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

June 3, 2026
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 June 3, 2026.
2. Minutes: Regular Meeting of May 6, 2026.

III. Old Business:

IV. New Business:

1. 3600 Grissom Pkway Comp Plan Amendment (POSTPONED)
2. Sky Powersports Large Scale Site Plan (POSTPONED)
3. Ordinance 11-2026: Uptown C-C Zoning Text Amendment to Add Optical Services

V. Tree Board:

VI. Other Business:

VII. Next Meeting Date: Wednesday, July 1, 2026, at 6:00 pm at 65 Stone Street in Cocoa, FL.

VIII. 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:	04/13/2026
Agenda Date:	6/3/2026
Prepared By:	Breanna Earley, Assistant City Clerk
Through:	Stockton Whitten, City Manager
Requested Action:	Request Board approval of the Agenda for the Planning and Zoning June 3, 2026, Regular Meeting, either as written or with amendments.

BACKGROUND:

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:

RECOMMENDED MOTION:
Request Board approval of the Agenda for the Planning and Zoning June 3, 2026, Regular Meeting, either as written or with amendments.

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

June 6, 2026
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 June 3, 2026.
2. Minutes: Regular Meeting of May 6, 2025.

III. Old Business:

IV. New Business:

1. **PZ 25-00500006 Ord No. 05-2026 3600 Grissom Parkway Small-Scale Comprehensive Plan Amendment (POSTPONED)**
   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 one parcel of real property within the City of Cocoa, consisting of approximately forty (40) acres, generally located west of Grissom Parkway, south of Angelica Street, and north of State Road 528, being legally described on exhibit “A” attached hereto; changing the future land use map designation of the real property from “very low density residential” to “industrial”; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation in the comprehensive plan, severability, and an effective date and legal status of the plan amendment. Parcel id: 24-35-11-00-750.

2. **PZ 25-00200020 Sky Powersports Large-Scale Site Plan (POSTPONED)**
   Consider a large-scale site plan for Sky Powersports, consisting of a powersports vehicle display, sales, and maintenance facility, consisting of approximately 52,550 square feet. Generally located on State Road 524, west of Interstate-95 in Cocoa, Florida, and is identified by Parcel ID: 24-35-27-00-16 and 24-35-27-00-11.

3. **PZ 26-02000002 Zoning Text Amendment | Ord 11-2026**
   Optical Services In Waterfront Overlay District

An ordinance of the City Council of the City of Cocoa, Brevard county, Florida; amending Appendix A, Article XI, Section 22 of the zoning ordinance of the City of Cocoa to allow for optical services as a permitted use in the uptown neighborhood (un) subdistrict of the Cocoa Waterfront Overlay District where the underlying zoning district is Core-Commercial (C-C); providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

V. Tree Board:

VI. Open Discussion:

VII. Other Business:

VIII. Next Meeting Date: Wednesday, July 1, 2026, 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.

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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.

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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:	04/13/2026
Agenda Date:	6/3/2026
Prepared By:	Breanna Earley, Assistant City Clerk
Through:	Stockton Whitten, City Manager
Requested Action:	Request Board approval of the Minutes for the Planning and Zoning May 6, 2026, Regular Meeting, either as written or with amendments.

BACKGROUND:

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:

RECOMMENDED MOTION:

Request Board approval of the Minutes for the Planning and Zoning May 6, 2026, Regular Meeting, either as written or with amendments.

MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
May 6, 2026

A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on May 6, 2026, at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. CALL TO ORDER:

Chairperson Park called the meeting to order at 6:00 PM.

ROLL CALL:

Wesley Park	Chairperson
Marcus Wheeler	Vice Chairperson
Ron Chabot	Board Member
Tamisha Findlay	Board Member
Susan Milhoan	Board Member
Victoria Jones	Board Member
Russell Sengel	Board Member
Katherine Stewart	Board Member
Todd Anderson	Board Member
Aleck Greenwood	Alternate Board Member
Richard Cravens	Alternate Board Member
Kristin Eick	City Attorney

PRESENT:

Wesley Park	Chairperson
Marcus Wheeler	Vice Chairperson
Ron Chabot	Board Member
Tamisha Findlay	Board Member
Susan Milhoan	Board Member
Victoria Jones	Board Member
Katherine Stewart	Board Member
Todd Anderson	Board Member
Aleck Greenwood	Alternate Board Member
Richard Cravens	Alternate Board Member
Kristin Eick	City Attorney

ABSENT: Russell Sengel — Board Member

STAFF PRESENT:

Stockton Whitten, City Manager; Jennifer Webster, City Planner; Luci Ribeiro, City Planner; Abbey Morgan, Public Works Director; Charlene Neuterman, Community Services Director; Samantha Senger, Economic Development Director, Lori Chabot, Recording Secretary;

Chairperson Park led the assembly in the Pledge of Allegiance.

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of May 6, 2026.

* **MOTION BY BOARD MEMBER ANDERSON; SECONDED BY BOARD MEMBER CHABOT TO APPROVE THE REGULAR MEETING AGENDA OF MAY 6, 2026, AS WRITTEN.**

AYES: Park, Wheeler, Anderson, Chabot, Craven, Findlay, Greenwood, Jones, Milhoan, Stewart

MOTION PASSED UNANIMOUSLY (10-0).

2. Minutes: Regular Meeting of April 1, 2026.

* **MOTION BY CHAIRMAN PARK; SECONDED BY BOARD MEMBER FINDLAY TO APPROVE THE MINUTES OF APRIL 1, 2026 AS WRITTEN.**

AYES: Park, Wheeler, Anderson, Chabot, Craven, Findlay, Greenwood, Jones, Milhoan, Stewart

MOTION PASSED UNANIMOUSLY (10-0).

III. Old Business: None

IV. New Business:

1. PZ 25-00500006 Ord No. 05-2026 3600 Grissom Parkway Small-Scale Comprehensive Plan Amendment (POSTPONED)

* **MOTION BY BOARD MEMBER JONES; SECONDED BY BOARD MEMBER ANDERSON TO POSTPONE THE ITEM UNTIL THE JUNE 3, 2026 PLANNING AND ZONING MEETING AT COCOA CITY HALL, 65 STONE STREET, COCOCA, FL 32922 BEGINNING AT 6PM.**

AYES: Park, Wheeler, Anderson, Chabot, Findlay, Milhoan, Jones, Stewart, Greenwood, Craven

MOTION PASSED UNANIMOUSLY (10-0).

2. PZ 25-00200020 Sky Powersports Large-Scale Site Plan (POSTPONED)

* **MOTION BY CHAIRPERSON PARK; SECONDED BY BOARD MEMBER ANDERSON TO APPROVE POSTPONING ITEM 2 UNTIL JUNE 3, 2026 PLANNING AND ZONING MEETING.**

AYES: Park, Wheeler, Anderson, Chabot, Craven, Findlay, Greenwood, Jones, Milhoan, Stewart

MOTION PASSED UNANIMOUSLY (10-0).

3. Review of New Business Directory and Way Finding Signs in the Cocoa Village Business District

Director Senger provided a presentation[1] about signage in Cocoa Village. She stated Cocoa Mainstreet has worked on this project and provided their input to put individual signs on an omni sign. The Mainstreet group allocated funding for installation of the signs. Staff is requesting PZ board review and approval of the design.

Alternate Board Member Greenwood asked who will be managing the change in businesses.

Board Member Milhoan asked about 8 signs on the one omni sign and asked if that is the maximum allowed. In response, Director Senger replied the omni sign will allow up to 16-30 signs on each on each post.

Board Member Milhoan asked how many installations. In response, Director Senger replied there would be about 4 and more can be added too.

Board Member Milhoan shared her concern about vehicles hitting the sign.

Board Member Chabot asked about lighting for the signs. Director Senger stated that is not currently in the plan but she can look into it.

The item was closed to the Board and opened to the Public. There being no further questions or comments, the public portion of the item was closed and returned back to the Board.

* **MOTION BY BOARD MEMBER MILHOAN; SECONDED BY BOARD MEMBER STEWART TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE NEW BUSINESS DIRECTORY AND WAY FINDING SIGNS FOR THE COCOA**

[1] Exhibit A: Cocoa Village Tenant Signs

VILLAGE BUSINESS DISTRICT PURSUANT TO APPENDIX A, ZONING ARTICLE IV, SEC. 2.

AYES: Park, Wheeler, Anderson, Chabot, Craven, Findlay, Greenwood, Jones, Milhoan, Stewart

MOTION PASSED UNANIMOUSLY (10-0).

4. Consideration of a plan to develop a low-impact development surface parking area on approximately 0.9 acres of City-owned property located at 216 and 218 Oleander Street in Cocoa to support public parking needs in Cocoa Village and the surrounding area. Planned improvements include approximately 80 parking spaces, of which 4 spaces are accessible, designated vehicle charging stations, decorative street lighting, street trees, sidewalks, decorative fencing, interior landscape areas, minimum 5-feet perimeter landscape buffers, minimum two-way aisle widths of 20-feet, pervious pavement, and related site enhancements. The project includes tax account numbers: 2425841, 2425949, 2461829, 2425950, 2425951, and 2425843.

Director Neuterman presented a powerpoint[2] to the Board. Staff is requesting consideration of a plan to develop a low-impact development surface parking area on Oleander Street in Cocoa. She provided details on the locations, charging stations, lighting, decorative fencing, street trees, sidewalks, etc. This will provide 80 new spaces. She also discussed the paving material options and shared photos.

Alternate Board Member Greenwood asked where the entrances were into the parking lot. In response, Director Neuterman replied they are off Oleander, not SR520.

He also asked about the light fixtures and if the ones proposed are the same size as what the city has used to date. Director Neuterman replied the original style is no longer being produced, but the LED provides good lighting.

He further asked about what class of trees would be used on the lot. She deferred to the consultant, Max Span, who replied there will be shade trees, no palms. There needs to be enough room in the tree islands. The trees will be placed depending on the location in the lot, interior or exterior.

Vice Chairperson Wheeler mentioned the grass-crete and that he had seen that at one of the parks and the grass was overgrown. The grass-crete requires mowing. Vice Chairperson Wheeler suggested Myra Monreal, that would be more consistent.

Director Neuterman said that when the project is put to bid, they will ask for prices on the different pavings.

Board Member Milhoan asked if it would be paid parking. Director Neuterman replied it would not.

[2] Exhibit B: Oleander Parking Design

The item was closed to the Board and opened to the Public. There being no further questions or comments, the public portion of the item was closed and returned back to the Board.

* **MOTION BY ALTERNATE BOARD MEMBER GREENWOOD; SECONDED BY BOARD MEMBER JONES TO APPROVE CONSIDERATION OF A PLAN TO DEVELOP A LOW-IMPACT DEVELOPMENT SURFACE PARKING AREA ON OLEANDER STREET IN COCOA.**

AYES: Park, Wheeler, Anderson, Chabot, Craven, Findlay, Greenwood, Jones, Milhoan, Stewart

MOTION PASSED UNANIMOUSLY (10-0).

5. PZ 25-00200014 Sanctuary at Cocoa Townhomes Preliminary Plat, Development Agreement

Presenter Erika Hughes, RVI presented a Site Plan and preliminary development agreement for two phases and 249 townhomes[3]. This project is located at the northeast corner of Cox Road and Hooper Road. She discussed the future land use, zoning regulations, the tree removal and replacement mitigation requirements and shared depictions of elevations.

Board Member Jones asked about the date of the last traffic study. In response, Ms. Hughes replied it was in June 2025. Board Member Jones replied that there is a lot of development off SR524 and traffic can be a nightmare. She is concerned about the backup, both on SR524 and SR528.

Board Member Anderson asked staff if there are maps pertaining to agenda items if they can be included in the Board Package.

Jeff Alexander, Meritage Homes, and the applicant, presented the company's history and locations of nearly 200,000 homes. He offered to answer any questions.

Board Member Anderson asked about the square feet of the homes. Mr. Alexander replied the typical square footage is 1800 for end units and interior units are about 1400 square feet.

Board Member Chabot asked about the cost and Mr. Alexander said they are too far out to know that yet but he approximates the $300s.

[3] Exhibit C: Sanctuary at Cocoa

Hassan Kamal, Civil Engineer on the project, stated there are 89 acres, 249 units, a pool, walking trails, and overlook areas, and will be stocking lakes for fishing. The development will be in 2 phases and the 1st phase will include both access points, and the conveyance of wetland conservation area.

Alternate Board Member Greenwood asked if they were two stories. In response, it was stated that they will be. The first floor will be concrete block and the second-floor will be wood framing.

Vice Chairperson Wheeler asked about elevations and if there was any way to alternate the façades. In response, Mr. Alexander replied that the building sizes will change, and the colors will be different.

Board Member Anderson asked if there will be open spaces or a park. In response, Mr. Alexander stated yes, they will create a tree preservation area, a nature trail and areas with benches.

The traffic engineer for the project stated a Transportation Impact Analysis was performed per guidelines of SCTPO, Brevard County and City of Cocoa. The study included SR 524, Cox Rd, and SR520. The study concluded that there are not any new intersection deficiencies identified.

Board Member Jones emphasized her concerns about traffic congestion.

City Manager Whitten added there is also a widening of SR524 plan that is in design, and that will help with that area.

The item was closed to the Board and opened to the Public.

Bill Long, Cox Road, Cocoa, shared his concerns about the sidewalk on Cox Road. He is not a fan of the sidewalk. This will also affect the businesses on that road and the tractor trailers that move in and out.

There being no further questions or comments, the public portion of the item was closed and returned back to the Board.

Chairperson Park asked if there is a way that Mr. Long can work with the project developer.

City Manager Whitten clarified that the Comp Plan is the requirement for the sidewalk.

* **MOTION BY ALTERNATE BOARD MEMBER GREENWOOD; SECONDED BY BOARD MEMBER ANDERSON TO APPROVE CONSIDERATION OF A LARGE-SCALE SITE PLAN, PRELIMINARY PLAT AND DEVELOPMENT AGREEMENT PURSUANT TO APPENDIX A, ZONING, ARTICLE XIII, SEC.**

1(D) OF THE COCOA CITY CODE, FOR THE DEVELOPMENT OF TWO-PHASE RESIDENTIAL DEVELOPMENT CONSISTING OF 249 TOWNHOME LOTS. THE DEVELOPMENT ENCOMPASSES THREE PARCELS TOTALING 89.54 ACRES AND IS LOCATED ON THE EAST SIDE OF COX ROAD APPROXIMATELY 2,200 FEET SOUTH OF HIGHWAY 524.

AYES: Park, Wheeler, Anderson, Chabot, Craven, Findlay, Greenwood, Jones, Milhoan, Stewart

MOTION PASSED UNANIMOUSLY (10-0).

6. PZ 25-02800005 603 Brevard Ave Concept Plan and Development Agreement

Ms. Webster gave a presentation[4] for the hotel project at 603 Brevard Avenue. Staff is asking for consideration of a conceptual plan and Development Agreement for the 603 Brevard Avenue Hotel, on .87 acres of property owned by the Cocoa CRA. The agreement calls for the development of an approximately 7 story, 104 room hotel with associated amenities and parking and establishes building elevations, floor plan and related development regulation waivers for the future hotel. The Developer/Applicant, 360 Hospitality Group LLC, is proposing a mixed-use building and gave history of the project. The hotel will fall under the Mixed-Use Large Building Type and be up to 7 stories. The design is to be compatible with the Cocoa Village. This will involve 4 phases. This is phase one, Phase II includes Hotel Brand Adjustments and Financing, Phase III is Future Permitting and Phase IV Construction/Development Schedule. Provisions of this phase include economic and fiscal impact analysis. It features 7 stories, 104 rooms, an entrance on Brevard and Ground Floor Pool and Rooftop Bar and Lounge. The developer will contribute $500,000 to the city for off-site parking.

Additionally, the Developer is asking for variances for some parking, right of way, and landscaping requirements.

Board Member Anderson asked if the parking was all outside, to which it was clarified that it would be.

Board Member Anderson also asked about ingress and if the lobby would be in the middle of the building, to which he was told yes.

Alternate Board Member Greenwood asked about the landscaping site plan and the trees along Brevard, and if they will they be removed. In response, Ms. Webster replied that they are keeping those trees and explained future plans.

Vice Chairperson Wheeler asked about hotel branding, and how they arrived at Fairfield. The developer, Hospitality360, explained the process that was involved and there are requirements of certain brands.

[4] Exhibit D: 603 Brevard Hotel Development Agreement and Concept Plan

Board Member Milhoan asked about the number of rooms and the number of parking spots. She shared her concern over parking in the village.

Alternate Board Member Greenwood asked if the Fairfield would be open to including "Cocoa Village" in the name. He feels this could be seen from a distance.

Chairperson Park mentioned River Road Coffee and possibly including local coffee shops.

The item was closed to the Board and opened to the Public.

Mr. Harris, Riverside Drive, shared his concern over the parking problems. He also asked for an estimate of how much the hotel will add to tax base. In response, City Manager Whitten agreed to get that information to him.

Donna Ketner, Derby St., Cocoa, shared concerns over parking and the height of the hotel. She believes the hotel is too big.

Board Member Stewart asked Ms. Ketner if she saw any surveys about the hotel height. Ms. Ketner replied that she hadn't, and Chairperson Park replied there were community discussions that occurred.

Alternate Board Member Greenwood shared his perception of the project and how the seven stories compare to existing buildings in the area.

Yvonne Philpot, Florida Ave., Cocoa, said she is not happy with the Fairfield brand and suggested a brand that would collaborate with local businesses.

Russell Philpot asked if there is a need for a hotel. He believes putting in the hotel will be a mistake.

Bob Adams, Florida Ave., Cocoa, shared there are people who will feel their views will be ruined with the hotel.

Board Member Milhoan shared her perspective noting that the hotel is not the draw, the community is the draw. She mentioned the hotel could be used for business meetings as well.

There being no further questions or comments, the public portion of the item was closed and returned back to the Board.

* **MOTION BY ALTERNATE BOARD MEMBER GREENWOOD; SECONDED BY BOARD MEMBER STEWART FOR CONSIDERATION OF A CONCEPTUAL PLAN AND DEVELOPMENT AGREEMENT FOR THE 603 BREVARD AVENUE HOTEL, .87 ACRES OF PROPERTY OWNED BY THE COCOA CRA. THE AGREEMENT CALLS FOR THE DEVELOPMENT OF AN APPROXIMATELY**

68,310 SQUARE FEET, 104-ROOM HOTEL WITH ASSOCIATED AMENITIES AND PARKING AND ESTABLISHES BUILDING ELEVATIONS, FLOOR PLAN, AND RELATED DEVELOPMENT REGULATION WAIVERS FOR THE FUTURE HOTEL. GENERALLY LOCATED ON BREVARD AVENUE AND JOHN GARREN LANE, SOUTH OF FACTORY STREET.

AYES: Park, Wheeler, Anderson, Chabot, Craven, Findlay, Greenwood, Jones, Milhoan, Stewart

MOTION PASSED UNANIMOUSLY (10-0).

7. PZ 25-00300003 Cirrus Commercial Outparcel Final PUD Amendment (Phase 2), Plat, Development Agreement Amendment, and Large-Scale Site Plan

Ms. Ribeiro presented[5] on the project, explaining this was the Cirrus Mixed Use Commercial Phase II, a Development Agreement (DA) addendum and approval of a site plan for a quick service restaurant on SR524 and Industry Road. There are a few conditions that will need to be addressed prior to final permits/approval.

Alona Smith, attorney for the developer, discussed the original Cirrus DA that included Phase 1 and II. They are now requesting an Addendum to the Development Agreement for phase II.

There being no further questions or comments, the public portion of the item was closed and returned back to the Board.

* **MOTION BY BOARD MEMBER CHABOT; SECONDED BY BOARD MEMBER MILHOAN TO APPROVE CONSIDERATION OF ORDINANCE 10-2026 FOR APPROVAL OF A FINAL PUD AMENDMENT FOR THE COMMERCIAL PORTION OF THE CIRRUS MIXED-USE PUD; A SUBDIVISION PLAT TO SUBDIVIDE LOT 1B OF THE CIRRUS PLAN INTO TWO COMMERCIAL LOTS PURSUANT TO CHAPTER 18, SUBDIVISIONS OF THE CITY OF COCOA CODE OF ORDINANCES; A FIRST ADDENDUM TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COCOA AND WMG ACQUISITIONS, LLC; AND A LARGE-SCALE SITE PLAN FOR THE CIRRUS PHASE TWO COMMERCIAL OUTPARCEL, CONSISTING OF A QUICK-SERVICE RESTAURANT AND DENTAL OFFICE TO INCLUDE THE CONDITIONS OUTLINED BY STAFF.**

AYES: Park, Wheeler, Anderson, Chabot, Craven, Findlay, Greenwood, Milhoan, Stewart

MOTION PASSED UNANIMOUSLY[6] (9-0).

[5] Exhibit E: Cirrus Commercial Outparcel

[6] Board Member Jones abstained from voting due to a conflict – Voting Form 8B

V. Tree Board:

VI. Open Discussion:

Chairperson Park replied to Board Member Jones' concern, stating discussions occurred that if the city built out, the State will be more inclined to address state road projects.

VII. Other Business:

Board Member Greenwood asked if there were any updates on the Bank of America property. City Manager Whitten responded they are working on the TIF agreement that will eventually go back to the Cocoa CRA.

VIII. Next Meeting Date: Wednesday, June 3, 2026, at 6:00pm, at 65 Stone Street in Cocoa, FL

IX. Adjournment:

* **MOTION BY BOARD MEMBER CHABOT; SECONDED BY VICE CHAIRPERSON WHEELER TO ADJOURN THE MEETING.**

AYES: Park, Wheeler, Anderson, Chabot, Craven, Findlay, Greenwood, Jones, Milhoan, Stewart

MOTION PASSED UNANIMOUSLY (10-0).

MEETING ADJOURNED AT 8:15 PM.

_____
Wesley Park, Chairperson

Respectfully Submitted By:

_____
Lori Chabot, Recording Secretary

1

SIGN : V-SHAPE

CATIONS:

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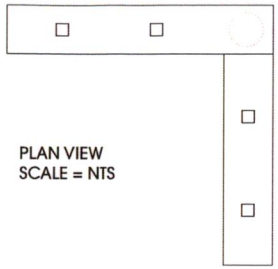
h direct burial determined by engineering with

1" x 6" rec tube top accent & bottom secured to support

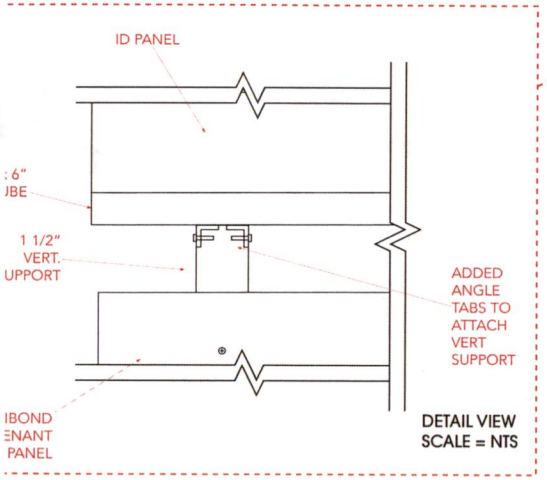
ports 1 1/2" sq tube

ant panels

ant panels to vert supports with thru sex bolts



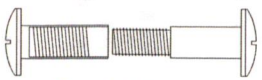
PLAN VIEW
SCALE = NTS



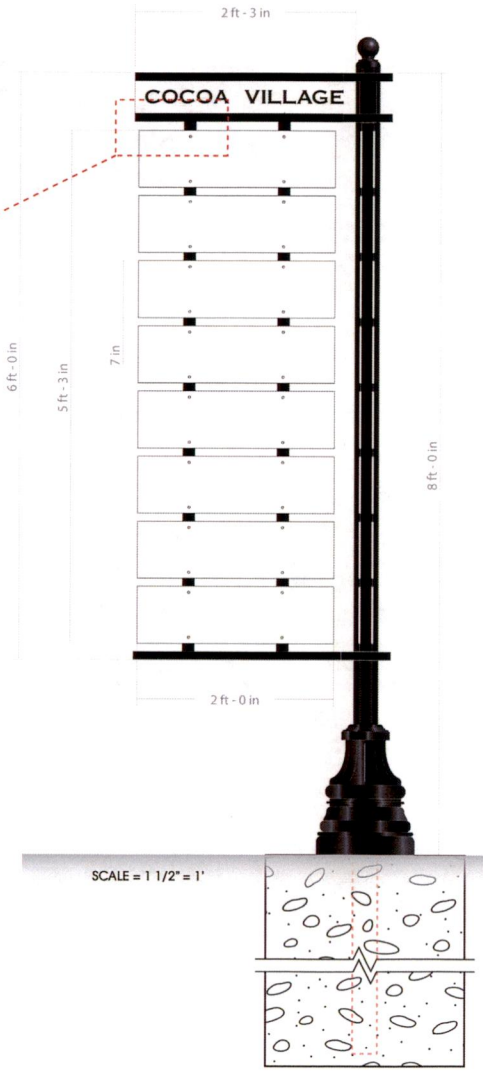
DETAIL VIEW
SCALE = NTS







* Sex-bolt fasteners
to hold panel on both
sides through tenant panels



SCALE = 1 1/2" = 1'



580 GUS HIPP BLVD. ROCKLEDGE, FL 32955 TEL: 321-636-5116 FAX: 321-636-0402

kendalSIGNS
DESIGN • FABRICATION • INSTALLATION

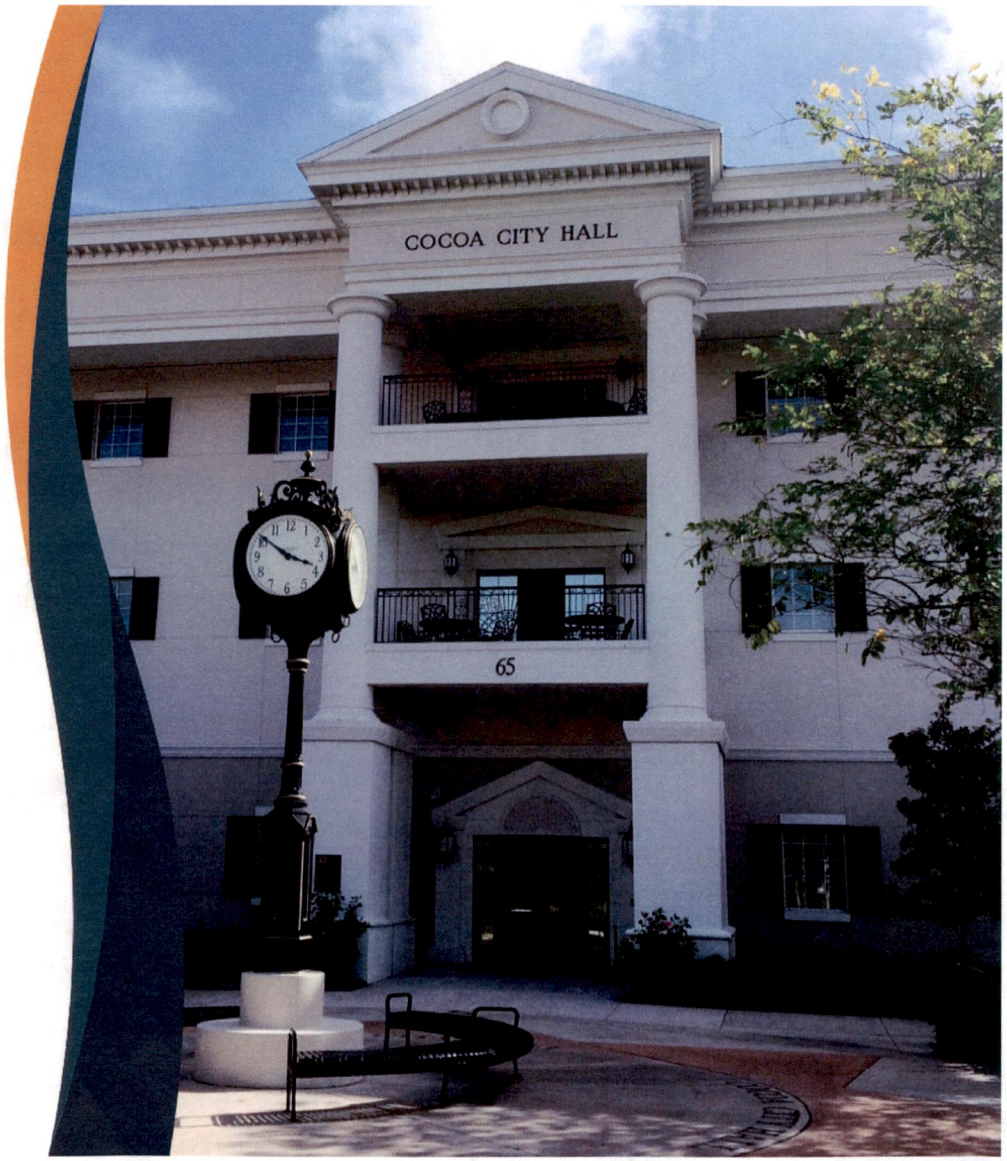
Customer: Cocoa Village_ 2025
Address: various locations
Sales: Denise Date: 5-28-25

