--12, 24-36-32-07--2, 24-36-32-07--13, 24-36-32-07--1, 24-36-32-07--14, 24-36-32-07--15, 24-36-32-07--16, 24-36-32-07--17

**PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
PUBLIC HEARING WILL BE HELD ON**

**October 1, 2025
CITY COUNCIL PUBLIC HEARING WILL BE HELD ON**

**October 14, 2025
ALL HEARINGS WILL TAKE PLACE AT 6:00 P.M. OR SOON THEREAFTER IN**

**THE
COCO 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, Monica Arsenault, at least 48 hours prior to the meeting by telephone at (321) 433-8484 or via email at marsenault@cocoafl.gov.

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, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

The public may inspect the agenda items, ordinances, and supporting documents at the Community Services Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451, or on the City's website at the following link prior to the meeting: <https://www.cocoafl.gov/291/20338/City-Meetings>

Interested persons may submit their written comments or questions prior to the meeting through Email at cityclerk@cocoafl.gov.

Viewing In Real Time. Interested persons may view and listen to the hearings live at the following internet address: <https://www.cocoafl.gov/291/20338/City-Meetings> The City is not responsible for technical difficulties that may occur while viewing or listening online.