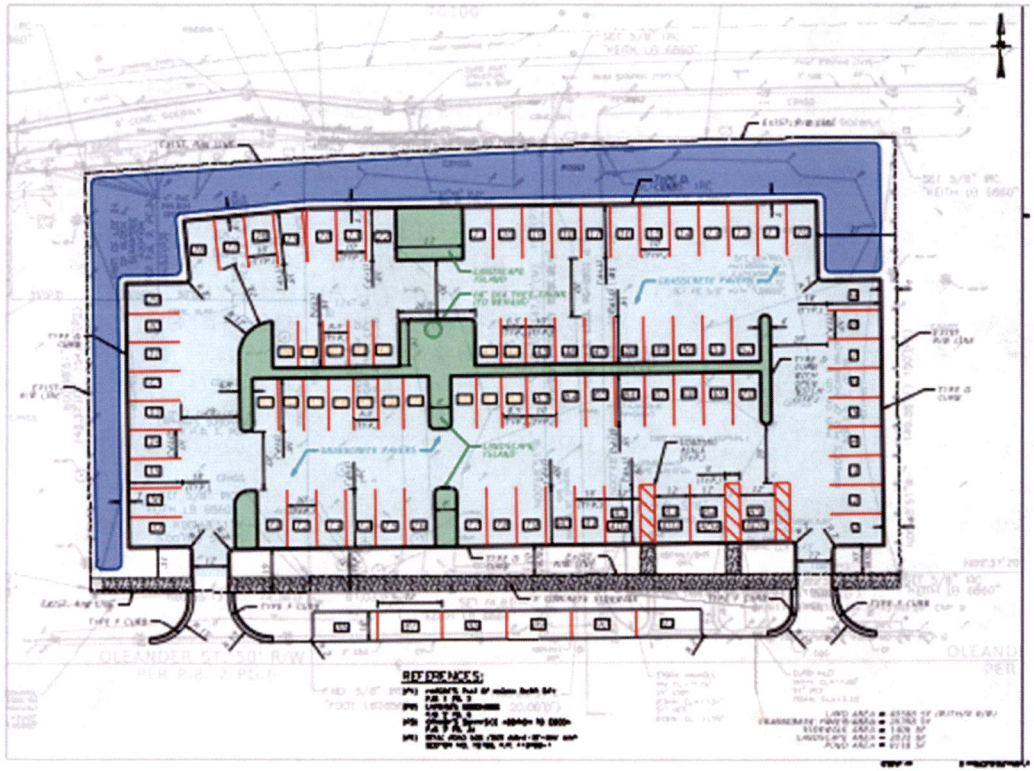
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CUSTOMER NOTICE
Kendal Signs will endeavor to match colors speci
We cannot guarantee exact matches due to varyi
Compatibility of materials used. Final dimensions
vary from within this drawing. An exact scaled dr
Will be provided upon your request.

Requested Action:

Consideration of a plan to develop a low-impact development surface parking area on approximately 0.9 acres of City-owned property located at 216 and 218 Oleander Street in Cocoa to support public parking needs in Cocoa Village and the surrounding area. Planned improvements include approximately 80 parking spaces, of which 4 spaces are accessible, designated vehicle charging stations, decorative street lighting, street trees, sidewalks, decorative fencing, interior landscape areas, minimum 5-feet perimeter landscape buffers, minimum two-way aisle widths of 20-feet, pervious pavement, and related site enhancements. The project includes tax account numbers: 2425841, 2425949, 2461829, 2425950, 2425951, and 2425843.





Oleander Parking Lot Features

- On-street parking
- Off-street parking
- Landscape islands
- Protect existing tree
- Plant new trees
- EV charging station
- Lighting
- Fencing

Low Impact Development

Grass crete



Image Source: Sustainable Paving Systems

Pervious Concrete Void



Image Source: Bomanite Oklahoma

Pervious Pavers



Image Source: Myra Monreal

Low Impact Development

Filter Water



Image Source: Myra Monreal

Yard Drains



Image Source: Myra Monreal

Pervious Pavers – Florida Avenue



Image Source: Myra Monreal

Street Lighting

Specifications

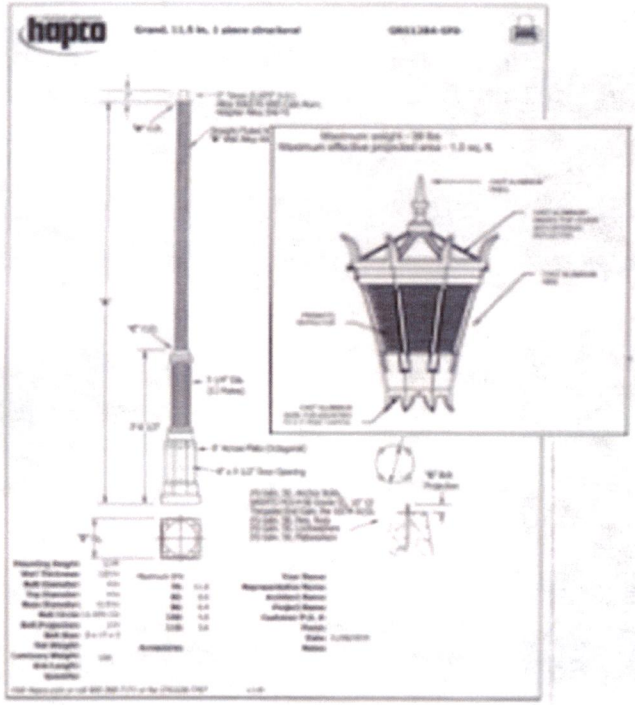


Image Source: Holophane

Lantern



Image Source: Holophane

Pole



Image Source: Hapco



3

COCOA
FLORIDA

Planning & Zoning Board

May 6, 2026



Sanctuary at Cocoa

Large Scale Site Plan and Preliminary Plat Application

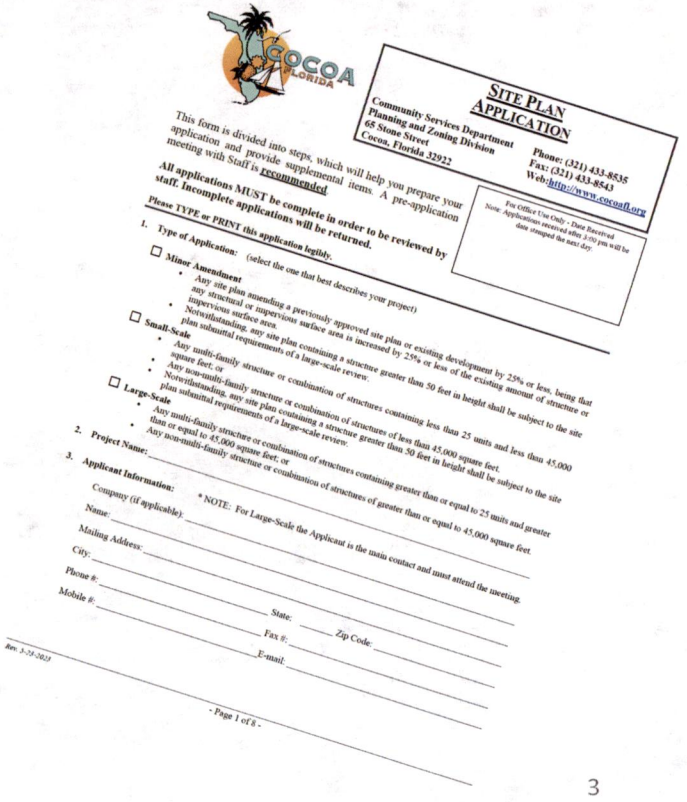


COCOA
FLORIDA

Request
Large Scale Site Plan and Preliminary Plat

COCOA
FLORIDA

- Consideration of a Large-Scale Site Plan and Preliminary Plat, pursuant to Appendix A, Zoning, Article XIII, Sec. 1(D) of the Cocoa City Code
- The site is 89.54 acres with 41.21 acres of developed project area
- Applicant is proposing a residential development consisting of two-phases and a total of 249 townhomes



SITE PLAN APPLICATION

Community Services Department
Planning and Zoning Division
65 Stone Street
Cocoa, Florida 32922

Phone: (321) 433-8535
Fax: (321) 433-8543
Web: http://www.cocoafl.org

This form is divided into steps, which will help you prepare your application and provide supplemental items. A pre-application meeting with Staff is recommended.

For Office Use Only - Date Received
Note: Applications received after 3:00 pm will be date stamped the next day.

All applications MUST be complete in order to be reviewed by staff. Incomplete applications will be returned.

Please TYPE or PRINT this application legibly.

1. **Type of Application:** (select the one that best describes your project)

☐ **Minor Amendment**
- Any site plan amending a previously approved site plan or existing development by 25% or less, being that any structural or impervious surface area is increased by 25% or less of the existing amount of structure or impervious surface area.
- Notwithstanding, any site plan containing a structure greater than 50 feet in height shall be subject to the site plan submittal requirements of a large-scale review.

☐ **Small-Scale**
- Any multi-family structure or combination of structures containing less than 25 units and less than 45,000 square feet; or
- Any non-multi-family structure or combination of structures containing less than 45,000 square feet.
- Notwithstanding, any site plan containing a structure greater than 50 feet in height shall be subject to the site plan submittal requirements of a large-scale review.

☐ **Large-Scale**
- Any multi-family structure or combination of structures containing greater than or equal to 25 units and greater than or equal to 45,000 square feet; or
- Any non-multi-family structure or combination of structures of greater than or equal to 45,000 square feet.

2. **Project Name:** _____

3. **Applicant Information:** * NOTE: For Large-Scale the Applicant is the main contact and must attend the meeting.

Company (if applicable): _____
Name: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Phone #: _____ Fax #: _____
Mobile #: _____ E-mail: _____

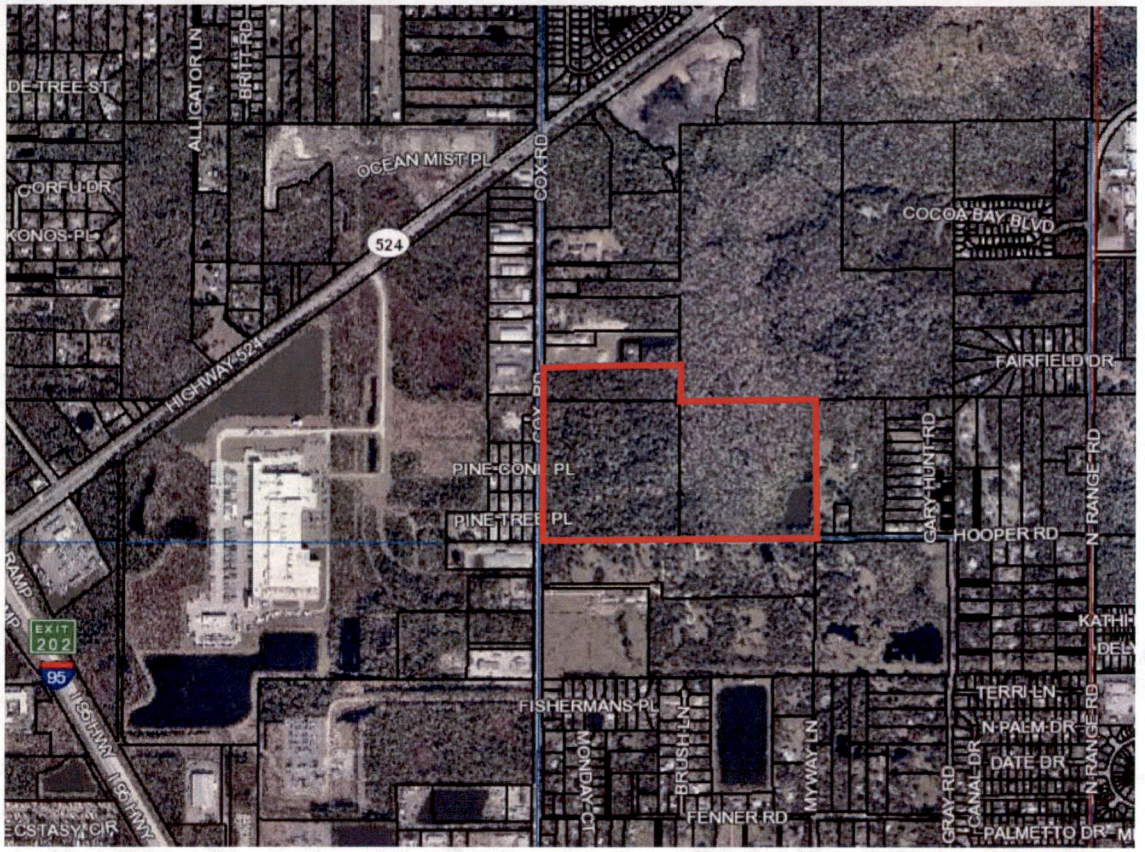
Rev. 3-24-2023

- Page 1 of 8 -

Property Location

COCOA
FLORIDA

- The project site is located at the northeast corner of Cox Road and Hooper Road
- Less than ½ mile south of SR 524
- Less than 2-miles from I-95



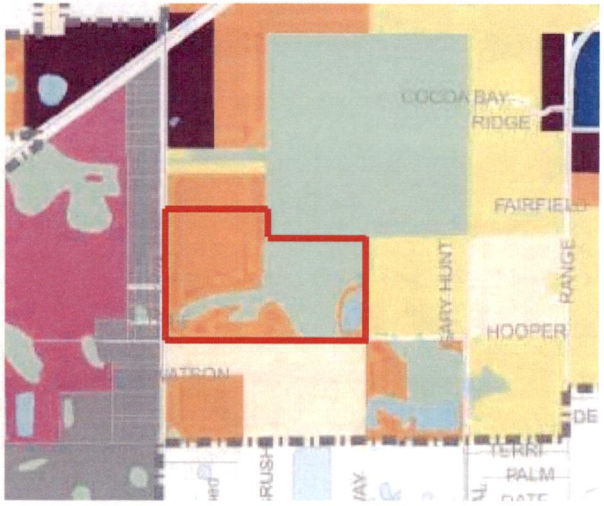
Zoning & Future Land Use

COCOA
FLORIDA

- Current Zoning category is Multiple-Family Dwelling District (RU-2-15)

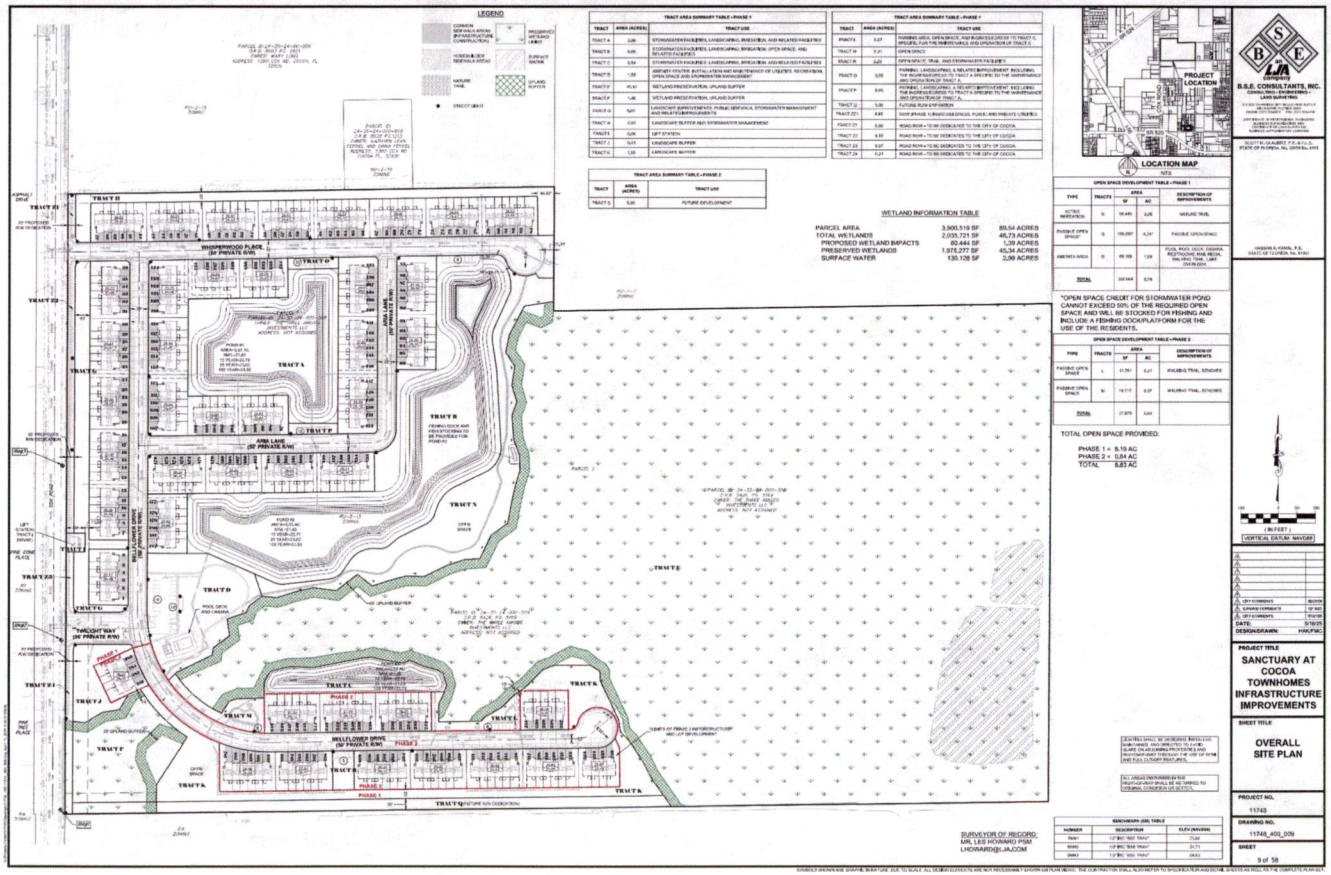
- Future Land Use Designation is Medium Density Residential (MDR) and Conservation (Cons)





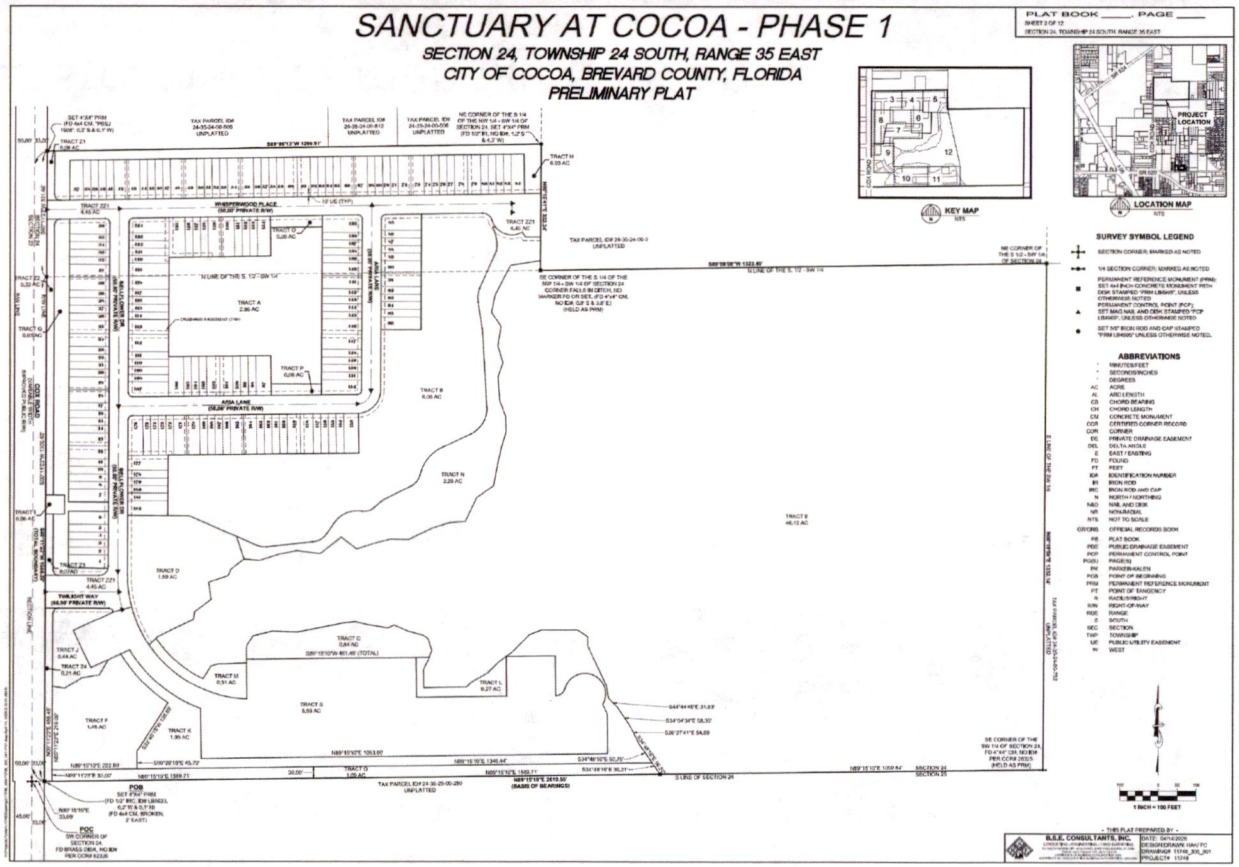
Overall Site Plan

COCOA
FLORIDA



Preliminary Plat - Phase I

COCOA
FLORIDA



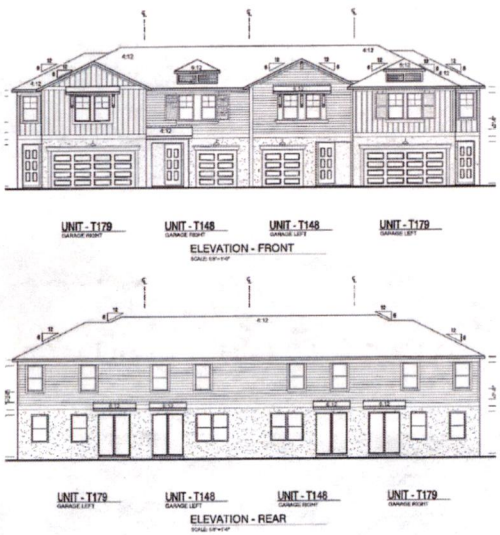
Project Overview

COCOA
FLORIDA

- Two Phase Development - 249 total townhome lots
  - Phase 1 - 182 lots
  - Phase 2 - 67 lots
- Two access points to Cox Road
- Three stormwater management areas
- 46.12 acres (Tract E) of preservation conveyed to the City

Product Elevations

COCOA
FLORIDA



4-plex



5-plex

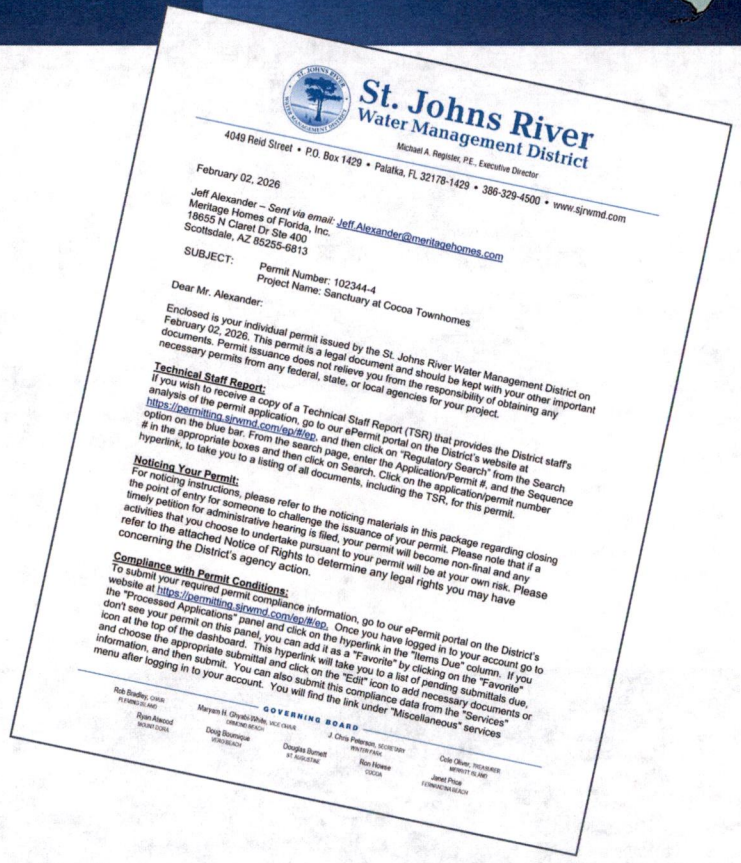


6-plex

Wetlands

COCOA
FLORIDA

- Environmental Resource Permit approved by SJRWMD
- 46.12 acres of preserved wetlands conveyed to the City
- 1.97 acres of total impacted wetlands
- Mitigation includes onsite preservation + mitigation bank credits



St. Johns River
Water Management District
Michael A. Register, P.E., Executive Director
4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • www.sjrwmd.com

February 02, 2026

Jeff Alexander – *Sent via email:* Jeff.Alexander@meritagehomes.com
Meritage Homes of Florida, Inc.
18655 N Claret Dr Ste 400
Scottsdale, AZ 85255-6813

SUBJECT: Permit Number: 102344-4
Project Name: Sanctuary at Cocoa Townhomes

Dear Mr. Alexander:

Enclosed is your individual permit issued by the St. Johns River Water Management District on February 02, 2026. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:
If you wish to receive a copy of a Technical Staff Report (TSR) that provides the District staff's analysis of the permit application, go to our ePermit portal on the District's website at https://permitting.sjrwmd.com/epp/#/epp, and then click on "Regulatory Search" from the Search option on the blue bar. From the search page, enter the Application/Permit #, and the Sequence # in the appropriate boxes and then click on Search. Click on the application/permit number hyperlink, to take you to a listing of all documents, including the TSR, for this permit.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to our ePermit portal on the District's website at https://permitting.sjrwmd.com/epp/#/epp. Once you have logged in to your account go to the "Processed Applications" panel and click on the hyperlink in the "Items Due" column. If you don't see your permit on this panel, you can add it as a "Favorite" by clicking on the "Favorite" icon at the top of the dashboard. This hyperlink will take you to a list of pending submittals due, and choose the appropriate submittal and click on the "Edit" icon to add necessary documents or information, and then submit. You can also submit this compliance data from the "Services" menu after logging in to your account. You will find the link under "Miscellaneous" services

GOVERNING BOARD

Rob Bradley, CHAIR
Ryan Atwood
Maryam H. Ghyabi-Dhyle, VICE CHAIR
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Douglas Burnett
J. Chris Peterson, SECRETARY
Ron Howse
COCOA
Cole Oliver, TREASURER
Janet Price

Tree Mitigation

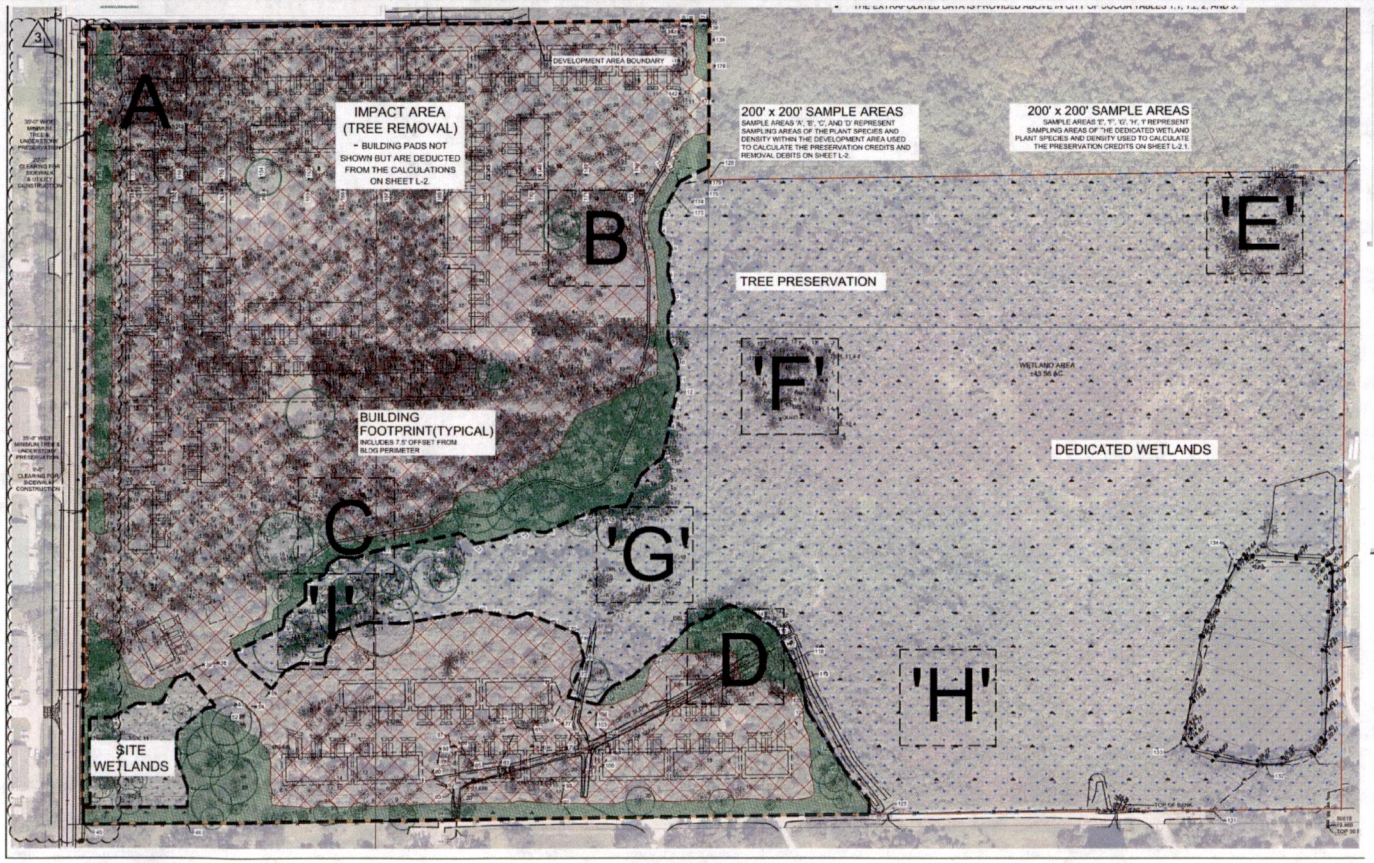
COCOA
FLORIDA

- Proposing removal of 5,295 trees within development footprint
- 30,534 inches total tree mitigation required
  - On-site tree replanting of 23,298 inches
  - Tree Mitigation Payment of $550,000
    - A reduced Arbor Mitigation fee given the conveyance of Tract E to the City



Tree Mitigation

COCOA
FLORIDA



LEGEND

TOTAL SITE AREA = 89.5 AC
SITE WETLAND = 1.0 AC
DEDICATED CITY OF COCOA WETLAND = 44.1 AC
DEVELOPMENT AREA = 44.4 AC
IMPACT AREA (TREE REMOVAL) WITHIN DEVELOPMENT AREA = 37.0 AC
PRESERVATION AREA WITHIN DEVELOPMENT AREA = 7.4 AC

PRESERVATION & MITIGATION CALCULATIONS - SUMMARY

Table 1.1 Preservation (Dedicated Wetland) - DATA FROM SAMPLES E,F,G,H,I

D.B.H of Preserved Tree	Reduction in Replacement Trees	Total Trees Preserved	Credits - Rounded	
6" - 23"	1 credit for every 12" preserved (cumulative inches removed)	30,239	2,520	
24" - 35"	8 credits for each tree	134	1,072	
36" - 42"	10 credits for each tree	48	480	
>42"	12 credits for each tree	19	228	
		Total Credits	4,300	Total inches in diameter
			12,900	preserved (Credits x 3")

Table 1.2 Preservation (Developed Area) - DATA FROM SAMPLES A,B,C,D

D.B.H of Preserved Tree	Reduction in Replacement Trees	Total Trees Preserved	Credits - Rounded	
6" - 23"	1 credit for every 12" preserved (cumulative inches removed)	17,456	1,455	
24" - 35"	8 credits for each tree	54	432	
36" - 42"	10 credits for each tree	12	120	
>42"	12 credits for each tree	4	48	
		Total Credits	2,055	Total inches in diameter
			6,164	preserved (Credits x 3")

Table 2 Removal - (Developed Area) - DATA FROM SAMPLES A,B,C,D

D.B.H. of Protected Tree	Number of Replacement Trees Required for each tree removed	Minimum Size of Replacement Tree	Total Replacement Required (Inches)	Total Trees Removed	Total Inches Replacement
6" - 12"	1	3"	3"	4954	14862
13" - 23"	4	3"	12"	703	8436
24" and Above	9	3"	27"	268	7236
			Total inches removed and not replaced < 24"		23,298
			Less Total inches Preserved (Dedicated Wetland)		12,900
			Less Total inches Preserved (Development Area)		6,164
			Less Total inches to be Planted		4,953
			Total inches to be Mitigated < 24"		(719)
			Additional inches to be Mitigated 24" & up		7236

Note: ( ) denote negative / less than zero cata entry

Table 3 Summary

D.B.H of Removed Trees not Replaced	Arbor Mitigation Amount	
6-23"	$100 per inch	-$71,875.00 Total inches Mitigated < 24"
24" and up	$200 per inch	$1,447,200.00 Additional inches Mitigated 24" & up
Total Arbor Mitigation Amount		$1,375,325.00

NOTE:
- REFER TO SHEET L-2 AND L-2.1 FOR INVENTORIED DATA FROM TREE SAMPLE AREAS
- THE EXTRAPOLATED DATA IS PROVIDED ABOVE IN CITY OF COCOA TABLES 1.1, 1.2, 2, AND 3:

12



Serving our community with P.R.I.D.E!

Comprehensive Plan Consistency

Future Land Use Element

- **Policy 1.1.2.4: Medium Density Residential – 15 du/acre**

Conservation Element

- **Policy 12.1.6.10: Native Vegetation**
- **Policy 12.1.6.15: Wetland Protection**

Development Agreement

COCOA
FLORIDA

1. The Developer shall receive building permits and substantially commence vertical construction of buildings, which shall at minimum include building foundations, for Phase I of the Project within two (2) years of the Effective Date of the Development Agreement.
2. The portion of the approved Final Engineering/Site Plan for Phase II shall be valid only for a period of five (5) years from the Effective Date of the Development Agreement. The Developer shall be required to obtain building permits and substantially commence vertical construction of buildings within Phase II, which shall at minimum include building foundations, prior to the termination of the five-year period following the Effective Date of the Development Agreement.
3. Prior to the issuance of the fiftieth (50th) certificate of occupancy for Phase I of the Project, the developer shall complete or cause to completed the off-site 5' sidewalk extending from the northern boundary of the Property to the entrance of the Cocoa Conservation Area, located at the City of Cocoa's property with Tax Parcel ID No. 24-35-24-00-3.

Development Agreement

COCOA
FLORIDA

4. The Developer shall dedicate to the City, via approval of the Phase I final plat, a 25-foot right-of-way easement along the southern boundary of the Property for purposes of future right-of-way expansion. Until the City of Cocoa opens and improves such right-of-way, the dedicated easement area shall be maintained by the Developer or successor Homeowner's Association.

5. All required tree replacements in Phase I common area tracts shall be planted prior to the issuance of the 100th certificate of occupancy for any building or structure in Phase I.

6. The Developer and the City agree that the Developer shall pay to the City, prior to the commencement of any tree removal on the Property, $550,000.00 as the Arbor Mitigation Fund Contribution for the tree removals on the Property that will not be replaced.

Staff Recommendation

COCOA
FLORIDA

- Staff recommends that the Planning & Zoning Board recommend **APPROVAL WITH CONDITIONS** to City Council of the Large-Scale Site Plan and the Preliminary Plat for Sanctuary at Cocoa. The proposed Site Plan and Preliminary Plat review has determined that the application generally meets the minimum requirements of all applicable City Code requirements and is Consistent with Appendix A, Article XIII, Section 1(D).

3a

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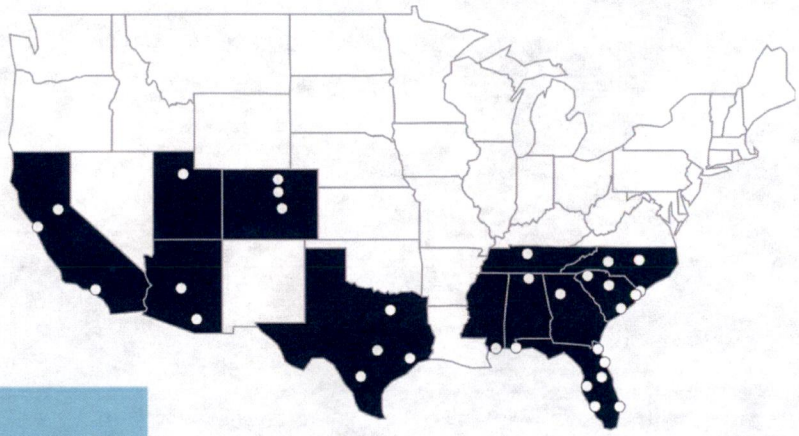
SANCTUARY AT COCOA
P&Z MEETING PRESENTATION
MAY 6TH, 2026

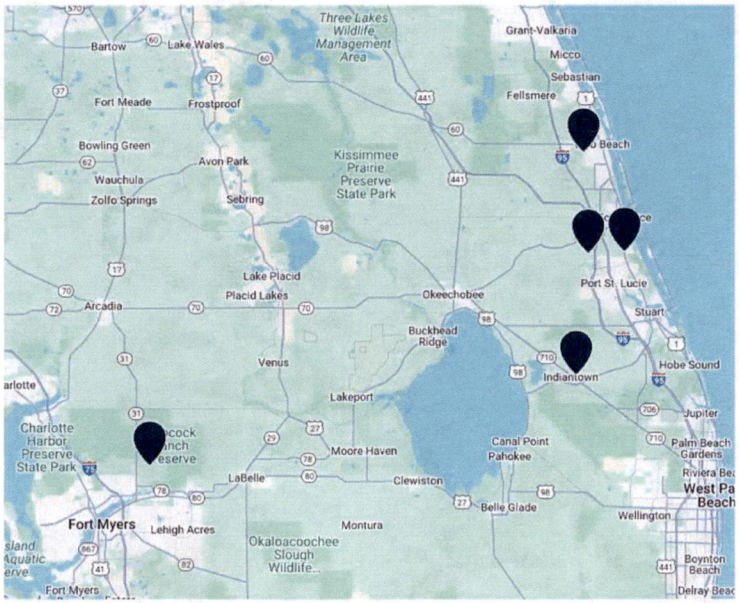
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National Homebuilder

- 5th Largest Homebuilder based on homes closed in 2024
- Founded in 1985
- 12 States
- 31 markets and growing
- Nearly 200,000 Homes

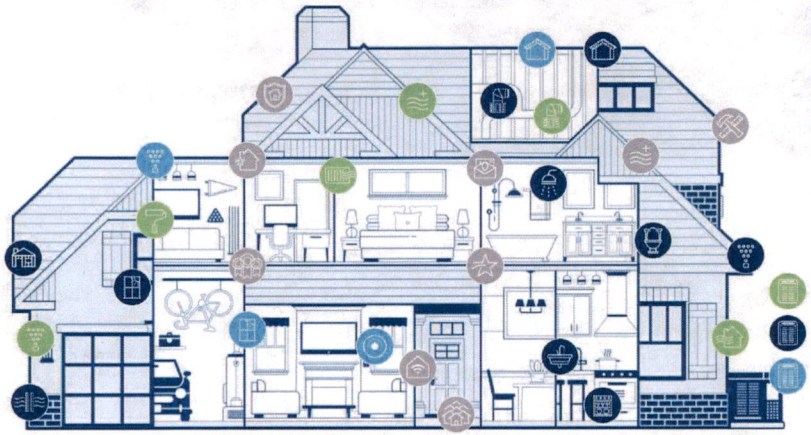




South Florida Division

- Started in 2016
- 5 Actively Selling Communities
- 6 Approved/Under Construction
- 10 In Planning

WHO WE ARE



Energy Efficiency

- Solar
- All Electric
- Spray Foam Insulation
- Low-E, Insulated Windows
- Advanced Thermostats, Smart Home Features
- Energy Star Appliances
- Conditioned Attics
- Sealed Insulated Ducts
- EV Ready Garages
- Fully insulated homes

Water Efficiency

- Water efficient faucets & showerheads
- High-performance toilets
- Water efficient landscaping
- Smart Irrigation Controllers

Indoor Air Quality

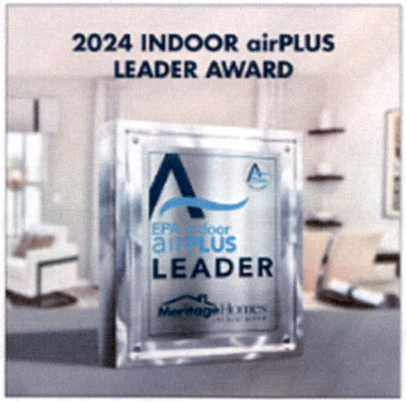
- High Performance HVAC
- AprilAire Ventilated Dehumidification Units
- Fresh Air Management
- Merv 13 HVAC Filtration
- Low-to-Zero VOC Materials

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WHO WE ARE



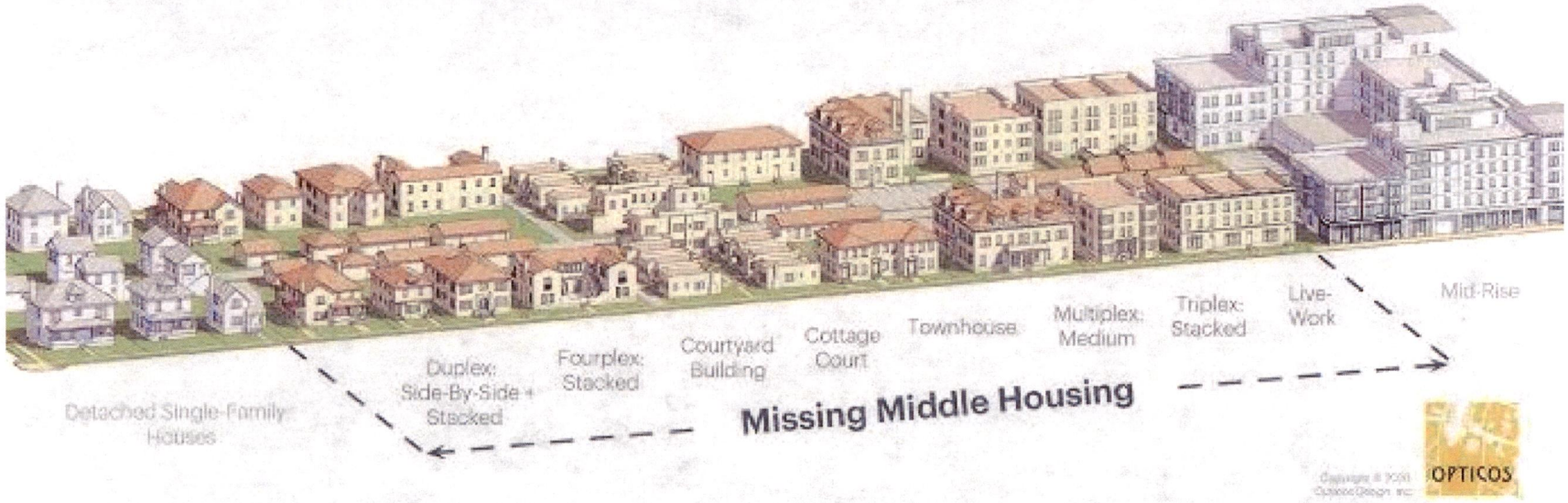
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CERTIFIED HOMES



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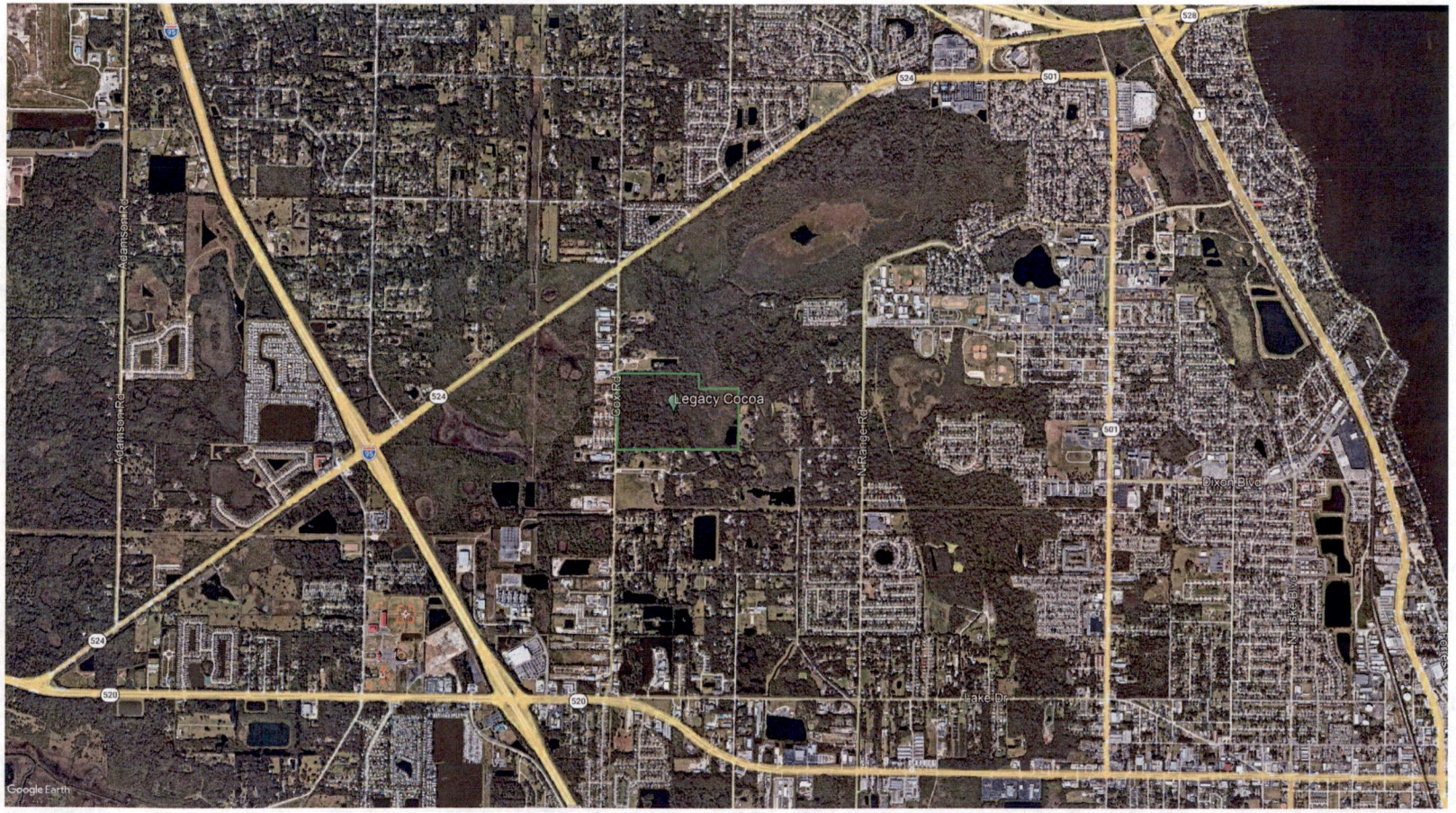
WHAT WE DO



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SITE LOCATION MAP

Cox Road + 524 (South)





SITE PLAN

249-unit Fee Simple Gated Townhome community

SITE PLAN DATA

Zoning: RU-2-15

Proposed Open Space:
8.83 Acres (8.68 required)

Total Development Area:
43.42 Acres

Total Units Proposed: 249 units

- Phase 1: 182 units
- Phase 2: 67 units

SITE INFORMATION TABLE

SITE NAME	SANCTUARY AT COCOA TOWNHOMES	
ADDRESS	COX ROAD COCOA, FLORIDA	
JURISDICTION	CITY OF COCOA	
PARCEL ID	21-35-21-00508, 509, 510	
ZONING DESIGNATION	RU-2-15: MULTIPLE FAMILY DWELLING	
PROPOSED LAND USE	ATTACHED TOWNHOME - RESIDENTIAL	
OVERLAY DISTRICT	NONE	
PARCEL AREA	3,900,519 SF	89.54 ACRES
EXISTING UPLAND AREA	2,007,569 SF	46.09 ACRES
EXISTING WETLANDS	2,035,721 SF	46.73 ACRES
PROPOSED WETLAND IMPACTS	60,444 SF	1.39 ACRES
REMAINING USABLE UPLANDS	2,068,229 SF	47.48 ACRES
PROPOSED OPEN SPACE		
*WET STORMWATER	189,050 SF	4.34 ACRES
RECREATIONAL AREA (TRACT D)	69,168 SF	1.59 ACRES
OPEN SPACE (ACTIVE) (TRACT N)	98,446 SF	2.26 ACRES
OPEN SPACE (PASSIVE) (TRACT L&M)	27,878 SF	0.64 ACRES
TOTAL OPEN SPACE PROVIDED*	384,542 SF	8.83 ACRES

OPEN SPACE REQUIREMENTS
- TOTAL DEVELOPMENT AREA = 43.42 ACRES
- OPEN SPACE REQUIRED AT 20% = 8.68 ACRES

MAXIMUM OF 50% OF THE REQUIRED OPEN SPACE CAN BE STORM WATER POND. (8.68 x 0.50 = 4.34 AC)

REQUIRED BUFFERS	REQUIRED/PROVIDED
SOUTH (RA ZONING)	20' / 55'
NORTH (RU-2-15)	10' / 25'
WEST (M1/ROAD R/W)	0' / 60'
EAST (RU 1-7)	20' / 22'

SEE SHEET 9 FOR TRACT SUMMARY AND OPEN SPACE TABULATION.

DENSITY-ALLOWED: 10 UNITS PER ACRE
46.09 x 10 = 461 UNITS

DENSITY PROPOSED

MULTIPLE FAMILY TOWNHOMES (6 UNIT BUILDINGS)	
END UNITS (24', 2 CAR GARAGE)	72 UNITS
STANDARD UNITS (20', 1 CAR GARAGE)	144 UNITS
MULTIPLE FAMILY TOWNHOMES (5 UNIT BUILDINGS)	
END UNITS (24', 2 CAR GARAGE)	10 UNITS
STANDARD UNITS (20', 1 CAR GARAGE)	15 UNITS
MULTIPLE FAMILY TOWNHOMES (4 UNIT BUILDINGS)	
END UNITS (24', 2 CAR GARAGE)	4 UNITS
STANDARD UNITS (20', 1 CAR GARAGE)	4 UNITS
PHASE 1 UNITS	182
PHASE 2 UNITS	67
TOTAL UNITS	249 UNITS

BUILDING HEIGHT ALLOWED	35 FEET MAX
BUILDING HEIGHT PROPOSED	30 FEET MAX
BUILDING STORIES	2 STORIES
TOWNHOME SETBACKS	REQUIRED
FRONT YARD	26'
REAR YARD	25'
SIDE CORNER	15'
SIDE INTERIOR	10'
MINIMUM LOT DIMENSIONS	
LOT DEPTH	100'
LOT WIDTH	20' - SINGLE CAR GARAGE 35' - TWO (2) CAR GARAGE
MINIMUM LOT AREA	
WITH TWO CAR GARAGE	2400 SF
WITH ONE LOT PARKING	2400 SF
WITH OFF LOT PARKING	2400 SF
MAX. BUILDING LENGTH	200'

DEVELOPMENT SCHEDULE
- 12-18 MONTHS FOR INFRASTRUCTURE
- 30-36 MONTHS FOR RESIDENTIAL DEVELOPMENT

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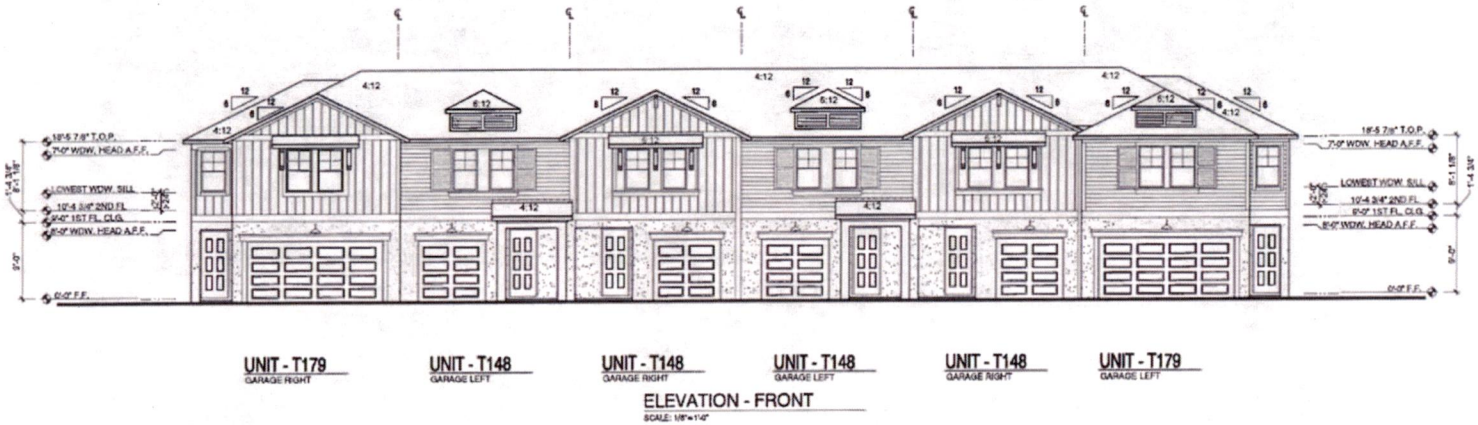
THANK YOU FOR YOUR TIME AND CONSIDERATION

Meritage Homes®

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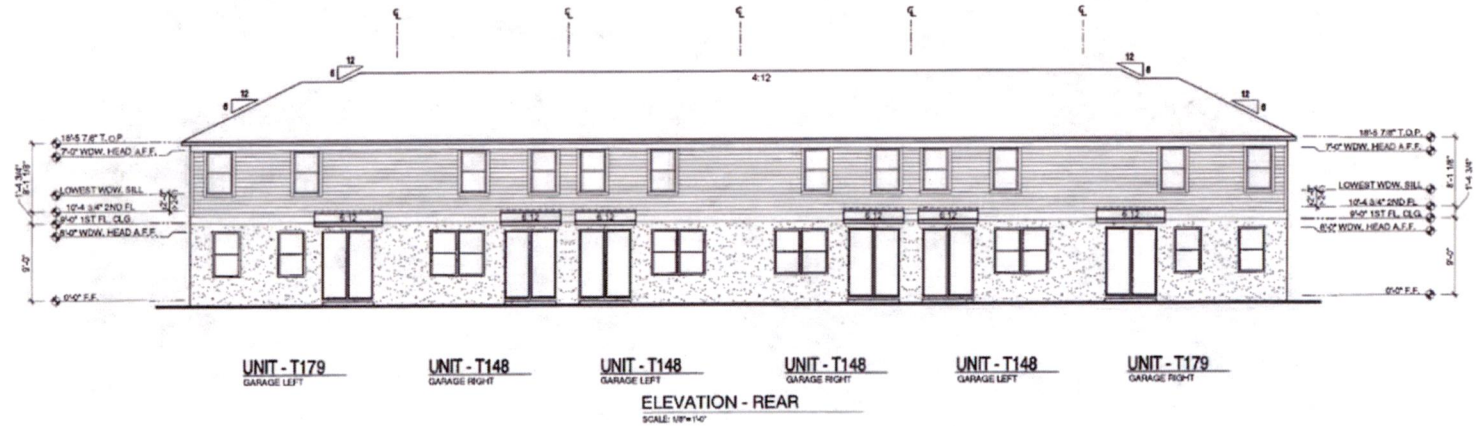
SUPPLEMENTAL INFORMATION

SAMPLE CRAFTSMAN ELEVATION



ELEVATION - FRONT

SCALE: 1/8"=1'-0"



ELEVATION - REAR

SCALE: 1/8"=1'-0"

SAMPLE CRAFTSMAN RENDERING (FOR ILLUSTRATIVE PURPOSES ONLY)



TOWNHOME INTERIORS







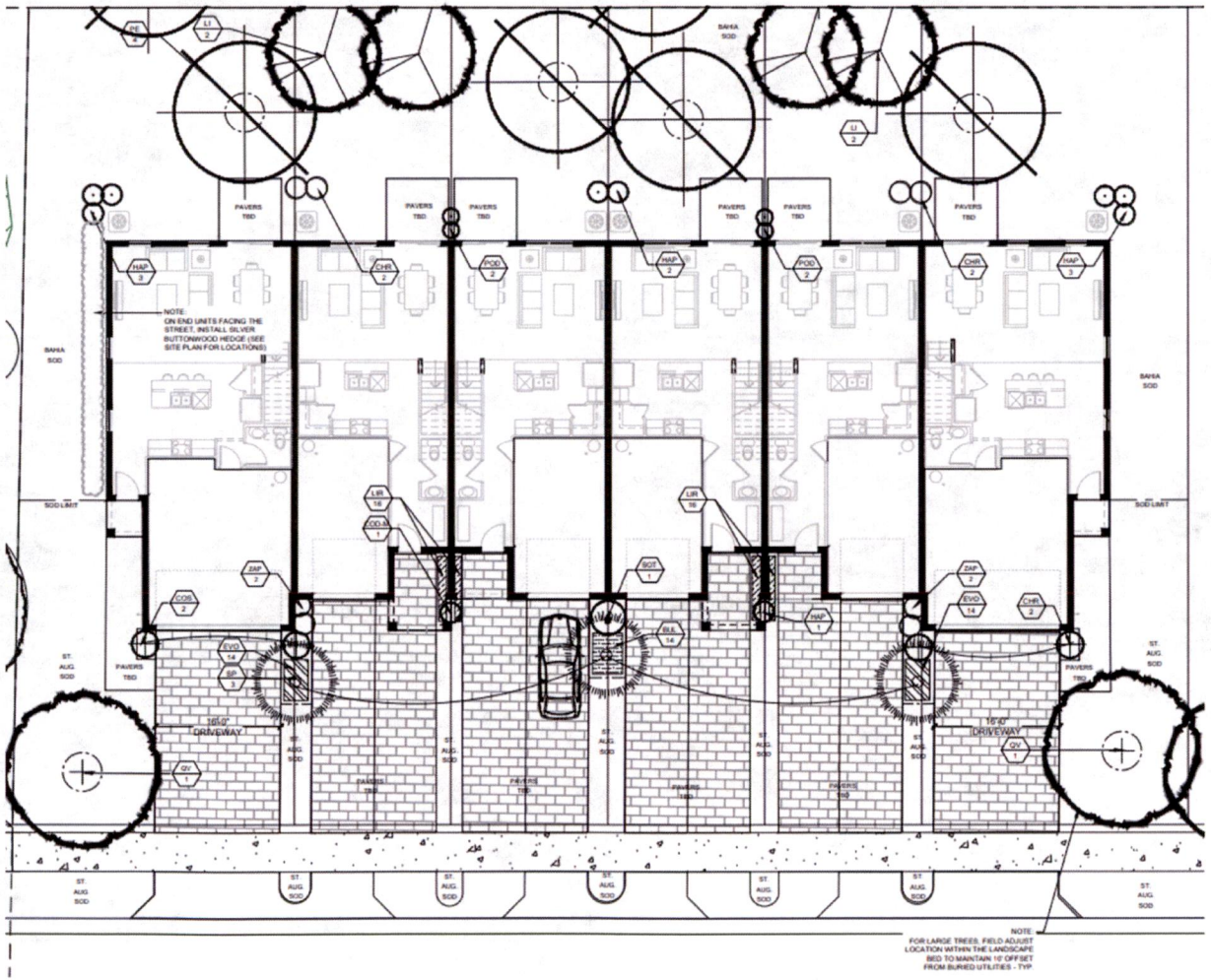


End Units
- 24' wide
- 1,808 SF
- 2 Car Garage

Interior Units
- 20' wide
- 1,485 SF
- 1 Car Garage

All Units
- Three Bedrooms
- 2 ½ Baths
- Paver Driveways
- Paver Patio

TYPICAL TOWNHOME LANDSCAPE PLAN



6 Unit Townhome - Plantlist

PLANT MATERIAL

TREES & PALMS

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	MINIMUM SPECIFICATIONS	SPACING	NATIVE	WATER WISE	MITIGATION (INCHES)
4	LI	*Lagerstroemia indica*	Crape Myrtle	45g	8'Ht., 3" caliper, Multi., Muskogee, Natchez, or Tuskegee', Refer to street tree plan for variety type*	As shown		✓	12
4	PE	*Pinus elliottii 'Densa'*	Slash Pine 'Densa'	30G	9'Ht. x 3'spd., 3" caliper	As shown	✓	✓	12
2	QV	*Quercus virginiana*	Live Oak	65g	12" Ht. x 4'spd., 3" caliper	As shown	✓	✓	6
3	SP	*Sabal palmetto*	Cabbage Palm	FG	12' clear trunk height	As shown	✓	✓	

Important Note: The caliper inches, heights, and spreads provided are minimum specifications. A larger container size may be required to meet minimum specifications.

Total: 30

SHRUBS & GROUNDCOVERS

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	MINIMUM SPECIFICATIONS	SPACING	NATIVE	WATER WISE
14	BUL	*Bulbine frutescens 'Hallmark'*	Bulbine 'Hallmark'	1g	12" Ht. x 8"spd.	12" oc		✓
6	CHR	*Chrysobalanus icaco 'Red Tip'*	Red Tip Cocoplum	3g	15"Ht. x 18"spd.	18" oc	✓	✓
2	COS	*Conocarpus erectus 'Sericeus'*	Silver Buttonwood	3g	18"Ht. x 18"spd.	36" oc	✓	✓
1	CODHM	*Codiaeum variegatum 'Magnificent'*	Croton 'Magnificent'	3g	18"Ht. x 18"spd.	As shown		✓
28	EVO	*Evolvulus glomeratus 'Blue My Mind'*	Blue Daze 'Blue My Mind'	1g	4"Ht. x 8"spd.	12" oc		✓
9	HAP	*Hamelia patens*	Firebush	3g	18"Ht. x 18"spd.	36" oc	✓	✓
32	LIR	*Liriope muscari 'Super Blue'*	Liriope 'Super Blue'	1g	12"Ht. x 8"spd.	12" oc		✓
1	SOT	*Sophora tomentosa*	Necklace Pod	3g	18"Ht. x 18"spd.	As shown	✓	✓
4	POD	*Podocarpus macrophyllus 'Maki'*	Podocarpus 'Maki'	3g	20"Ht x 12" spd.	24" oc		✓
4	ZAP	*Zamia pumila*	Florida Coontie	3g	12"Ht. x 16"spd.	30" oc	✓	✓

Important Note: The heights and spreads provided are minimum specifications. A larger container size may be required to meet minimum specifications.

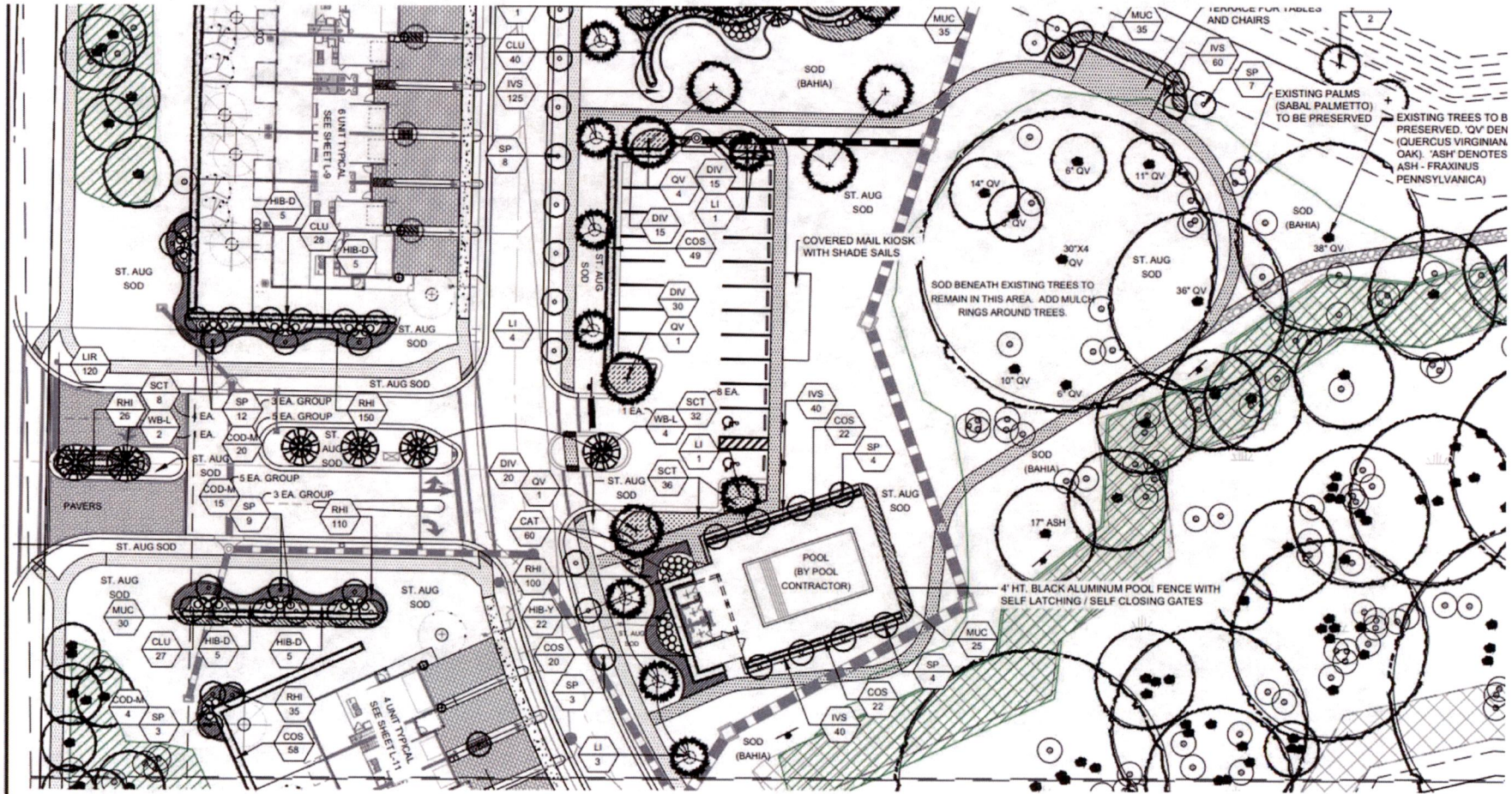
MISCELLANEOUS LANDSCAPE ITEMS

5425	SF	Sod: Bahia 'Argentine'; Landscape Contractor to field-verify amount needed; An additional 15% has been added for shrinkage, cuts and wastes.*
2275	SF	Sod: St. Augustine 'Floratam'; Landscape Contractor to field-verify amount needed; An additional 15% has been added for shrinkage, cuts and wastes.*
5	CY	Planting Mix- 33% Clean Sharp Sand, 33% Florida Peat, 33% Well-rotted Wood Chips/Compost
6	CY	MULCH - Cisco Brown' Mulch from Florida Mulch

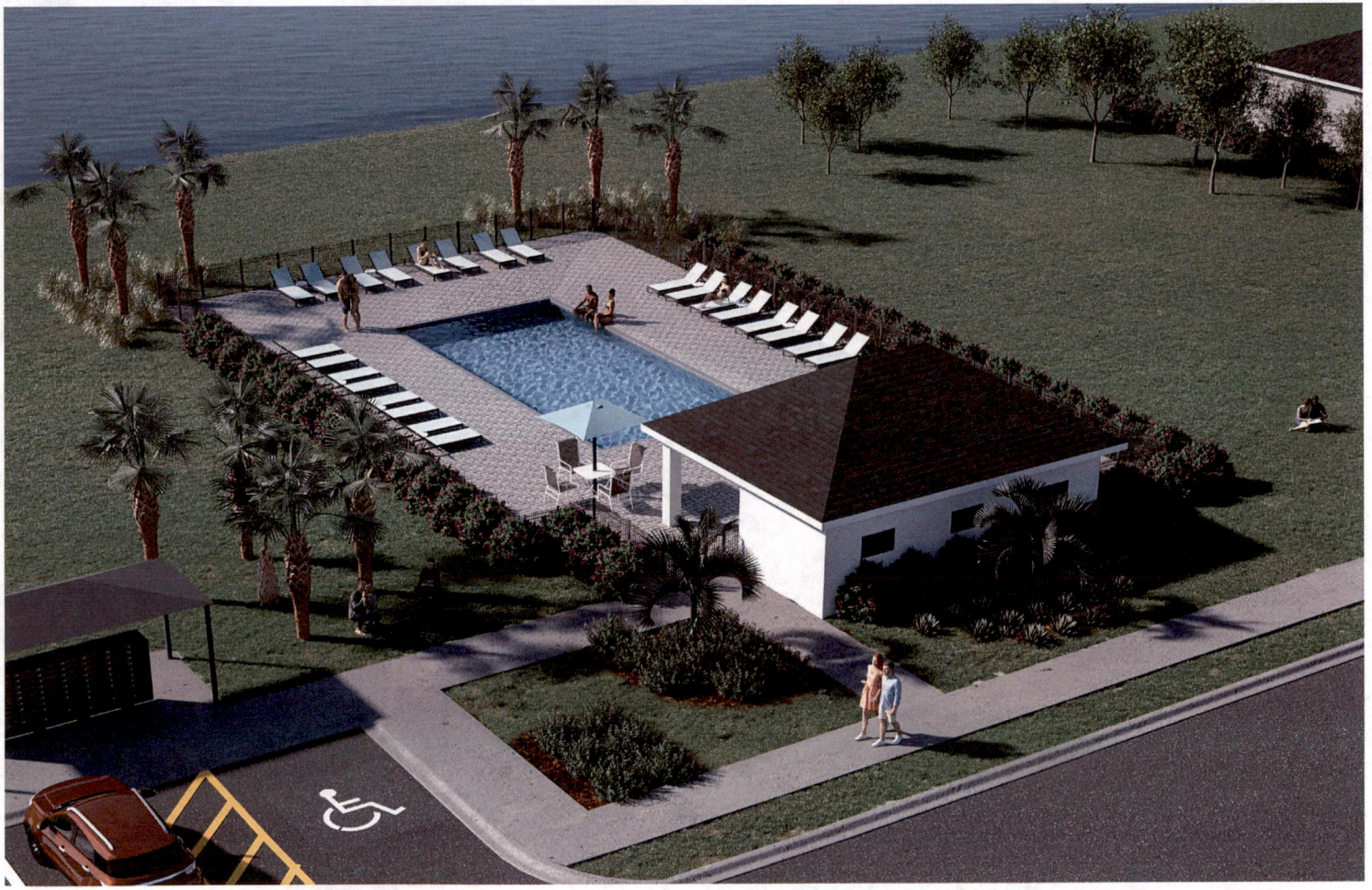
Bracing, Guying, Staking & Fertilizing is to be included in the unit price for installed plant material.

*We strive to be as accurate as possible with sod measurements, however, changing field conditions will affect the final sod amount required. Please be aware that our sod calculations are not exact and additional sod could be required. **Additional sod will be the owner's responsibility and added to the final contract amount.***

ENTRYWAY AND AMENITY LANDSCAPE PLAN



SAMPLE AMENITY RENDERING



TRANSPORTATION IMPACT ANALYSIS (TIA)

- **Performed in accordance with:**
  - Policies and guidelines of the Space Coast Transportation Planning Organization (SCTPO), Brevard County, and the City of Cocoa
  - Brevard County's 2025 *Guidelines on Minimum Requirements for Traffic Impact Analyses*
- **Methodology** for the analysis was provided to the City prior to commencement of the study
- **TIA has been reviewed by the City** and all comments have been addressed

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TRANSPORTATION IMPACT ANALYSIS (TIA)

Study Area

- Roadway Segments
  - SR 524: From I-95 to Industry Road
  - Cox Road: From SR 520 to SR 524
  - SR 520: From I-95 To Burnett Road
- Two (2) Off-Site Intersections
  - Cox Road & SR 524
  - Cox Road & SR 520
- Two (2) Project Driveways



TRANSPORTATION IMPACT ANALYSIS (TIA)

TIA Conclusions

- No roadway deficiencies identified (with or without the project) based on latest CMS data at project buildout
- No new intersection deficiencies were identified as a result of project impacts
- No turn lane improvements are recommended at project driveways
- Access will also require Brevard County approval

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COMMUNITY MEETING

Meritage Homes held a community meeting on Tuesday March 31, 2026. This was attended by 10+ community members, staff, and commissioners. Project was presented to the community. Community raised concerns on speeding and traffic.

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4

PLANNING & ZONING BOARD MEETING

MAY 6, 2026



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603 BREVARD HOTEL
Development Agreement & Concept Plan

…for the 603 Brevard Avenue Hotel, affecting approximately .87 acres of property owned by the Cocoa Redevelopment Agency, calling for the development of an approximately seven (7) story, 68,310 square-foot, 104-room hotel with associated amenities and parking and establishes building elevations, floor plan, and related development regulation waivers for the future hotel.

COCOA
FLORIDA

COCOA
FLORIDA

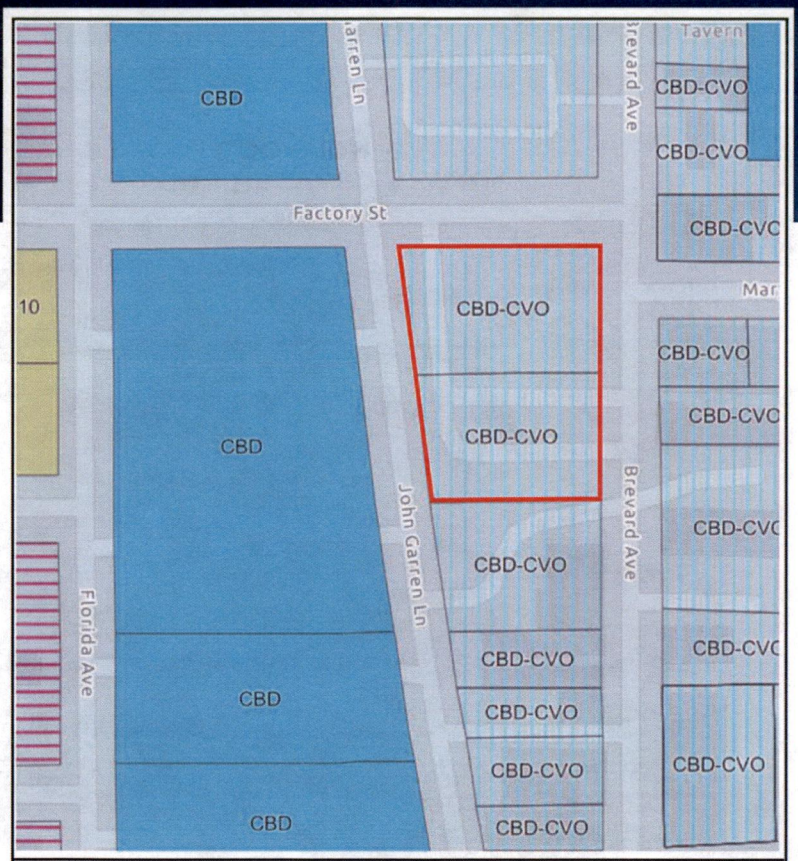


Generally located between

Brevard Avenue and John Garren Lane, south of Factory Street.

- Waterfront Overlay District
- Cocoa Village Overlay
- Central Business District (CBD)
- Cocoa Redevelopment Agency (CRA, Owner)

Applicant: 360 Hospitality Group, LLC



Zoning Map
(Not to Scale)

COCOA FLORIDA

Map Date: May 6, 2026

Legend

- CBD - Central Business
- CBD-CVO - Central Business Cocoa Village Overlay
- C-C - Core Commercial
- RU-2-10 - Low Density Single & Multiple Family Residential



Future Land Use Map
(Not to Scale)

COCOA FLORIDA

Map Date: May 6, 2026

Legend

- Mixed Use

Project History

COCOA
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- February 2024, The Cocoa Redevelopment Agency (CRA, property owner) issued **Request for Proposal** (RFP) to develop the property
    - 360 Hospitality Group LLC was chosen for **7-story** Hotel (exceeds the 5-story maximum height in CBD).
- October 2018, City adopted ordinance for **"Mixed Use-Large"** Building Type **(max of 8-stories)** to be allowed in CDB-CVO with a Development Agreement…

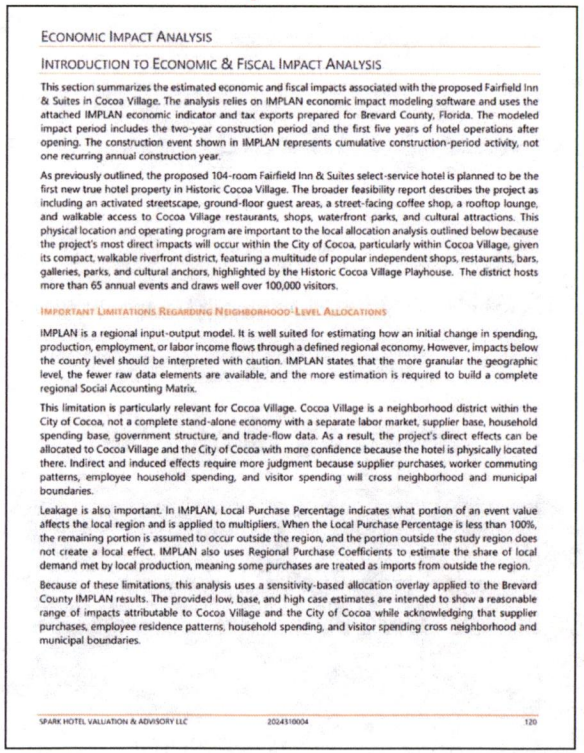
> *"…economic and social benefits to the City and Community Redevelopment Agency, aesthetic quality and character, architectural design, physical and visual scale, compatibility with the special and distinctive character of Cocoa Village and respective subdistrict, and other similar relevant factors."*

Project History

COCOA FLORIDA

- July 2025, Developer entered into a **Redevelopment Project Agreement** with the CRA – 4 Phases
  - **I. Development Agreement with City of Cocoa and Initial Approval of Conceptual Plan**
  - II. Hotel Brand Adjustments and Financing
  - III. Future Permitting
  - IV. Construction / Development Schedule

- Economic and Fiscal Impact Analysis:
  - Economic and fiscal impacts on Cocoa Village and the City of Cocoa, as its own **economic system**.
  - Jobs, economic output and wages in the City
  - Updated Economic Impact Analysis section, **dated May 6, 2026,**
    - Additional details on methodology used
    - Clarifies distinction between cumulative and recurring impacts as well as the impact period.



ECONOMIC IMPACT ANALYSIS

INTRODUCTION TO ECONOMIC & FISCAL IMPACT ANALYSIS

This section summarizes the estimated economic and fiscal impacts associated with the proposed Fairfield Inn & Suites in Cocoa Village. The analysis relies on IMPLAN economic impact modeling software and uses the attached IMPLAN economic indicator and tax exports prepared for Brevard County, Florida. The modeled impact period includes the two-year construction period and the first five years of hotel operations after opening. The construction event shown in IMPLAN represents cumulative construction-period activity, not one recurring annual construction year.

As previously outlined, the proposed 104-room Fairfield Inn & Suites select-service hotel is planned to be the first new true hotel property in Historic Cocoa Village. The broader feasibility report describes the project as including an activated streetscape, ground-floor guest areas, a street-facing coffee shop, a rooftop lounge, and walkable access to Cocoa Village restaurants, shops, waterfront parks, and cultural attractions. This physical location and operating program are important to the local allocation analysis outlined below because the project's most direct impacts will occur within the City of Cocoa, particularly within Cocoa Village, given its compact, walkable riverfront district, featuring a multitude of popular independent shops, restaurants, bars, galleries, parks, and cultural anchors, highlighted by the Historic Cocoa Village Playhouse. The district hosts more than 65 annual events and draws well over 100,000 visitors.

IMPORTANT LIMITATIONS REGARDING NEIGHBORHOOD-LEVEL ALLOCATIONS

IMPLAN is a regional input-output model. It is well suited for estimating how an initial change in spending, production, employment, or labor income flows through a defined regional economy. However, impacts below the county level should be interpreted with caution. IMPLAN states that the more granular the geographic level, the fewer raw data elements are available, and the more estimation is required to build a complete regional Social Accounting Matrix.

This limitation is particularly relevant for Cocoa Village. Cocoa Village is a neighborhood district within the City of Cocoa, not a complete stand-alone economy with a separate labor market, supplier base, household spending base, government structure, and trade-flow data. As a result, the project's direct effects can be allocated to Cocoa Village and the City of Cocoa with more confidence because the hotel is physically located there. Indirect and induced effects require more judgment because supplier purchases, worker commuting patterns, employee household spending, and visitor spending will cross neighborhood and municipal boundaries.

Leakage is also important. In IMPLAN, Local Purchase Percentage indicates what portion of an event value affects the local region and is applied to multipliers. When the Local Purchase Percentage is less than 100%, the remaining portion is assumed to occur outside the region, and the portion outside the study region does not create a local effect. IMPLAN also uses Regional Purchase Coefficients to estimate the share of local demand met by local production, meaning some purchases are treated as imports from outside the region.

Because of these limitations, this analysis uses a sensitivity-based allocation overlay applied to the Brevard County IMPLAN results. The provided low, base, and high case estimates are intended to show a reasonable range of impacts attributable to Cocoa Village and the City of Cocoa while acknowledging that supplier purchases, employee residence patterns, household spending, and visitor spending cross neighborhood and municipal boundaries.

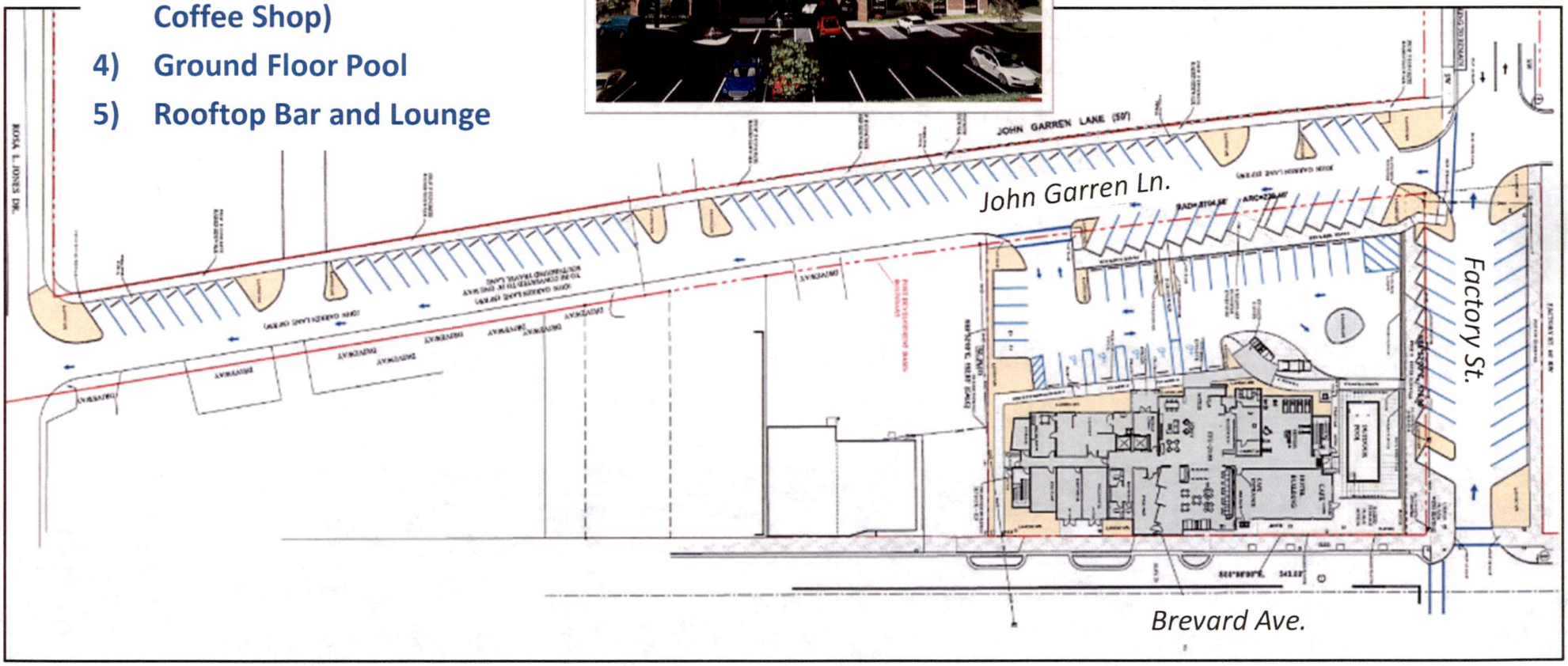
SPARK HOTEL VALUATION & ADVISORY LLC 2024310004 120

Conceptual Site Plan

Features:

1) 7 Stories
2) Approx. 104 Rooms
3) Entrance on Brevard (through Coffee Shop)
4) Ground Floor Pool
5) Rooftop Bar and Lounge





Requested Enhancements

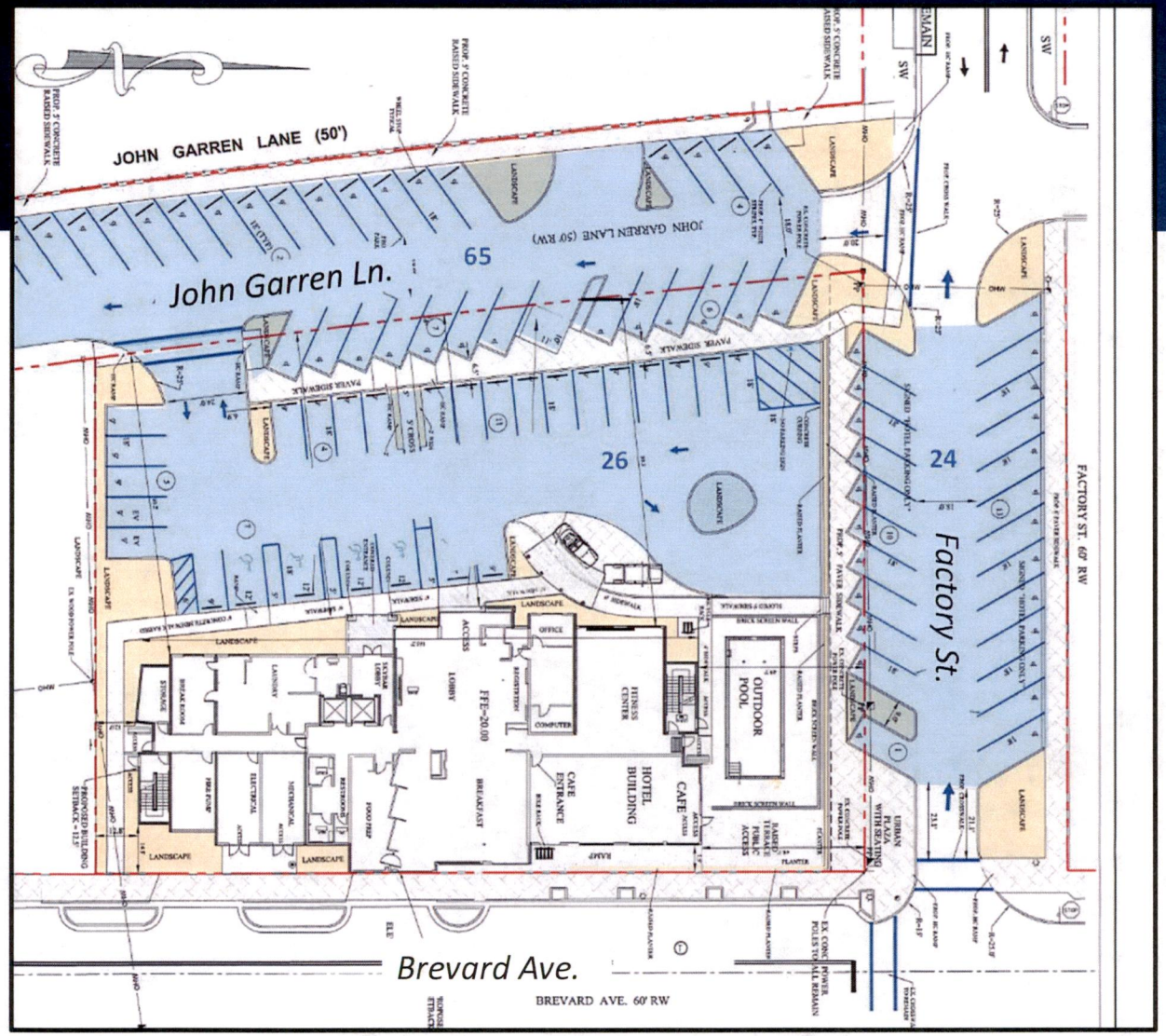
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1) Provide **roadway, drainage, and sidewalk improvements** to **John Garren Lane** and **Factory Street**, creating angled parking spaces for public use on John Garren.

2) **Contribute $500,000** to the City to construct additional **off-site parking** in the Central Business District, to ensure that the Project will provide enhanced parking availability for both hotel guests and the public.

3) **Construct utilities** that will serve Property, including but not limited to electric, cable, phone and fiber optic, **underground**.

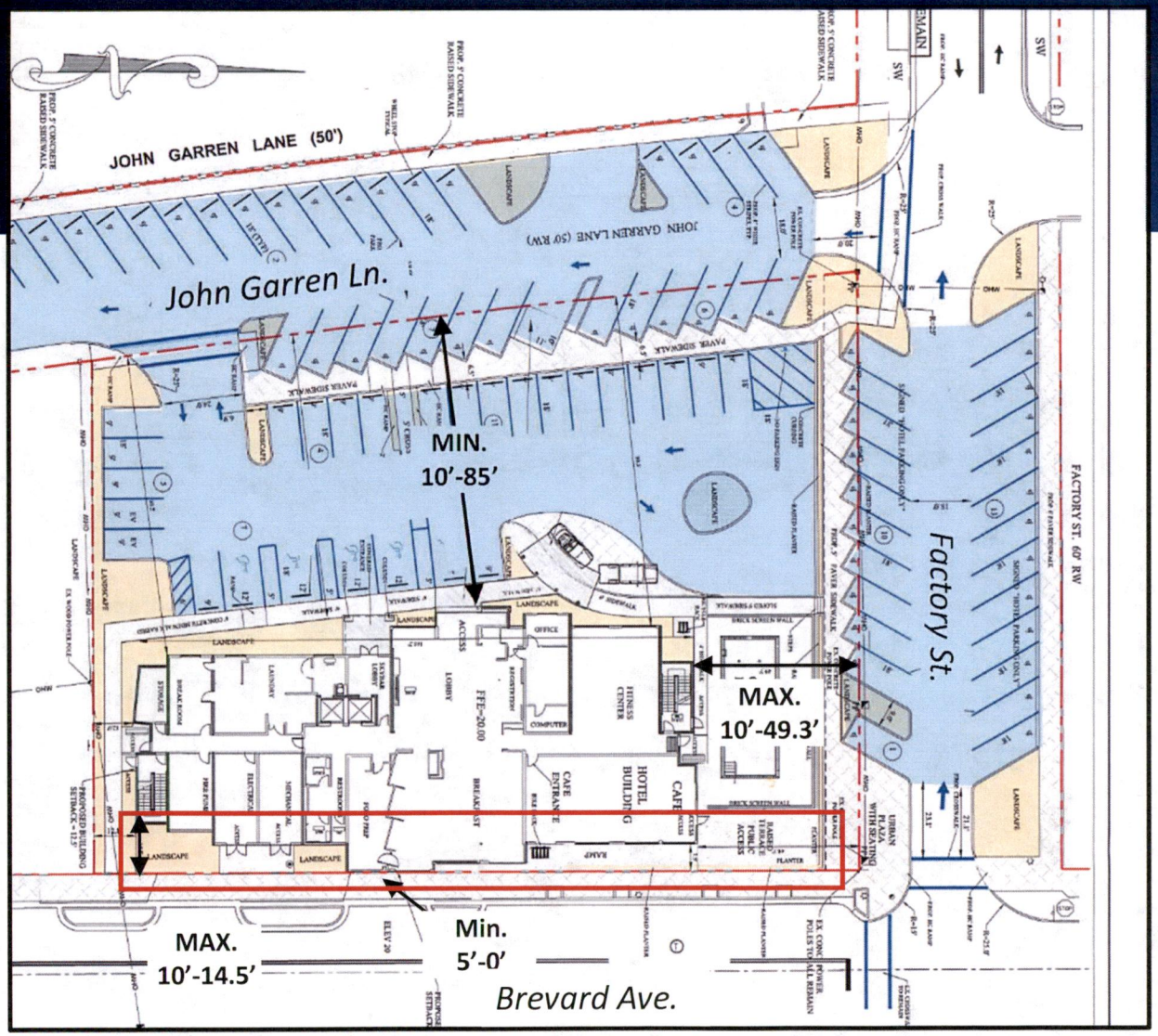
4) Incorporate the use of **energy efficient** building methods and materials in the new hotel.



Variances and Waivers

Parking Waivers:

1) 114 spaces →
   - 26 spaces on-site
   - 65 John Garren
   - 24 Factory
2) Stall size 10'x20' → 9'x18'
3) Off site parking on Factory St. license agreement, for hotel patrons only.

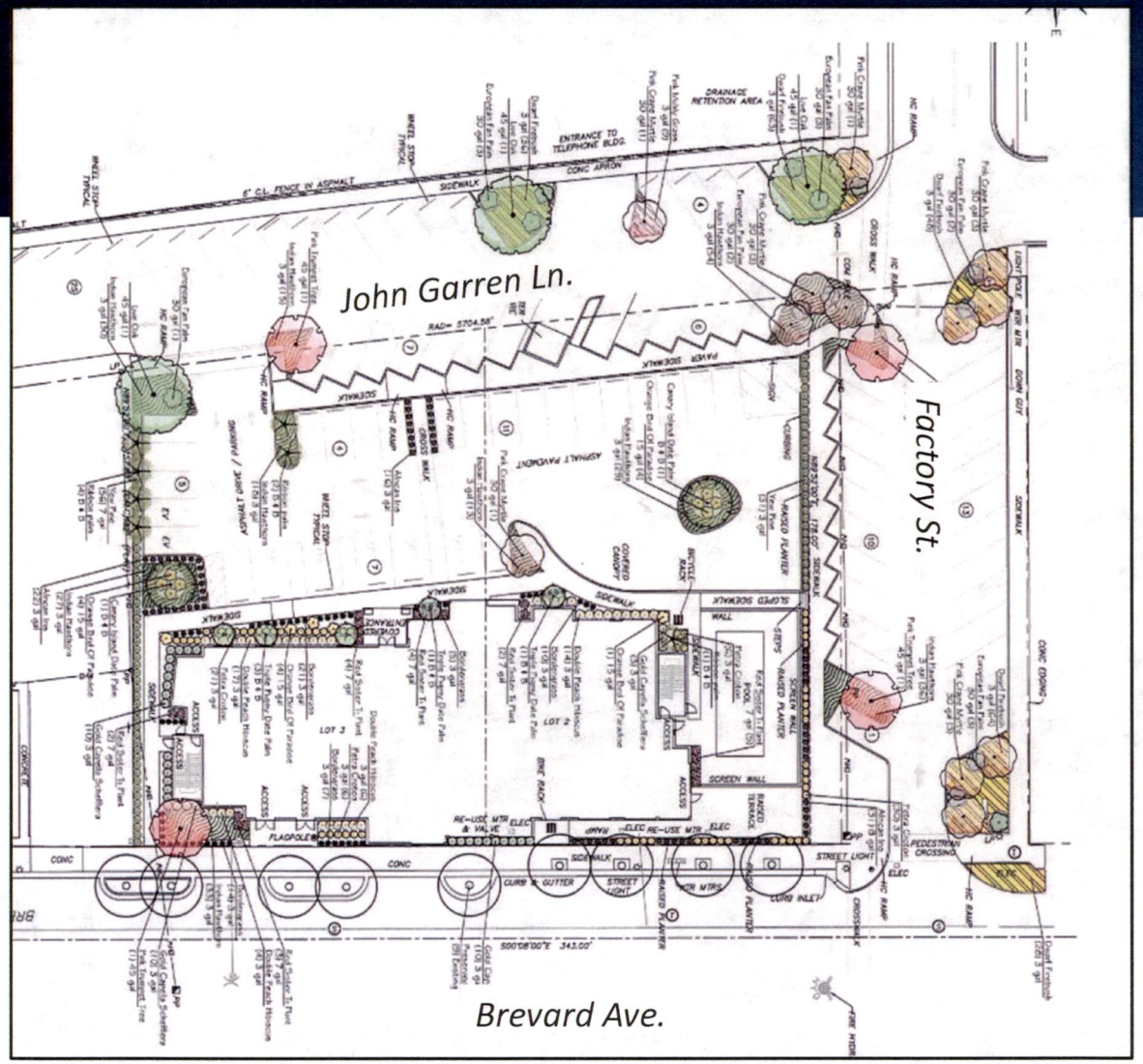


Variances and Waivers

Waterfront Overlay District:

1) Brevard Min. Setback reduced 5' → 0'
2) Brevard Max. Setback increased 10' → 14.5'
3) John Garren Max. Setback increased 10' → 85' (for parking lot)
4) Factory St Max. Setback increased 10' → 49.3'
5) Min. Frontage Buildout reduced 90% → 72%
6) Max. Door Recess increased 5' → 8.3'
7) Min. Ground Floor Transparency reduced 60% → 50%

Variances and Waivers



Landscaping:

Reduction of required landscaping:

- adjacent to public rights-of-way,
- perimeter landscaping adjacent to abutting commercial properties, and
- interior parking area

The provided Concept Landscape Plan focuses on providing attractive street trees clustered at the corners of the Property and hedge rows where appropriate.



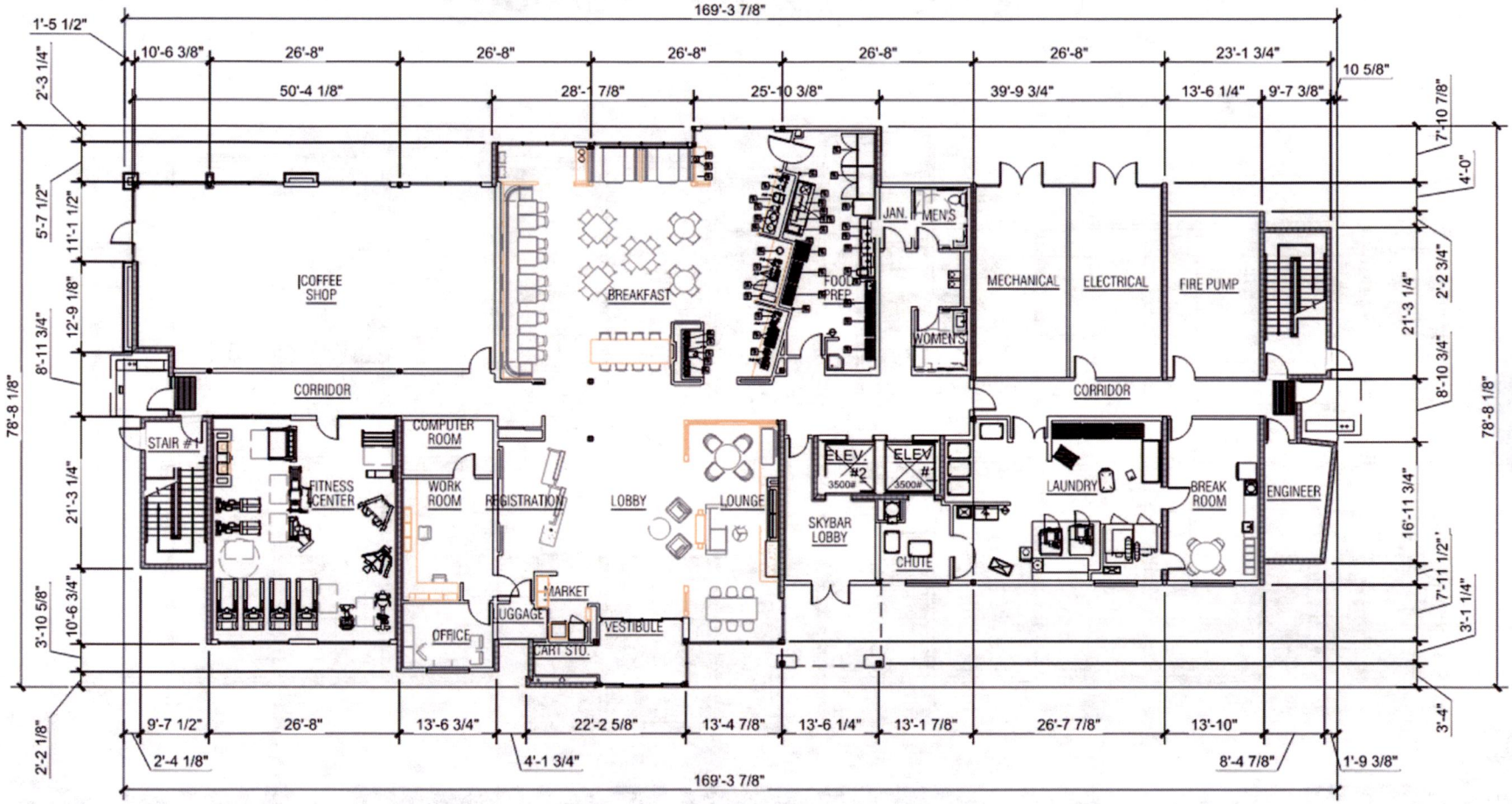
Fairfield Hotel Concept Plan – West/Front Elevation – John Garren Lane



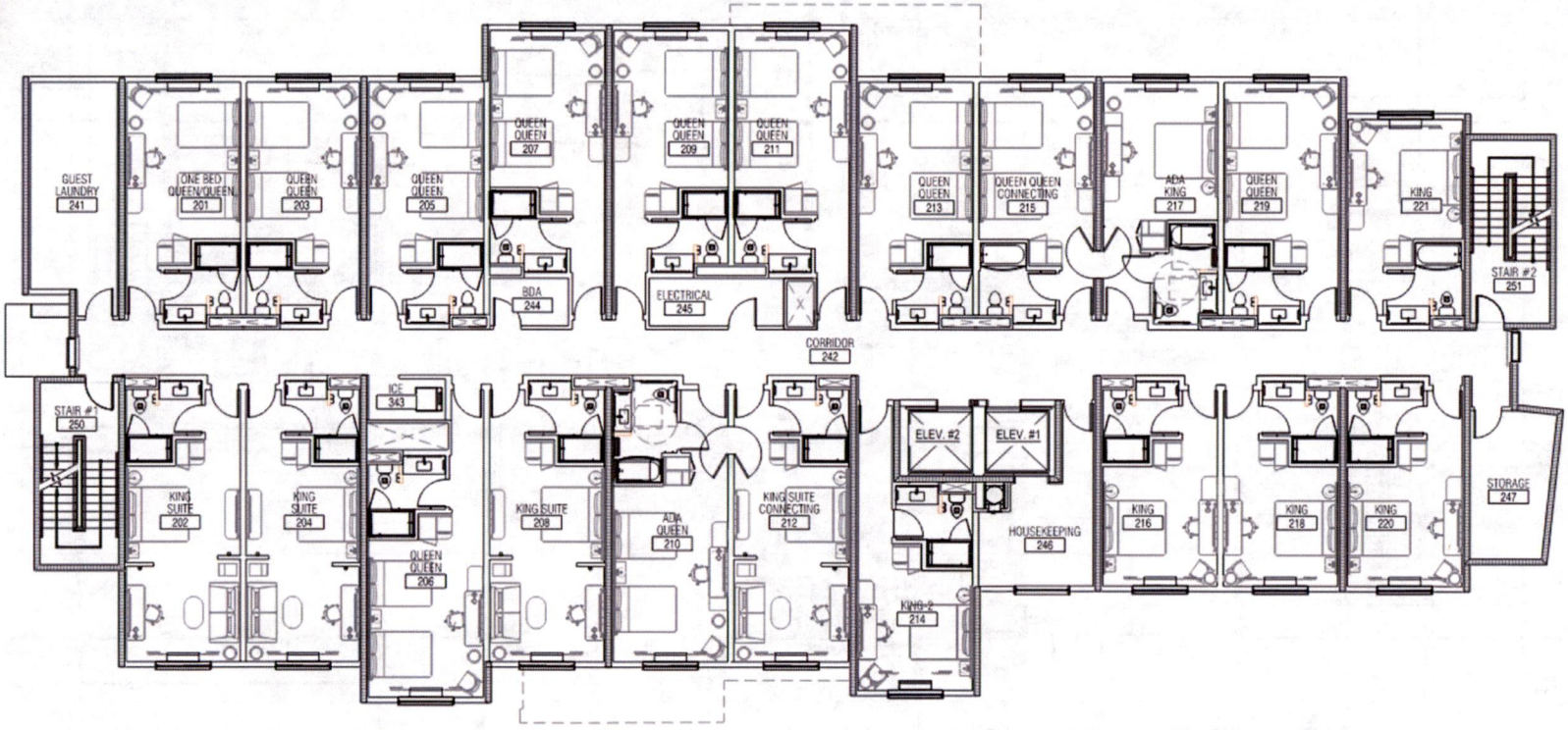
Fairfield Hotel Concept Plan – East Elevation – Brevard Avenue



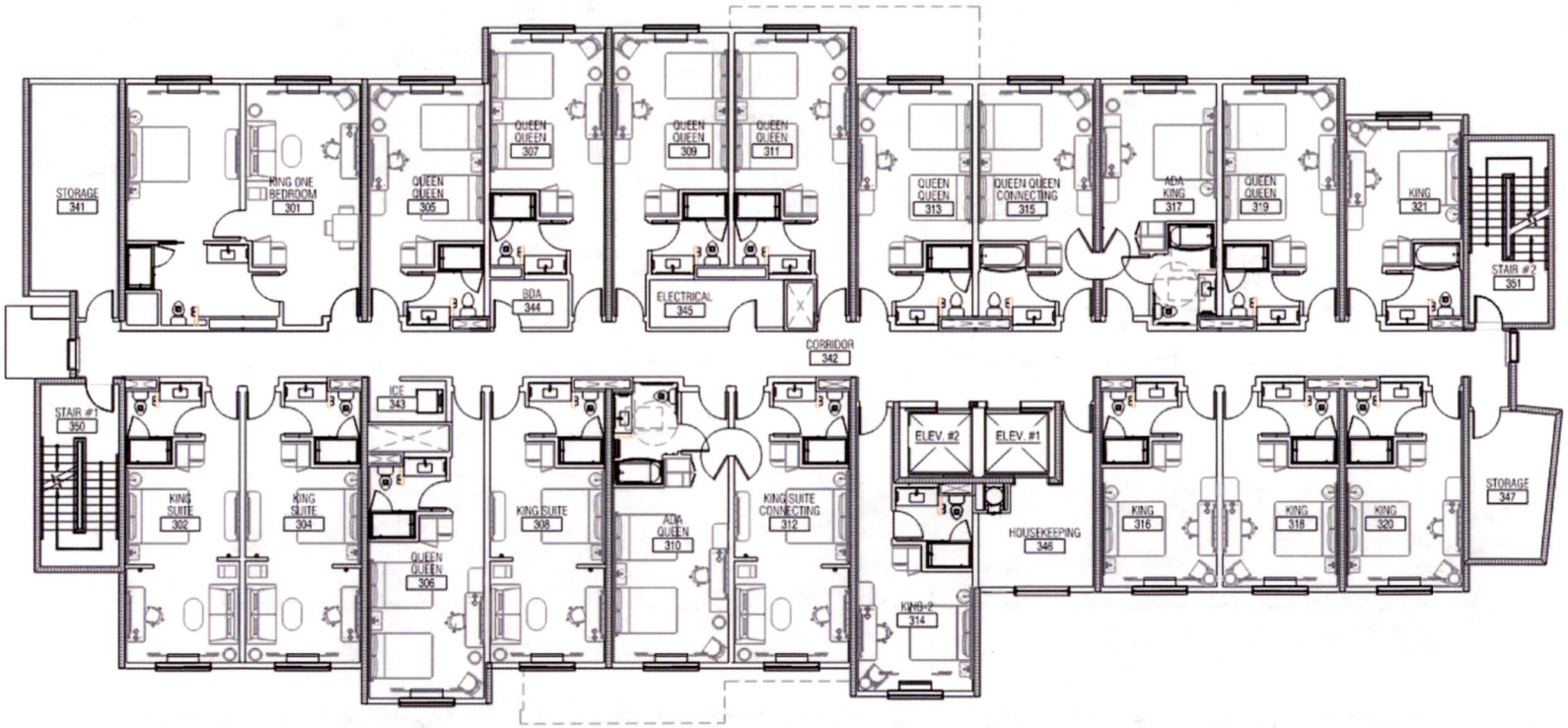
Fairfield Hotel Concept Plan – North Elevation – Factory Street



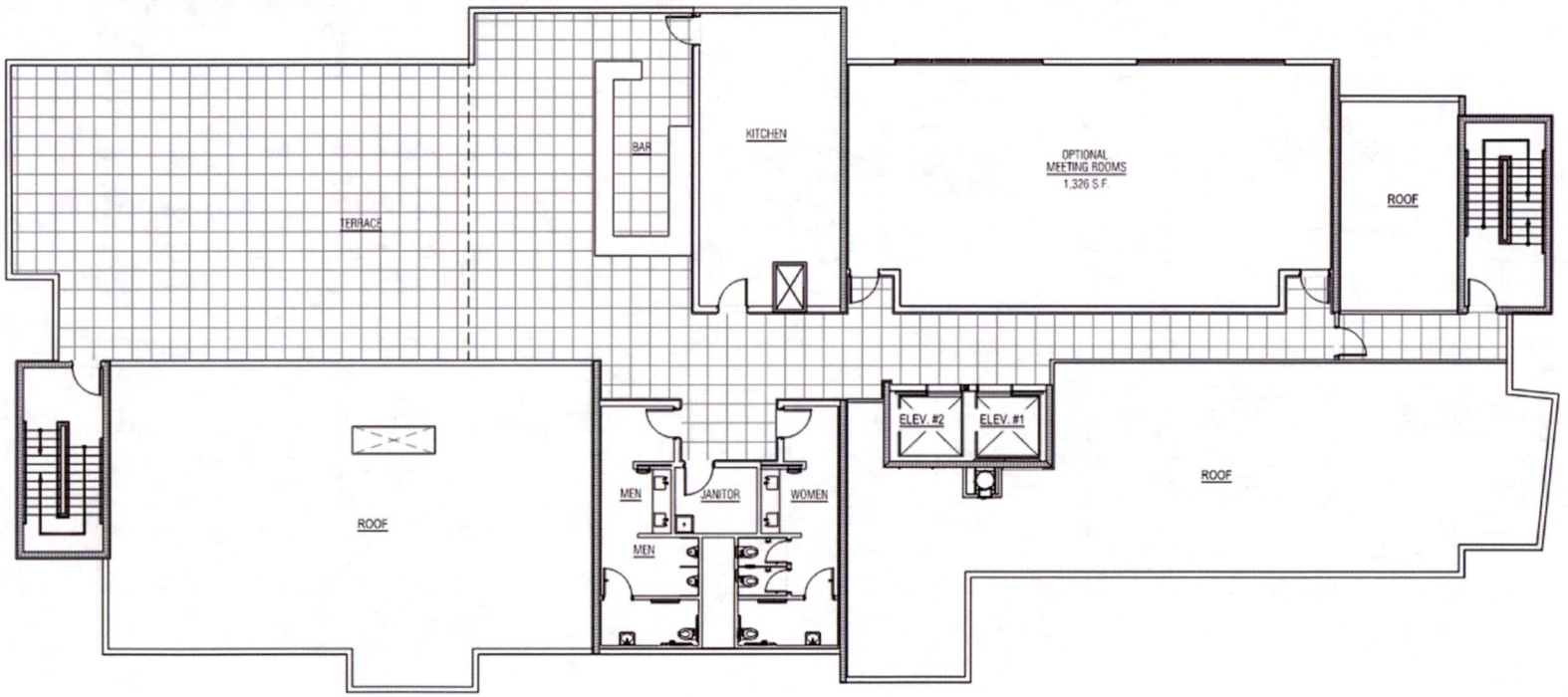
Concept Plan: 1st Floor Plan



Concept Plan: 2nd Floor Plan



Concept Plan: 3rd Floor – 6th Floor Plan



Concept Plan: 7th Floor/Roof Plan

Consistency with Comprehensive Plan

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The Development Agreement aligns with the goals, objectives, and policies of the City of Cocoa Comprehensive Plan's Future Land Use Element including:

FUTURE LAND USE ELEMENT

- **Objective 1.1.4: Redevelopment.** The City shall **encourage redevelopment** of areas that are exhibiting evidence of decline through redevelopment programs and through maintaining land development regulations that contain standards and procedures to encourage redevelopment where desirable.
- **Policy 1.1.4.1:** The City shall continue to **promote vitality and redevelopment** of the community redevelopment areas established pursuant to Chapter163, F.S.: **Cocoa (Downtown) Redevelopment Area** and Diamond Square Redevelopment Area.

Conclusions

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Staff concludes that adoption of the Development Agreement

- support the **City's and Cocoa Redevelopment Agency's long-standing goals** while remaining consistent with the Comprehensive Plan and zoning policies.
- contribute to the **economic and social vitality** of the City and Community Redevelopment Agency and enhance the aesthetic character of Cocoa Village.
- hotel's scale and massing are **compatible with surrounding buildings** and the distinctive character of Cocoa Waterfront Overlay Districts and its subdistricts.

Recommended Action

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- Staff requests the Planning and Zoning Board recommend **APPROVAL** to City Council of the Development Agreement and Concept Plan for the 603 Brevard Avenue Hotel, affecting approximately .87 acres of property owned by the Cocoa Redevelopment Agency, calling for the development of an approximately seven (7) story, 68,310 square-foot, 104-room hotel with associated amenities and parking and establishes building elevations, floor plan, and related development regulation waivers for the future hotel.

THANK YOU

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QUESTIONS?

COCOA FLORIDA
~~~

Cirrus Commercial Outparcel



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Planning and Zoning

May 6, 2026

2026-304 Cirrus Mixed Use Project

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Requested Action

Consideration of a Final PUD Amendment for the Cirrus Mixed-Use commercial phase, including a replat of Lot 1B, a Development Agreement addendum, and approval of a site plan for a quick-service restaurant and dental office.

Summary

- PUD Amendment – Ordinance 10-2026
- Lot 1B Replat - Lots 2A & 2B
- Development Agreement Addendum
- Engineering Drawings/Landscape

Project Information

Applicant: WMG Acquisitions, LLC

Proposed Commercial Use: Quick-service restaurant and dental office

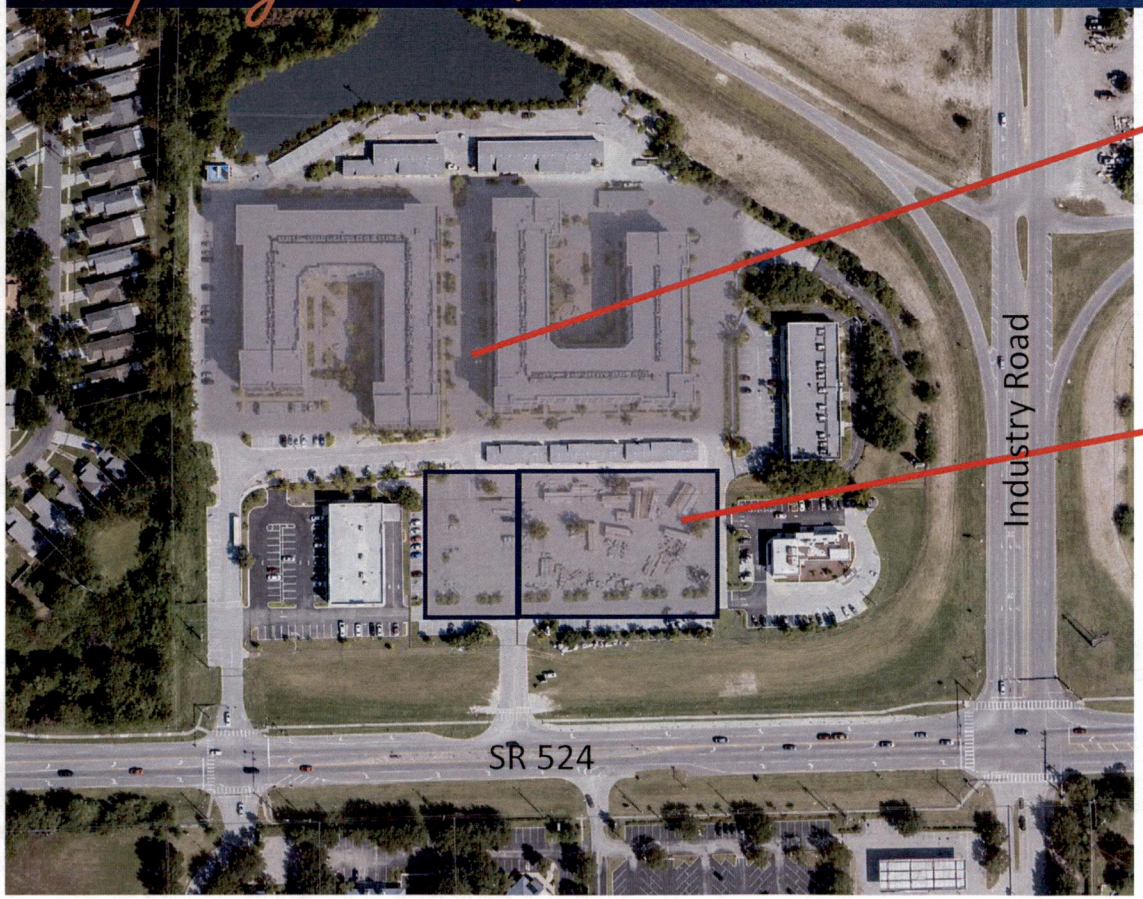
Zoning District: PUD
Future Land Use Designation: Commercial

Council District: District 3 – Councilmember Patricia Weeks

2026-304 Cirrus Mixed Use Project

Property Location

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~ Phase 1: Multifamily

- ✓ Approved 2021 - Ordinance No. 03-2021 consistent with Section 17 PUD
- ✓ 280 d.u. on 13.4 acres

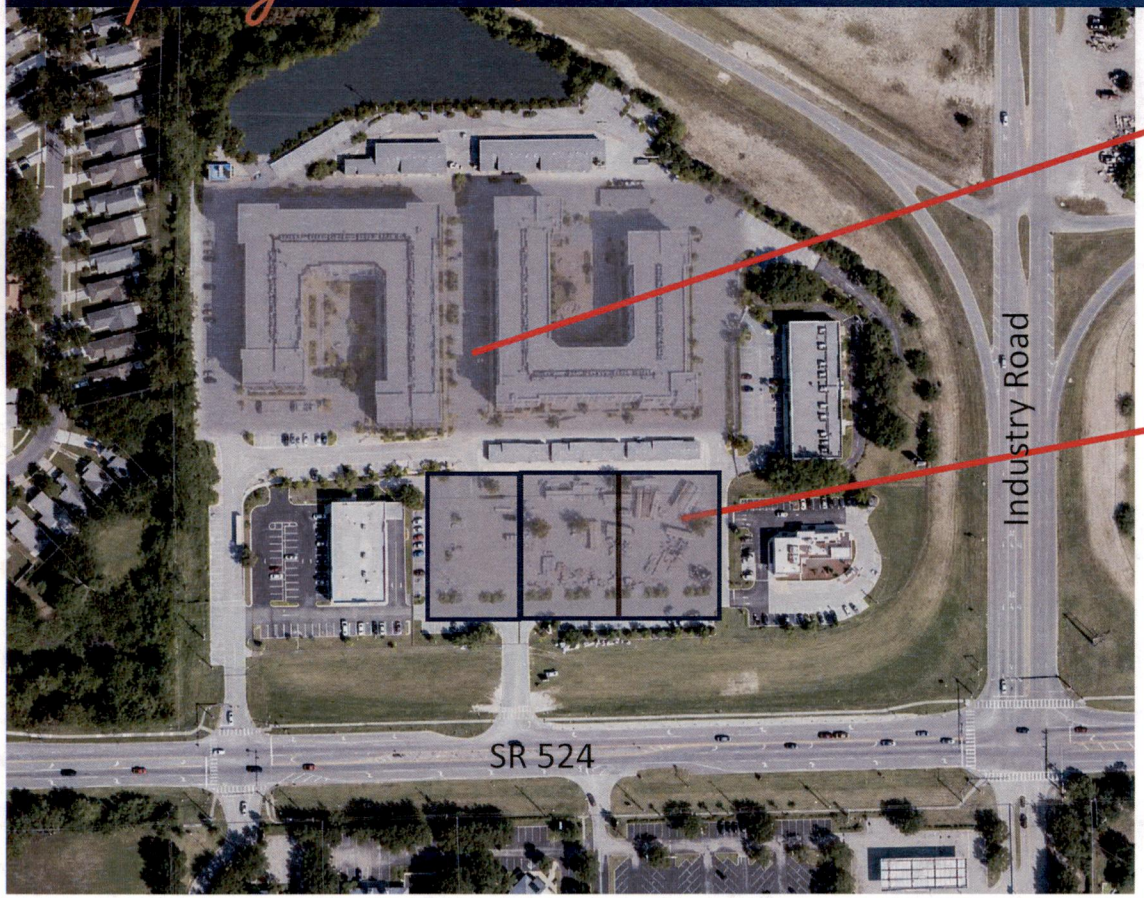
~ Phase 2: Commercial Outparcel

- ✓ 2.25-acre commercial parcel
- ✓ July 8, 2025, Resolution 2025-041 - lot split
- ✓ 1.52-acre site along SR 524
- ✓ Lot 2 into Lots 2A and 2B

2026-304 Cirrus Mixed Use Project

Property Location

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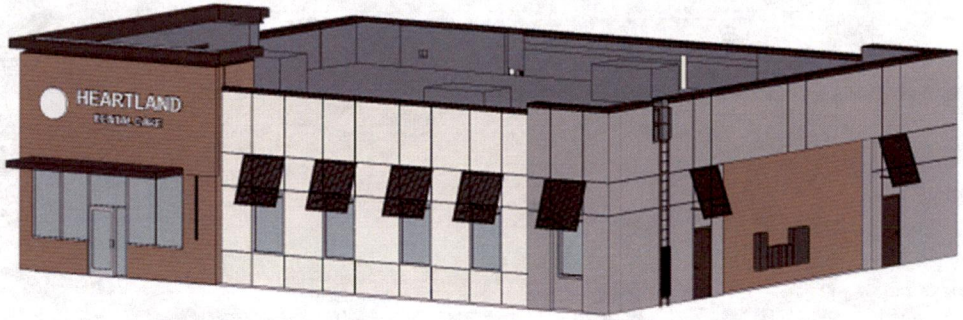
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~ Phase 2: Commercial Outparcel

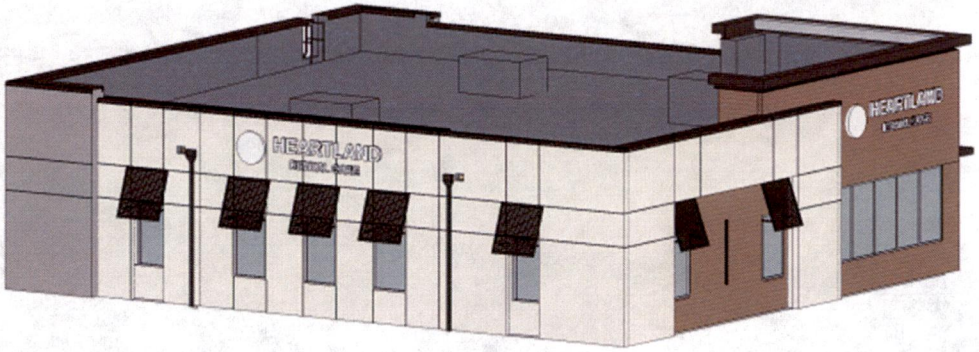
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2026-304 Cirrus Mixed Use Project

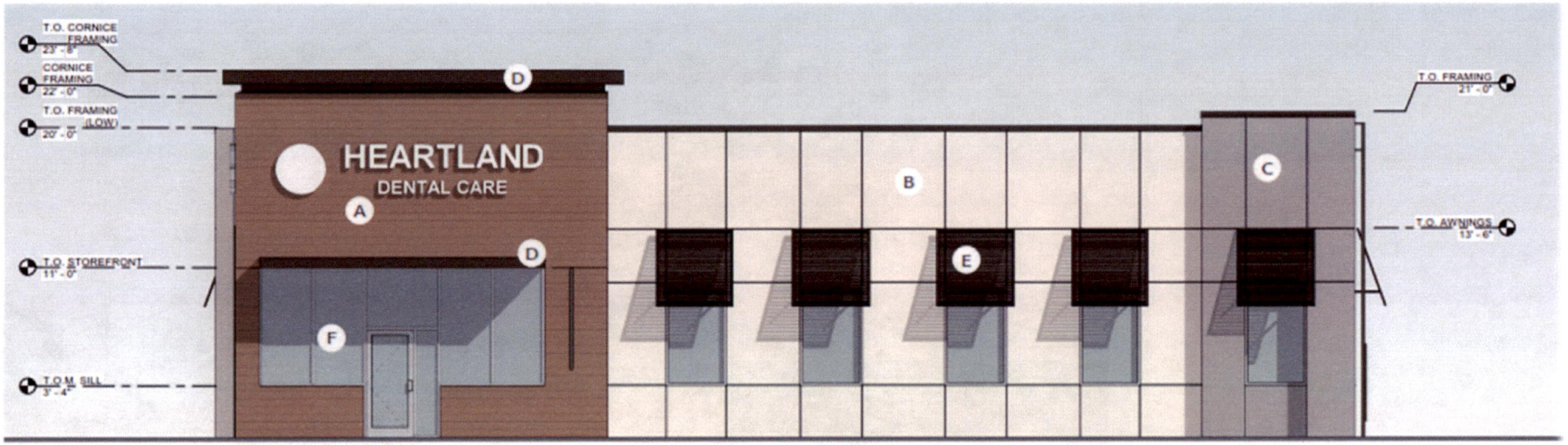


NORTH EAST CORNER

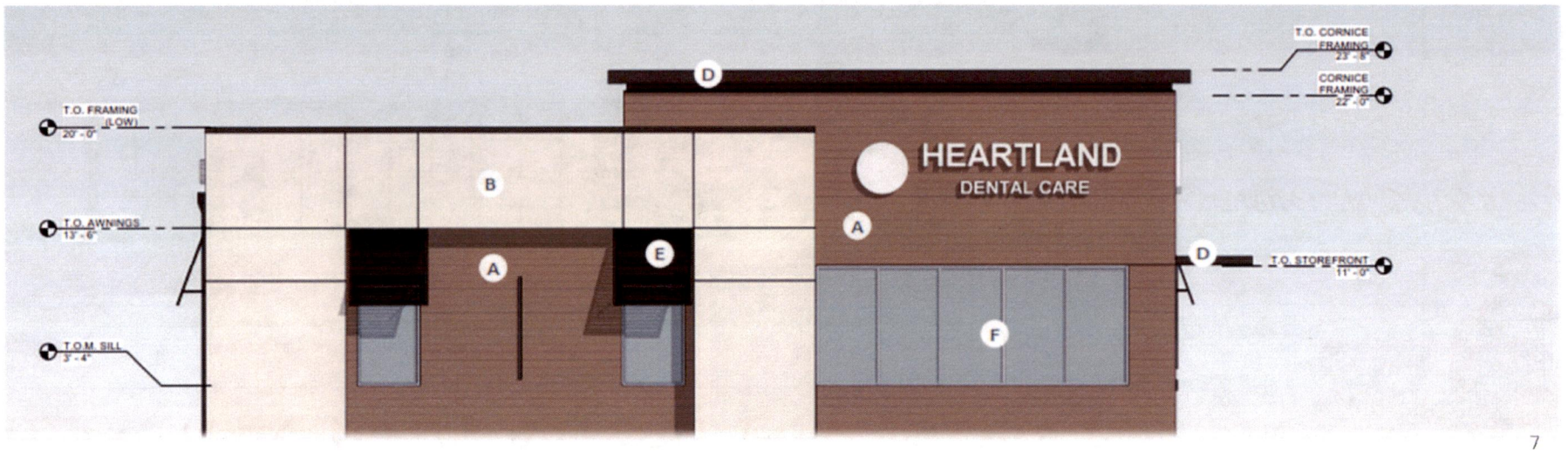
Dental Office



SOUTH WEST CORNER



EAST ELEVATION



2026-304 Cirrus Mixed Use Project



Quick Serve Restaurant

2026-304 Cirrus Mixed Use Project PUD

Analysis – Compatibility

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- Character & Density Compatibility
- Compatibility with Surrounding Uses
- Environmental & Site Conditions
- Infrastructure & Public Services
- Common Space & Unified Design
- Phasing & Independent Functionality
- Transportation & Access
- Utilities (Water & Sewer)
- Public Benefit
- Comprehensive Plan Consistency
- Internal Compatibility of Uses

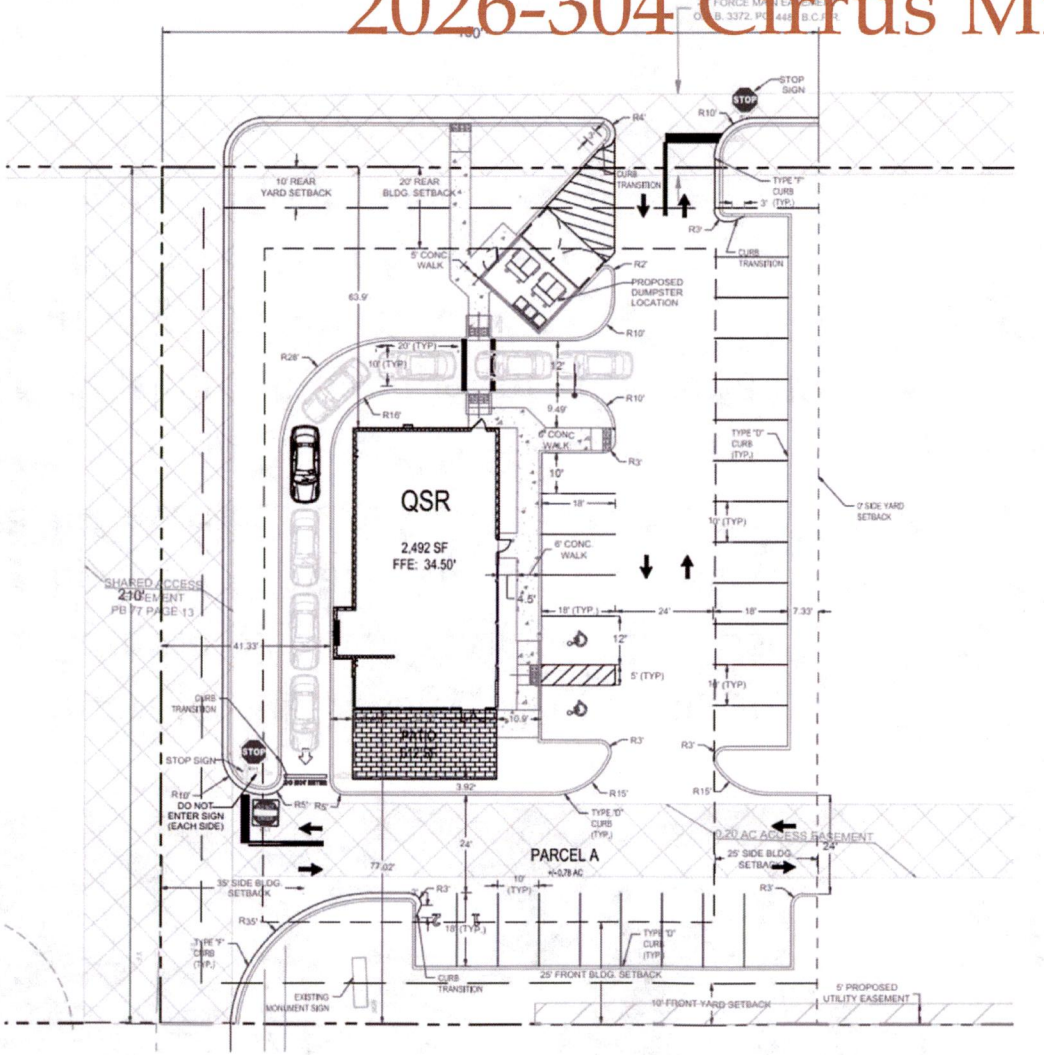
Infrastructure

- Water & sewer available
- Stormwater addressed in Phase 1
- No major site alterations

2026-304 Cirrus Mixed Use Project

Site Plan Review

Quick Serve Restaurant

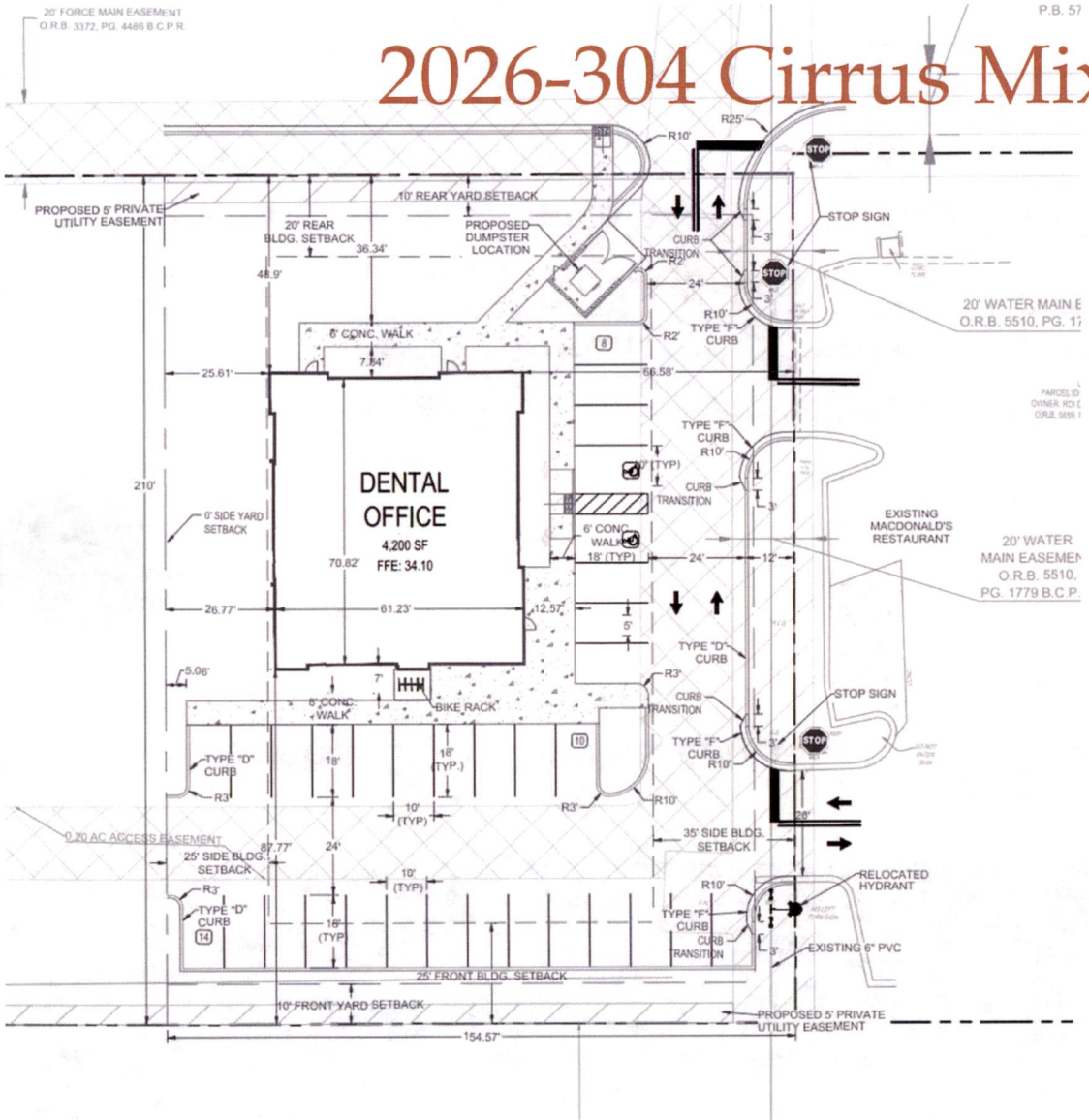


- ✓ Landscape review
- ✓ *Revised plans*

2026-304 Cirrus Mixed Use Project

Site Plan Review

Dental Office



- ✓ FDEP permit determination pending
- ✓ Utility conflicts to be fully resolved
- ✓ Hydraulic model/fire flow compliance required
- ✓ Hydrant flow test documentation to be included
- ✓ Plat missing easement to address utility connection
- ✓ All staff comments to be addressed prior to permits
- ✓ Landscape review

2026-304 Cirrus Mixed Use Project

Development Agreement Addendum

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- Amends 2021 Development Agreement (Phase 1 & Phase 2 framework)
- Implements Phase 2 Commercial Development
- Includes waivers - parking, buffers

  Parking Area Ratios: Dental Office Project - 2.5 (P.A.R.)
  Quick-Service Restaurant Project - 3.75 (P.A.R.)

  Setbacks: Rear setback: 10 feet
  Front setback: 10 feet
  Side setback: 0 feet
- Developer responsible for utilities & sewer improvements
- Allows replat into multiple commercial lots

2026-304 Cirrus Mixed Use Project

Comprehensive Plan Consistency

COCOA
FLORIDA

Objective 1.1.4 – Redevelopment and infill within established urban areas

Policy 1.1.2.9 – Commercial areas serve surrounding neighborhoods with retail and services

Objective 1.1.9 – Promote sustainability and reduce vehicle miles traveled

Policy 1.1.10.3 – Encourage innovative land use patterns such as PUDs

Goal 1.2 – Economic development and growth

Objective 1.2.1 – Support economic development opportunities

2026-304 Cirrus Mixed Use Project

Recommendation

COCOA
FLORIDA

Staff recommends **APPROVAL** of the PUD Amendment, Final Development Plan, First Addendum to the Development Agreement, and Cirrus Lot 1B Replat, subject to the following conditions:

- The Developer shall address and incorporate all outstanding staff comments identified in the final site plan review, as attached as Exhibit "D," prior to issuance of any development order or building permit. ***Revised plans shall be subject to review and approval by the staff.***
- No building permits shall be issued until the Cirrus Lot 1B Replat has been approved by the City Council and recorded in the Public Records of Brevard County.
- The Developer shall obtain all required permits and approvals from applicable local, state, and federal agencies prior to construction.

PLANNING & ZONING AGENDA ITEM

Memo Date:	04/23/2026
Agenda Date:	6/3/2026
Prepared By:	Lucilene Ribeiro, Planner
Through:	Stockton Whitten, City Manager
Requested Action:	Request to postpone to a date certain of July 1st, 2026, consideration for approval of a small-scale comprehensive plan amendment for the property located at 3600 Grissom Parkway.

BACKGROUND:
Staff respectfully requests that this agenda item be postponed to July 1, 2026, the next regular Planning and Zoning Board meeting, to allow for the applicant to submit an accompanying Zoning Map Amendment application.

PRIORITY AREA CONNECTION:
Economic and Community Development

BUDGETARY IMPACT:

PREVIOUS ACTION:

RECOMMENDED MOTION:
Staff recommends that the Board postpone consideration of this item to the July 1, 2026 Planning and Zoning hearing to be held at Cocoa City Hall at 6:00 p.m.

PLANNING & ZONING AGENDA ITEM

Memo Date:	05/29/2026
Agenda Date:	6/3/2026
Prepared By:	
Through:	
Requested Action:	Request to postpone to a date certain of July 1, 2026 consideration for approval of a large-scale site plan.

BACKGROUND:

Staff respectfully requests that this agenda item be postponed to July 1, 2026, the next regular Planning and Zoning Board meeting.

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:

PREVIOUS ACTION:

RECOMMENDED MOTION:

Staff recommends that the Board postpone consideration of this item to the July 1, 2026 Planning and Zoning hearing to be held at Cocoa City Hall at 6:00 p.m.

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Leonardo Priore
Attn: 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 Govt 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 04/24/2026
BRE floridatoday.com 04/24/2026

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 04/24/2026

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

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NANCY HEYRMAN
Notary Public
State of Wisconsin

Ad #12269796, 4/24/2026

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

A. PZ 25-02800005 603 Brevard Ave Concept Plan and Development Agreement

Consider a conceptual plan and Development Agreement for the 603 Brevard Avenue Hotel, affecting approximately .87 acres of property owned by the Cocoa Redevelopment Agency. The agreement calls for the development of an approximately seven (7) story, 68,310 square foot, 104-room hotel with associated amenities and parking and establishes building elevations, floor plan, and related development regulation waivers for the future hotel. Generally located on Brevard Avenue and John Garren Lane, south of Factory Street, and is identified by Parcel IDs: 24-36-33-75-*-2 and 24-36-33-75-*-3.

B. PZ 25-00500006 Ord No. 05-2026 3600 Grissom Parkway Small-Scale Comprehensive Plan Amendment

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 ONE PARCEL OF REAL PROPERTY WITHIN THE CITY OF COCOA, CONSISTING OF APPROXIMATELY FORTY (40) ACRES, GENERALLY LOCATED WEST OF GRISSOM PARKWAY, SOUTH OF ANGELICA STREET, AND NORTH OF STATE ROAD 528, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF THE REAL PROPERTY FROM "VERY LOW DENSITY RESIDENTIAL" TO "INDUSTRIAL"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION IN THE COMPREHENSIVE PLAN, SEVERABILITY, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT. Parcel ID: 24-35-11-00-750.

C. PZ 25-00200020 Sky Powersports Large-Scale Site Plan

Consider a large-scale site plan for Sky Powersports, consisting of a powersports vehicle display, sales, and maintenance facility, consisting of approximately 52,550 square feet. Generally located on State Road 524, west of Interstate-95 in Cocoa, Florida, and is identified by Parcel ID: 24-35-27-00-16 and 24-35-27-00-11.

Planning and Zoning Board PUBLIC HEARING WILL BE HELD ON

May 6, 2026

City of Cocoa Council PUBLIC HEARING FOR ITEMS A. and B. WILL BE HELD ON

May 12, 2026

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, FLORIDA 32922

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,

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 Community Services Department between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8400.
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 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://www.cocoafl.gov/291/20338/City-Meetings
However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

PLANNING & ZONING AGENDA ITEM

Memo Date:	05/13/2026
Agenda Date:	6/3/2026
Prepared By:	Jennifer Webster, Senior Planner
Through:	Stockton Whitten, City Manager
Requested Action:	Consideration of an Ordinance of the City Council of the City of Cocoa, Brevard County, Florida; amending Appendix A, Article XI, Section 22 of the Zoning Ordinance of the City of Cocoa to allow for Optical Services as a permitted use in the Uptown Neighborhood (UN) Subdistrict of the Cocoa Waterfront Overlay District where the underlying zoning category is Core-Commercial (C-C).

BACKGROUND:

The applicant for this request is Stacie Sidwell, owner of Freedom Optical Inc., a retail eyewear boutique that offers comprehensive eye care services including refractive eye exams, contact lens fittings, and fulfillment of eyeglass prescriptions. The owner was operating out of 217 King St and has recently relocated to the existing building at 120 N Forrest Avenue, which is within the Uptown Neighborhood (UN) Subdistrict of the Waterfront Overlay (WOD). Optical Services as a use is currently not permitted in this subdistrict.

Created in 2013, the UN subdistrict is one of the eight (8) subdistricts in the WOD. The WOD and its subdistricts were created to establish urban design standards to perpetuate positive residential and commercial design elements and development patterns found within the Cocoa Redevelopment Area. Where the subdistricts dictate the urban form and development pattern, the subdistricts' underlying zoning dictates the uses permitted in each subdistrict.

In this case, there are 13 parcels in the UN Subdistrict that have an underlying zoning of Core Commercial (C-C).

The Core Commercial C-C zoning category applies to the core area as described in the city's adopted redevelopment plan and are intended to be low to medium intensity commercial, office and professional uses and 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 C-C zoning category currently allows professional offices, dental clinics, medical clinics, offices and labs, personal service establishments, and retail, however, it does not include "optical services", which is a separate line-item use. Currently, in the WOD "optical services" is only permitted where the underlying zoning is Central Business

District.

Therefore, the applicant is requesting “optical services” be added to the list of permitted uses in the Waterfront Overlay District, Uptown Neighborhood Subdistrict, where the underlying zoning is C-C. If approved, this change would affect 13 properties, including the subject parcel at 120 Forrest Avenue. See Attachment E - Map Package for a depiction of the subject area.

SUMMARY OF CODE REVISIONS

This ordinance will make a small change to Appendix A, ART XI, Section 22 – Cocoa Waterfront Overlay District, Subsection (F), the Table of Uses. Where “Optical Services” intersects with Uptown Neighborhood/C-C, a “P” will be added, indicating that use will be permitted by right in the UN/C-C subdistrict/underlying zoning category.

Zoning Code changes are also described in the proposed Ordinance NO. 11-2026, Attachment A.

ANALYSIS

I. Zoning Code

Pursuant to Appendix A, Zoning, Article XXI, Amendment, Section 1(G)(2), the planning board shall consider and study:

a. The need and justification for the change.

Staff Finding: The need for the change is applicant-initiated to allow a use, “optical services,” in the UN subdistrict of the WOD, which is otherwise consistent with similar permitted uses already allowed in the subdistrict, including professional office, medical clinics and labs, and retail. As mentioned, the underlying C-C zoning permits medical and professional services and retail but excludes “optical services”. The North American Industry Classification System (NAICS) classifies such businesses as Optical Goods Stores, which are establishments primarily engaged in the retail sale and fitting of prescription eyeglasses and contact lenses, or optician services. The services Freedom Optical Inc. provides are a hybrid of such retail and technical professional services.

b. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of this zoning code and other codes, regulations, and actions designed to implement the comprehensive plan.

Staff Finding: The majority of the subject parcels have a Mixed-Use future land use designation. Core Commercial is an applicable zoning category to the Mixed-Use Future land use.

The proposed amendment expands the permitted uses in UN/C-C to include

neighborhood commercial-type activities that are professional in nature. This aligns with the Comprehensive Plan's goals of promoting diverse land use patterns that support surrounding residential growth while accommodating compatible commercial activities in designated areas.

II. COMPREHENSIVE PLAN ELEMENTS

The proposed amendment is anticipated to assist in attaining the following cited goals and objectives of the City of Cocoa Comprehensive Plan:

FUTURE LAND USE ELEMENT

Policy 1.1.2.6: Mixed-Use (MU).

(a) 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 […] The following criteria shall be used for determining appropriate locations for mixed-use land use areas.

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.

Objective 1.1.4: Redevelopment.

Policy 1.1.4.1: The City shall continue to promote vitality and redevelopment of the three community redevelopment areas established pursuant to Chapter 163, F.S.: Cocoa (Downtown) Redevelopment Area and the Diamond Square Redevelopment Area.

Policy 1.1.4.4: The CBD overlaps with the Cocoa (Downtown) Redevelopment Area. The three redevelopment areas outside the CBD are intended to complement, and not compete, with the CBD.

Policy 1.1.4.12: The City shall coordinate redevelopment issues with the private sector to promote mobilization of public and private resources necessary to effectively carry out redevelopment efforts.

Objective 1.1.10: Plan Implementation. The City shall maintain, amend and develop land development regulations that guide future growth and development, discourage the proliferation of urban sprawl and implement the goals, objectives and policies of the comprehensive plan.

Policy 1.1.10.7: Existing land uses which are incompatible or inconsistent with the City's Future Land Use Map will continue to be identified and addressed.

CONCLUSIONS

If this request is approved, and the use of “optical services” is applied to the UN/C-C sub- and underlying zoning, any new “optical service” business uses will be subject to parking and parking area ratio requirements, signage regulations, and all other applicable code requirements. In some instances, this may require a Minor Site Plan Amendment.

In conclusion, the proposed change will not negatively impact the existing neighborhood and will further the objectives of the Waterfront Overlay District by supporting mixed-use, neighborhood level, commercial development for Cocoa Village.

PRIORITY AREA CONNECTION:
Economic and Community Development

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
None.

RECOMMENDED MOTION:

Staff requests that the Planning and Zoning Board recommend **APPROVAL** of an Ordinance 11-2026, to allow for Optical Services as a permitted use in the Uptown Neighborhood (UN) Subdistrict of the Cocoa Waterfront Overlay District where the underlying zoning district is Core-Commercial (C-C).

ORDINANCE NO. 11-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ARTICLE XI, SECTION 22 OF THE ZONING ORDINANCE OF THE CITY OF COCOA TO ALLOW FOR OPTICAL SERVICES AS A PERMITTED USE IN THE UPTOWN NEIGHBORHOOD (UN) SUBDISTRICT OF THE COCOA WATERFRONT OVERLAY DISTRICT WHERE THE UNDERLYING ZONING DISTRICT IS CORE-COMMERCIAL (C-C); PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

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 City Council desires to amend Appendix A, *Zoning*, Article XI, *Schedule of District Regulations*, Section 22, *Cocoa Waterfront Overlay District*, of the City of Cocoa Code of Ordinances to allow optical services as a permitted use in the Uptown Neighborhood (UN) subdistrict where the underlying zoning district is Core Commercial (C-C); and

WHEREAS, allowing optical service uses in the Waterfront Overlay District will promote the creation of desirable and unique mixed-use commercial-residential spaces to benefit residents of and visitors to the Waterfront Overlay District; and

WHEREAS, the City Council of the City of Cocoa, Florida, hereby finds this Ordinance to be in the best interests of the public health, safety, and welfare of the citizens of Cocoa.

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

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

Section 2. **Code Amendment.** The Zoning Ordinance of the City of Cocoa, Appendix A, *Zoning*, Article XI, *Schedule of District Regulations*, Section 22, *Cocoa Waterfront Overlay District*, is hereby amended as follows (underline type indicates additions and ~~strikeout~~ type indicates deletions, while asterisks (* * *) indicate a deletion from the Ordinance of text existing in Appendix A, Article XI, Section 22. It is intended that the text in Appendix A, Article XI, Section 22, denoted by the asterisks and set forth in this Ordinance shall remain unchanged from the language existing prior to the adoption of this Ordinance):

* * *

APPENDIX A – ZONING

* * *

ARTICLE XI. – SCHEDULE OF DISTRICT REGULATIONS

* * *

Sec. 22. – Cocoa Waterfront Overlay District.

* * *

(F) *Uses*. The following table identifies, by zoning district and overlay sub district what uses are permitted (P), not permitted (blank) and/or requires a special exception (SE).

"Key: SE-Special Exception, Blank Cell-Not Permitted, P-Permitted, RP- as identified on the regulating plan"	**Heart of Cocoa**	**Uptown Neighborhood (UN)**			**South of the Village (SV)**		**South End (SE)**		**Waterfront (WF)**	**Cocoa Village**			**North of the Village (NV)**			**King Willard (KW)**		
	RU-2-10	**RU-2-25**	**CBD**	**C-C**	**RU-2-25**	**CBD**	**CBD**	**C-C**	**CBD**	**RU-2-10**	**CBD**	**C-C**	**C-G**	**C-C**	**C-P**	**CBD**	**C-P**	**C-C**
* * *																		
Commercial																		
* * *																		
Optical Services			P	**P**		P	P		P		P		P			P		
* * *																		

* * *

Section 3. **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 4. **Incorporation into Code.** This Ordinance shall be incorporated into the City of Cocoa Code and any section or paragraph, number or letter, and any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions, not affecting the construction of meaning of this Ordinance and the City Code may be freely made.

Section 5. **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 6. **Effective Date.** This Ordinance shall become effective immediately upon adoption by the City Council of the City of Cocoa, Florida.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the _____ day of _____, 2026.

_____
Michael C. Blake, Mayor

Attest:

_____
Monica Arsenault, City Clerk

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

ZONING ORDINANCE AMENDMENT APPLICATION (TEXT ONLY)

Planning and Zoning
65 Stone Street
Cocoa, Florida 32922

Phone: (321) 433-8535
Fax: (321) 433-8543
Web: http://www.cocoafl.org

This form is divided into steps, which will help you prepare your application, provide supplemental items, and prepare for the Planning & Zoning Board and City Council hearings. A pre-application meeting with Staff is **required**.

For Office Use Only - Date Received

APR 27 2026

Stamp Only When Application is Fully Complete

Please TYPE or PRINT this application neatly.

1. **Request:** To add "optical services" to the list of allowable uses in the C-C zoning district, Uptown Neighborhood Subdistrict of the Waterfront Overlay District.

2. **Applicable City Code Section(s):** Appendix A, Art XI, Section 22, Table (F) Uses.

3. **Applicant Information:** ** NOTE: Applicant is the main contact, who must attend the meeting!*

Company (if applicable): Freedom Optical Inc.

Name: Stacie Hart Sidwell and/or Michael Sidwell

Mailing Address: 120 Forrest Ave.

City: Cocoa State: FL Zip Code: 32922

Phone #: 321.305.6647 Fax #: 321.208.8019

Mobile #: 321.917.1125/863.287.9418 E-mail: stacie@freedomopticalinc.com

4. **Please submit the following items in order complete the application:**

a. ☑ **Notarized application.**

b. ☑ **Application fee.** Please make checks payable to the 'City of Cocoa' and submit payment **ONLY** to the Community Services Department. Public mail notice and legal advertising fees must also be paid a few weeks after application submittal. See Schedule of Fees, Charges and Expenses for applicable fees.

c. ☐ **Corporate documents.** If the applicant is representing a company, articles of incorporation which show the applicant is authorized to represent the company is required. A data record printout from the Florida Department of State, Division of Corporations website may also be provided (http://www.sunbiz.org/corpweb/inquiry/search.html).

d. ☐ **Additional information.** Submit any information that may be helpful in understanding the request. This may include, but limited to, desired ordinance text, examples, photos, sketches, elevations, and letters.

5. **Application filing procedure.** This application, together with all required exhibits and attachments, shall be completed and filed with the Planning and Zoning Division.

Public hearings process information – please read this!

6. **Dates and locations of public hearings.** All zoning text ordinance amendments require one hearing in front of the Planning & Zoning Board and two hearings in front of the City of Cocoa Council.

7. **Board types.** The Planning & Zoning Board is an advisory board to the City Council and therefore is only authorized to make recommendations. City Council is an authoritative body and is able to make binding decisions.

8. **Presence required at the public hearings.** The applicant or his/her representative must be present to answer any questions concerning the application. If there are extenuating circumstances why the applicant or his/her representative cannot attend, he or she must notify the City in writing prior to the public hearing.

9. **Preparing for the public hearings.** It is the applicant's responsibility to research and know all laws that may be applicable and may affect the outcome of any decision on the application request. The City assumes no responsibility or liability relating to the applicant's failure to research and know all applicable laws including, but not limited to state, federal, and city laws, codes, land development regulations, and the comprehensive plan.

10. **Exhibits at public hearings.** If photographs, documents, maps or other materials are provided to the Board/Council as evidence at the public hearing, the applicant must leave those instruments with the Recording Secretary. By law those instruments automatically become part of the public records and cannot be returned to the applicant.

11. **Witnesses at public hearings.** For the purposes of making a decision on the application, the Board/Council shall only consider testimony of qualified witnesses. A witness is determined by the Board/Council and is generally based on:
    a. The witness has personal knowledge of the fact in which the witness will testify; and/or
    b. In the case of testimony consisting of opinions or inferences, the testimony is qualified as the following:
        1. *Layman witness*: Testimony of a witness other than an expert witness is qualified only if:
            - The witness can readily, and with equal accuracy and adequacy, communicate what he or she perceived to the Board without testifying in the form of opinions or inferences.
            - The opinions and inferences do not require any special knowledge, skill experience or training.
        2. *Expert witness*. Testimony of an expert witness is qualified only if:
            - The subject matter is proper for expert testimony because scientific, technical, or other specialized skill will help the Board understand the evidence being presented, or helps establish a fact in issue.
            - The witness is adequately qualified to express an opinion on the matter.

12. **Planning & Zoning Board vs. City Council actions.** If the Planning & Zoning Board finds that the facts presented in the matter justify approval, it may recommend to approve the request, or a portion thereof, and it may specify any conditions deemed necessary to preserve the intent of the City of Cocoa Code. If the Board finds that the facts presented do not justify approval, it may recommend to deny the request and will specify the reasons for denial. A decision is usually made at the same meeting that the hearing is held. Regardless of the outcome, the application will be forwarded to the City Council for consideration where a final decision can be made.

13. Zoning Text Amendment Petition

I, the undersigned, hereby petition the City of Cocoa Council for a zoning text amendment as specified below:

a. In order to approve a zoning text ordinance amendment, the Planning & Zoning Board and City Council must consider and study the criteria listed below (as described in Appendix A, Article XXII, Section 1 (G)(2) of the City of Cocoa Code). Please provide your consideration of the following criteria and any pertinent data and evidence that may be useful to the Planning & Zoning Board and City Council.

a. The need and justification for the change.

To be permitted to operate as an "optical services" business in additional to providing retail optical products. Optical services can be considered a medical clinic or lab, which are already permitted in the previous zoning district and subdistrict.

b. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of this zoning code and other codes, regulations, and actions designed to implement the comprehensive plan.

Stacie Hart Sidwell
Applicant's Signature

04.17.2026
Date

Stacie Hart Sidwell
Applicant's Printed Name

14. Signatures and Notarization.

STATE OF FLORIDA COUNTY OF BREVARD. I, MICHAEL C. SIVERS being first duly sworn, depose and say that:

☒ I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.

☐ I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

I hereby certify that I have read, completed and understand this application and applicable petition, and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that this application must be complete and accurate prior to the advertising of a public hearing.

(APPLICANT SIGNATURE)

John L. Sauter
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☐ OR Produced Identification ☑

Type of I.D. Produced Florida Driver license

Notary Public State of Florida
John L. Sauter
My Commission HH 696696
Expires 10/30/2029

(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 20 day of April, 20 26

FOR OFFICE USE ONLY

Fee of $ _____ in cash ☐ or check ☐ (No. _____) payable to the "City of Cocoa".

Receipt Number: _____

Date: _____

Signature from Planning & Zoning Division:

_____

APPLICATION FOR BREVARD COUNTY BUSINESS TAX RECEIPT

COMPLETE THIS SECTION: (Print or Type) ☑ Original Application ☐ Transfer / Correction of Existing Tax Receipt

1. BUSINESS NAME: Freedom Optical Inc
   Individual Professionals: Skip Line #1 BUSINESS NAME = Trade Name D/B/A
2. OWNER(S): Stacie Hart Sidwell
3. TELEPHONE: Business: 321-305-6647 Cell: 321-917-1125
   Home: _____ Fax: 321-208-8019
4. LOCATION: 217 King Street Cocoa Florida 32922
   [Physical Street Address; NOT a P.O. Box]
   IS THE SUBJECT PROPERTY WITHIN CITY LIMITS? ☑ Yes ☐ No IF YES, CITY RECEIPT # 25-00008997
   IF NO, COMPLETE ZONING VERIFICATION SECTION ON BACK PAGE: (Brevard County Zoning Div. Ph # 321-633-2070)
5. MAILING ADDRESS: 217 King Street Cocoa Florida 32922
6. OPENING DATE OF BUSINESS, OR DATE BUSINESS ASSUMED OR RELOCATED: 09/11/2024
7. FLORIDA SALES TAX REGISTRATION # 15-8017858440-5 (If Applicable)
8. FIN # 84 - 2532523 OR SS# _____ *
9. CERTIFICATION OR STATE BOARD # DO 6514
   (CONTRACTORS, PROFESSIONALS, ETC.)
10. NATURE OF BUSINESS: Optometrist, Optitcian, Optical Retail
    (SPECIFY ACTIVITY / ACTIVITIES, TYPE OF SALES OR SERVICE)
11. DO YOU APPLY FERTILIZER TO TURF AND/OR LANDSCAPE PLANTS? ☐ Yes ☑ No
    (See Instructions & Information Sheet for more information.)
12. EMAIL: stacie@freedomopticalinc.com WEBSITE: www.freedomopticalinc.com

ACKNOWLEDGMENT:

Issuance of a Brevard County Business Tax Receipt DOES NOT certify compliance with related Florida Laws or Brevard County Ordinances. Although regulatory requirements for specified activities may have been required by Statute, failure to disclose specific activities (on line 10) may result in insufficient determination of known pre-requisites. Although zoning verification may have accompanied this application, specific violations are not defensible by issuance of this tax receipt.

Services, construction related activities, and other shall be responsible for determining the limitations of activities which otherwise require regulatory compliance (i.e. "Handyman" prohibited from Electrical, Plumbing, Roofing, etc. which requires Certificate of Competency, or State of Florida Certification). The Brevard County Business Tax Receipt shall be subject to revocation upon notification by appropriate Regulatory Agency, or knowledge by Tax Collector (& employees) that activities are engaged in which require Regulatory compliance, until such Regulatory requirement is fulfilled, or until prohibited activity ceases.

* Pursuant to Florida Statute 119.071(5)(a)2.a, the purpose for the Tax Collector's collection of an individual's social security number for this application is to comply with Florida Statute 205.0535(5) which requires that no local business tax receipt be issued unless the social security number is obtained from the person to be taxed.

I hereby declare the information submitted herein to be true to the best of my knowledge, and that I have read the above acknowledgment.

APPLICANT'S SIGNATURE X _____ DATE _____

Identification (Driver Lic. # etc) _____

Florida Driver's License, notarized acknowledgment, Corporate Charter Receipt from Secretary of State. If application is completed by other than owner(s) [including ALL partners], a copy of the organizational documents must be included. (i.e. partnership agreement, Corporate charter, etc.)

DO NOT WRITE IN THIS BLOCK: TAX COLLECTOR'S USE

TRANSFER: ☐ Ownership ☐ Location

ACCOUNT # _____

EXEMPTION _____ City Code _____

CLASSIFICATIONS: CERTIFICATION#

_____ _____

_____ _____

_____ _____

_____ _____

RECEIPT AMOUNT

HAZARDOUS WASTE FEE MAY APPLY. (SEE PRIOR PAGE FOR INSTRUCTIONS) _____

ZONING

TOTAL DUE: Per Instruction Sheet You will be contacted and given amount due.

Mailed / Distributed by: WEBSITE Date: _____

☐ Advised of T.P.P. (Acct #): _____ Issued By: _____ Date: _____

INSTRUCTIONS & INFORMATION

(City Limits)

ATTENTION

Your application for Brevard County Business Tax Receipt cannot be processed until the requirements have been met and proof submitted with application. Original copies may be presented for verification when applying in person. Photocopies should be used when submitting by mail.

Instructions:

1. Complete the Business Tax Receipt application. For questions concerning this form contact the Tax Collector's Office at 321-264-6969 or 321-633-2199.
2. Provide a completed City Tax Receipt reflecting the current business location and type of business that is being conducted at that location. Contact your City for information on the City Business Tax Receipt.
3. If using a business name, provide a copy of the fictitious name registration and/or Corporation receipt from Florida Secretary of State.
4. Other documents may be required depending on the type/nature of business you are conducting i.e. State of Florida Certification, Certificate of Competency, Florida Dept of Agricultural and Consumer Service Certification, auto dealer's license, etc.
5. There may be an additional Hazardous Waste Surcharge due depending on the type of business you are conducting. The Hazardous Waste surcharge is $50.00. The Tax Collector's Office will notify you if an additional surcharge is required or contact our office at 321-264-6969 or 321-633-2199 to verify if a hazardous waste fee is required for your type of business.
6. If you are applying fertilizer to turf/or landscape plants in the course of a commercial business (ex. Landscaping, yard care, etc.), you are required to provide a copy of a DOACS Certification issued by The Bureau of Entomology and Pest Control (850-617-7997). If fertilizer is being applied to turf/or landscape plants to a business property by an employee of the business (ex. cemeteries, power plants, hotel/motel, schools, etc.), you are required to provide a copy of a Certificate of Training Best Management Practices by Florida Green Industries (352-273-4517).
7. Please do not submit amount due with your application. Once your application has been approved, you will be contacted and given the total amount due. If any further information or review is needed you will be contacted by the specific department for which the information is required.
8. Proof of personal identification is required.

Requirements *(a copy of one or more of these requirements may need to be submitted depending on the business name and the nature of the business):*

- Fictitious name registration and/or Corporation receipt from Florida Secretary of State. **(850) 488·9000 www.sunbiz.org**
- Certificate of Competency or State of Florida Certification [Contractors]. **County: 321 633·2058 State: 850-487-1395**
- State of Florida Certificate or Registration as subject to: Dept of Business and Professional Regulation or other Regulatory Boards. i.e., Florida Bar, State Dept of Health, Secretary of State, etc.
- Certificate(s) from Hotel & Restaurant Commission. **850·487·1395** (State of Florida Dept. of Business Regulation)
- Florida Dept of Agriculture & Consumer Services **800·435·7352**
- Auto Dealer's License [FL Dept of Highway Safety & Motor Vehicles] **321·383·2748**
- Second Hand Dealer License **321·757·7070 [Dept. of Revenue]** Notify Brevard County Sheriff Pawn Compliance: **321-617-7306**

Mail to: Brevard County Tax Collector
P.O. Box 2500
Titusville, FL 32781-2500

To Apply In Person: Brevard County Tax Collector
400 South Street, 6th Floor
Titusville, FL 32780

2026 FLORIDA PROFIT CORPORATION ANNUAL REPORT

FILED
Apr 17, 2026
Secretary of State
2300525343CC

DOCUMENT# P19000056943

Entity Name: FREEDOM OPTICAL INC

Current Principal Place of Business:

120 FORREST AVE
COCOA, FL 32922

Current Mailing Address:

120 FORREST AVE
COCOA, FL 32922 US

FEI Number: 84-2532523

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SIDWELL, MICHAEL C
120 FORREST AVE
COCOA, FL 32922 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	PRESIDENT	Title	VP, SECRETARY
Name	SIDWELL, STACIE HART	Name	MICHAEL, SIDWELL
Address	120 FORREST AVE	Address	120 FORREST AVE
City-State-Zip:	COCOA FL 32922	City-State-Zip:	COCOA FL 32922

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MICHAEL SIDWELL VP S 04/17/2026

Electronic Signature of Signing Officer/Director Detail — Date

Freedom Optical
BTR Address Change

- Bring LLC on new address change

- extra copies of BTR

COCOA
FLORIDA

Community Services Department
65 Stone Street • Cocoa, FL 32922
PHONE: (321) 433-8501
EMAIL: building@cocoafl.gov
www.CocoaFL.gov

Steps to Obtain a Business Tax Receipt in Cocoa – Updated 2-21-2025

- Contact the City of Cocoa's **Planning Department** to ensure the proposed business location is within the City limits and is compatible with zoning and land use regulations. They may be reached at 321-433-8451.

- If you are a professional or in a business that requires a license from any division of the State of Florida, you must first obtain your State license before applying for a City of Cocoa Business Tax Receipt. For more information, please refer to State of Florida Regulated Businesses (**https://www2.myfloridalicense.com/services-requiring-a-dbpr-license/**).

- If the proposed business is called by any name other than the full legal name of the owner or a corporation uses a name other than its legal corporate name, a fictitious name (also known as a Doing Business As (DBA)) must be registered with the State. Forms and additional information are available from **SunBiz** (**sunbiz.org**) or via phone at 850-487-6058.

- Any entity that transacts business as a corporation is required to file documents of incorporation or authorization with the State Division of Corporations. Proof of active status must be submitted with your application for a City of Cocoa Business Tax Receipt. Additional information is available via phone: 850-488-9000.

- Once you have obtained the City of Cocoa Business Tax Receipt, you must apply for a Brevard County Business Tax Receipt. They can be reached at 321-633-2199.

- Please follow the CHECKLIST on the following pages to complete your Business Tax Receipt application.

- HOME BASED BUSINESSES APPLICANTS:
  - Applicants must sign and notarize the "Home Occupation Affidavit".
- HANDYMAN APPLICANTS:
  - Applicants must sign and notarize the "Handyman Affidavit".
- RESIDENTAL RENTAL APPLICANTS:
  - Applicants must sign and notarize the "Residential Rental Program Local Agent Registration Form".
- COMMERICAL PROPERTY APPLICANTS:
  - Applicants must submit a site plan indicating the exits, exit signs and fire extinguishers.
  - Applicants must schedule their fire inspection **AFTER** Planning and Zoning approves the application. Planning and Zoning Staff will notify you if your application is DENIED for zoning code discrepancies.

Fees will be due at time of issuance by the Building Department. You will be notified of the total fee due upon issuance.

After receiving your approved City of Cocoa Business Tax Receipt, you MUST apply for a Brevard County Business Tax Receipt at the following website:

https://www.brevardtaxcollector.com/services/business-tax-receipts/

Telephone number 321-264-6969 or 321-633-2199

ALL BUSINESSES IN THE CITY OF COCOA MUST RENEW THEIR BUSINESS TAX RECEIPT ANNUALLY, BY OCTOBER 1 OF EACH YEAR.

A RENEWAL NOTICE WILL BE MAILED IN JULY/AUGUST EACH YEAR.

Updated 2-21-2025

Business Tax Receipt Checklist

- Property must be located in the City of Cocoa.
- If the proposed business will be called by any other name besides the full legal name of the owner, or a corporation uses a name other than its legal name, a fictitious name (also known as a DBA or Doing Business As) must be registered with the State of Florida. The Principal address must reflect an address in the City of Cocoa or the corporate address of the business. Forms and additional information are available from **www.sunbiz.org** or via phone at 850-487-6058.
- Property Owner must sign and have their signature notarized on the Business Tax Receipt application or attach a copy of the notarized lease to the application.
- Proof of signer agent for property owner:
    - This may be found on the Brevard County Property Appraiser (bcpao.us) site. Please provide a copy and attach it to the Business Tax Receipt application.
    - You may also provide a copy of a Warranty Deed or any other proof of ownership.
    - If the property is listed under a corporation or LLC, please provide a copy of the company's Sunbiz documentation showing proof of signer agent for the property and also attach it to the application.
    - HOME BASED BUSINESSES: If the applicant's home is recorded under an Estate, please provide proof of signer agent for the Estate and attach it to the application.
- Applicants must sign and have their signature notarized on the application. City Staff can notarize the application.
- If you are a professional or in a business that requires a license from any division of the State of Florida, you must first obtain your State license before applying to the City of Cocoa for a Business Tax Receipt. Please refer to the chart on the application.
- If you are opening a restaurant/bar/lounge, please submit a menu for food and beverages being served.
- Applicants must fill out and submit an Emergency Contact Form.

Building Department | building@cocoafl.gov
65 Stone Street I Cocoa, FL 32922
Phone: (321) 433-8501

BUSINESS TAX RECEIPT APPLICATION

PLEASE CHECK WHICH APPLIES:

- [x] COMMERCIAL BUSINESS
- [ ] HOME BASED BUSINESS
- [ ] NEW BUSINESS
- [x] ADDRESS CHANGE
- [ ] NAME CHANGE
- [ ] TRANSFER OF OWNERSHIP

OFFICE USE ONLY:

Tax Receipt #: _____

Home Occ. #: _____

NAICS CODE: _____

Fees Due: _____

BUSINESS INFORMATION:

BUSINESS NAME: Freedom Optical, Inc.

BUSINESS ADDRESS: 120 Forrest Ave. Cocoa FL 32922
(Include Street Address, City, State, Zip Code)

MAILING ADDRESS: _____
☑ ***Check here if same as physical address.***

BUSINESS PHONE: 321. 305. 6647 EMERGENCY PHONE: 321 917 1125

BUSINESS WEBSITE: www.freedomopticalinc.com

NUMBER OF FULL TIME EMPLOYEES: 2 NUMBER OF PART-TIME EMPLOYEES: 0

PLEASE CHECK ONE: ☐ SOLE PROPRIETOR ☒ CORPORATION ☐ PARTNERSHIP

DATE BUSINESS IS PLANNING TO OPEN/TRANSFER/RELOCATE AT THIS LOCATION: MAY 30, 2026

PLEASE EXPLAIN IN DETAIL THE NATURE OF YOUR BUSINESS, INCLUDING NORMAL BUSINESS SCHEDULE (DAYS/HOURS), LIST OF ANY CHEMICALS USED AND/OR STORED AT THE BUSINESS LOCATION SITE, ETC. YOU MAY ATTACH OR INCLUDE LITERATURE, BROCHURES, MENU, OR ANY PROMOTIONAL MATERIALS YOU MAY HAVE PREPARED FOR YOUR BUSINESS. INCLUDE ALCOHOL SALES (BEER/WINE OR FULL ALCOHOL).

Retail Sales: Eyeglasses, Sunglasses, Contact Lenses.

Optical Services pending zoning text amendment to add use to C-C / Uptown zoning district.

CONTACT FOR FIRE INSPECTION: (NOT APPLICABLE TO HOME BASED BUSINESS)

NAME: Stacie Hart Sidwell PHONE NUMBER: 321. 917. 1125

MISCELLANEOUS INFORMATION (NOT APPLICABLE TO HOME BASED BUSINESS)

NUMBER OF PARKING SPACES: 12reg, 1HC SQUARE FOOTAGE: 3,800 sq. ft.

HOTEL/MOTEL/APARTMENTS: NUMBER OF ROOMS/UNITS: n/a

RESTAURANT/BAR/LOUNGE: NUMBER OF SEATS: n/a SALON: NUMBER OF CHAIRS: n/a

RESTAURANT/BAR/LOUNGE: TYPE OF ALCOHOL SERVED: n/a

BUSINESS OWNER INFORMATION:

1. NAME AND TITLE: Stacie Hart Sidwell

ADDRESS: 425 Poi Ct. Merritt Island, Fl, 32953

(Include Street Address, City, State, Zip Code)

EMAIL ADDRESS: stacie2freedomopticalinc.com

PHONE NUMBER: 321. 917. 1125

2. NAME AND TITLE: Michael Sidwell

ADDRESS: 425 Poi Ct. Merritt Island, FL. 32953

(Include Street Address, City, State, Zip Code)

EMAIL ADDRESS: mike2genesispnt.com

PHONE NUMBER: 863. 287. 9418

NOTICE TO PROPERTY OWNER/TENANT:

ANY ALTERATION TO THE BUILDING WILL REQUIRE A BUILDING PERMIT AND INSPECTIONS FOR COMPLIANCE WITH ADOPTED CITY BUILDING CODES. THIS INCLUDES WALL PARTITIONS AND WALL COVERINGS SUCH AS ELECTRICAL, PLUMBING, AND/OR MECHANICAL WORK. IN ADDITION, A BUILDING PERMIT WILL BE REQUIRED FOR ANY GROUND OR WALL MOUNTED SIGN ERECTED OR ALTERED AT THIS LOCATION.

BTR NOT TRANSFERABLE:

APPROVAL TO CONDUCT A BUSINESS IS NOT TRANSFERABLE FROM ONE PERSON TO ANOTHER OR FROM ONE LOCATION TO ANOTHER. A NEW APPLICATION IS REQUIRED.

APPLICANT SIGNATURE

I certify that all of the information herein is true and correct to the best of my knowledge and belief. If any portion is found to be false or misrepresented, such fact may be just for immediate revocation of any license issued to me. It is further understood that I must comply with all codes in the City of Cocoa and failure to correct conditions, which are in violation, is punishable under the code or sufficient cause for violation of my license. I acknowledge that the issuance of this will be performed and should deficiencies be found that are in conflict with the city code, I will make the required corrections and pay the applicable fee(s).

Michael C. Sidwell
Printed Name

Applicant Signature

4/20/2026
Date

State of Florida, County of Brevard

Subscribed and sworn to before me this 20 day of, April, 20 26, personally appeared _____, ☐ who is personally known to me or ☑ produced Florida Driver license as identification, and who did/did not take oath.

John L Sauter
Notary Public Signature

Seal:

Notary Public State of Florida
John L. Sauter
My Commission HH 696696
Expires 10/30/2029

PROPERTY OWNER SIGNATURE (OR AN ATTACHED COPY OF A NOTARIZED LEASE)

I Certify that I am the simple owner (or legal representative) of the property at: 120 Forrest Avenue - Cocoa **and I hereby give authorization to this applicant to operate the above referenced business on my property described above.**

Lois Felder
Printed Name

Lois Felder
Property Owner Signature

04/24/2026
Date

State of Florida County of Brevard

Subscribed and sworn to before me this 24th day of, April, 20 26, personally appeared Lois Felder, ☐ who is personally known to me or ☑ produced FL Drivers License as identification, and who did/did not take oath.

Benjamin Alvarez
Notary Public Signature

Seal:

BENJAMIN ALVAREZ
Notary Public - State of Florida
Commission # HH 684613
My Comm. Expires Jun 6, 2029

OFFICE USE ONLY

PROPOSED BUSINESS IS LOCATED IN ZONING DISTRICT: _____

PROPERTY IS LOCATED IN THE FOLLOWING SPECIAL AREA:

☐ COCOA CRA ☐ DIAMOND SQUARE CRA

Staff – Please check **Approved or Denied** and place comments (especially for denial) in the **Comments** section.

It is the denying department's responsibility to notify the applicant that their application has been denied.

The Building Official will be the FINAL approval after all others have been completed.

Department	Approved	Denied	Signature	Date
Planning & Zoning				
Fire Inspector				
Environmental				
Building Official				

COMMENTS:

_____

_____

_____

_____

_____

IF APPLICATION HAS BEEN DENIED, CITE THE CODE OR POLICY BELOW:

_____

_____

_____

_____

CLASSIFICATION/CERTIFICATE REQUIREMENTS FOR PROFESSIONALS	AGENCY	TELEPHONE NUMBER
Accountant, Air Conditioning Contractor, Architect, Auction House/Auctioneer, Barber Shop/Beauty Salon, Electrical Contractor, Funeral Directing/Embalming, General Building Contractor, Manicurist, Plumbing, Real Estate Appraiser/Broker, Residential Contractor, Roofing Contractor, Special Trades Contractor, Veterinarian.	Department of Business and Professional Regulations	850-488-1234
Acupuncturist, Chiropractor, Dentist, Doctor of Medicine, Message Therapist, Nutritionist, Occupational Therapist, Optician, Optometrist, Pharmacy, Physical Therapist, Speech Pathologist.	Department of Health	850-488-0595
Apartment, Boarding House, Hotels/ Motels, Restaurant	Division of Hotels and Restaurants	850-487-1395
Attorney	Florida Bar (identification card)	850-561-5832
Automobile Vehicle Dealer, Automobile General Repair	Department of Highway Safety & Motor Vehicles	321-383-2748
Bakery, Dance Halls/Studios, Exterminator, Grocery/Convenience Store (if cooking food at location), Ice Cream Vendors, Physical Fitness Facility, Soliciting Contributions, Telephone Solicitation, Travel Agency.	Department Agriculture and Consumer Services	800-435-7352
Bank & Trust Companies, Fireworks Sales, Insurance Company, Loan Broker/Company.	Florida Department of Financial Services	850-413-3089
Acupuncturist*, Body Piercing, Daycare Centers/Preschool, Dog/Pet Grooming, Trailer/Mobile Home Site, Tanning Salon, Tattoo Establishment.	Brevard County Environmental Health	321-633-2053
Detective/Security Agency	Department of State	850-488-0595
Engineer	Florida Engineers Mgmt Corporation	850-521-0500
Alcohol Dealer, Gun Dealers, Tobacco Dealers	Bureau of Alcohol, Tobacco and Firearms	407-648-6136
Hospitals, Nursing & Personal Care	Division of Health Care Administration	850-488-1295

Cocoa Police Department
1226 West King Street I Cocoa, FL 32922
Phone: (321) 639-7620 I Fax: (321) 637-6352

Business Emergency Contact Information

Dear Merchant:

Date: 04.15.2026

The Cocoa Police Department requests your assistance to help us better serve you. If your business has been disturbed during the evening or early morning hours, if there has been an alarm or fire, or if we find an open door or anything else unusual, it is necessary that our responding officers be able to reach a responsible person to respond to the area immediately. Your assistance in answering the following questions fully will be appreciated.

The information provided will be used for official purposes only and will remain strictly confidential.

Name of Business: Freedom Optical, Inc.

Business Address: 120 Forrest Ave. Cocoa, FL 32922

Business Phone: 321.305.6647

Email: stacie@freedomopticalinc.com

Security System Installed? Yes ☑ No ☐ Type? (Audible, Motion, etc.) ADT

Describe Fully: Camera, Motion activated, 24 hour recording

Security Company Name and Phone #: _____

Guard Dog/Dog's name and type: _____

Cameras on Property Yes ☑ No ☐

Hazardous/Flammable/Combustible Materials inside or near business? Yes ☐ No ☑

Location and type: _____

If this property is equipped with security gates it would be beneficial and a time saving measure if you would provide the combination and/or access code in the event of an emergency and/or to conduct business checks.

Security Gates: Yes ☐ No ☑ Access Code/Combination: _____

Emergency Contacts: ***Must have business keys and be within 15-20 minutes arrival time.**

1) Name and Telephone #: Michael Sidwell 863.287.9418

2) Name and Telephone #: _____

3) Name and Telephone #: _____

Please notify us of immediately of any changes to the information provided. Also, if you permanently close or sell your business, please either change the information with us, or have the new owner(s) do so in order to allow us to update our records.

Please complete this form in its entirety and either to drop the completed form off at the Cocoa Police Department, mail to the above listed address, complete the form online at ***www.cocoapolice.com*** *or email it to* ***cocoarecords@cocoapolice.com***

Thank You!

Form # CPD 31 (07/2019)

COCOA FIRE RESCUE PRE-FIRE INSPECTION CHECKLIST

The City of Cocoa Fire Department has a FIRE INSPECTOR who will come out and periodically inspect your business. This list is not all encompassing, but will help serve as a guide for business owners to prepare for their fire inspection and ensure their business is kept up to code to ensure the safety of all occupants of the building. All buildings are subject to Florida Fire Prevention Code & a fire inspection.

- Have your address posted on outside of business – Minimum of 6" in size.
- Emergency lighting & illuminated exit signs operable in normal & battery mode.
  - Utilize "TEST" button on side of sign/light to test battery.
- All exit aisles clear from obstructions, minimum of 36" width.
- All exit doors unlocked & free of obstructions during business hours.
- Exit signs installed above all exit doors.
- All fire extinguishers tagged & certified by licensed fire extinguisher provider.
- Fire extinguishers inspected & tagged annually by certified fire extinguisher provider.
- Fire extinguisher properly mounted on wall and not obstructed from view.
- No extension cords or multi-plug adapters being used as permanent wiring.
- No large appliances (Refrigerator, Microwave, etc.) plugged into extension cords.
- No storage blocking electrical panels. – Minimum 36" clearance.
- Electrical boxes, outlets and switches properly covered with appropriate plates & fillers.
- All electrical breakers located inside panels labeled as to indicate their purpose.
- No large quantities of combustible materials stored near heat source or exit paths.
- All ceiling tiles in place. All large holes in ceilings & walls patched appropriately.
- All flammable and combustible liquids stored appropriately.
- Compressed gas cylinders secured to rack or use of strap to prevent falling.
- Fire alarm system in proper working order and system tested annually.
- Sprinkler system in proper working order and system inspected quarterly.
- No storage within 24 inches of ceiling, and not obstructing any sprinkler heads.
- Occupancy load & current business tax receipt posted in visible location near front door.

RESTAURANTS – IN ADDITION TO ABOVE LIST -

- Commercial Hood extinguishing system properly maintained, tagged & certified every 6 months.
- Commercial Hood Cleaning done by a professional company every 6 months.
- Class K Extinguisher provider in cooking area, inspected & tagged every 12 months.

2026 FLORIDA PROFIT CORPORATION ANNUAL REPORT

FILED
Apr 17, 2026
Secretary of State
2300525343CC

DOCUMENT# P19000056943

Entity Name: FREEDOM OPTICAL INC

Current Principal Place of Business:

120 FORREST AVE
COCOA, FL 32922

Current Mailing Address:

120 FORREST AVE
COCOA, FL 32922 US

FEI Number: 84-2532523

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SIDWELL, MICHAEL C
120 FORREST AVE
COCOA, FL 32922 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

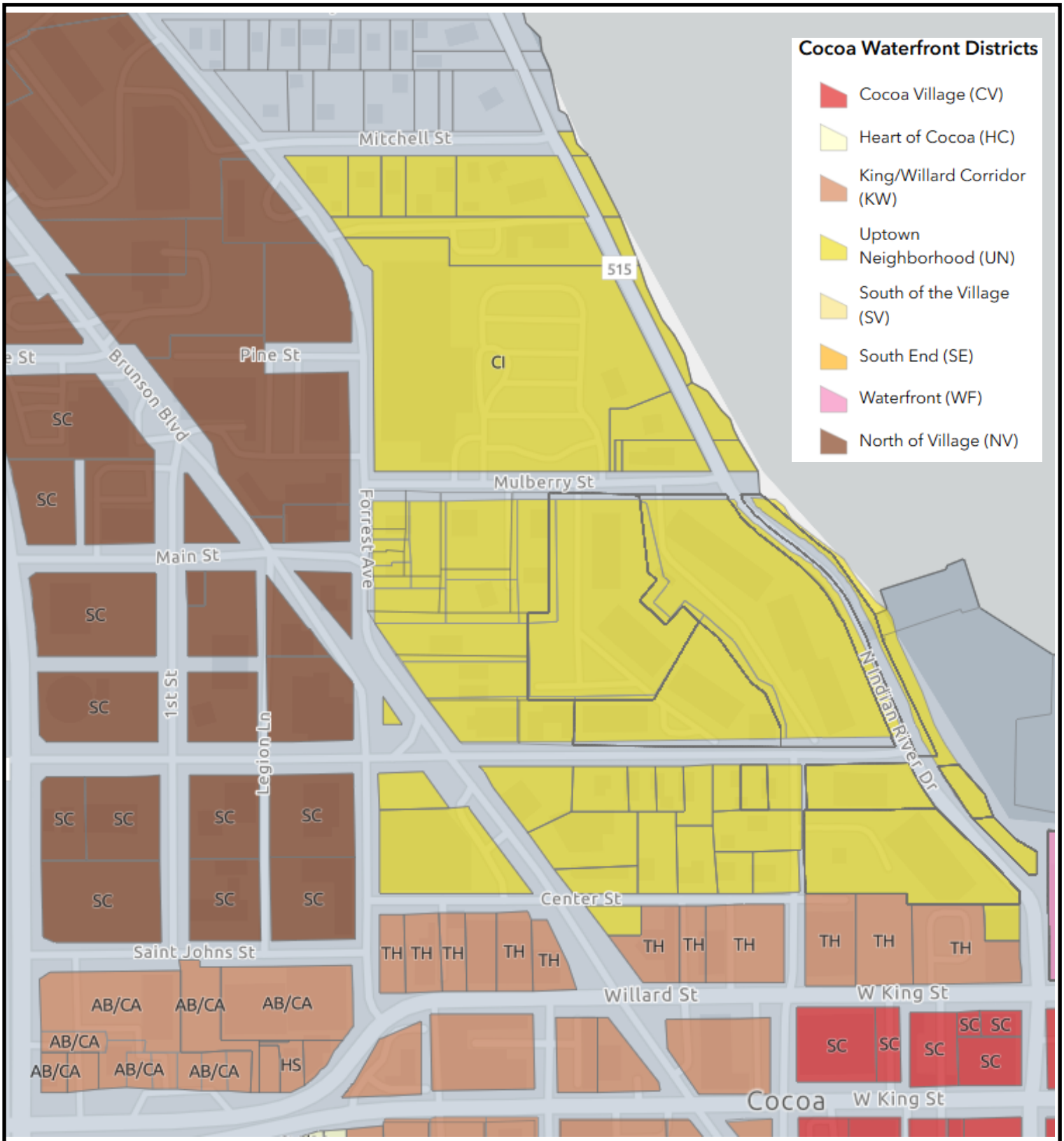
Officer/Director Detail :

Title	PRESIDENT	Title	VP, SECRETARY
Name	SIDWELL, STACIE HART	Name	MICHAEL, SIDWELL
Address	120 FORREST AVE	Address	120 FORREST AVE
City-State-Zip:	COCOA FL 32922	City-State-Zip:	COCOA FL 32922

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MICHAEL SIDWELL VP S 04/17/2026

Electronic Signature of Signing Officer/Director Detail — Date

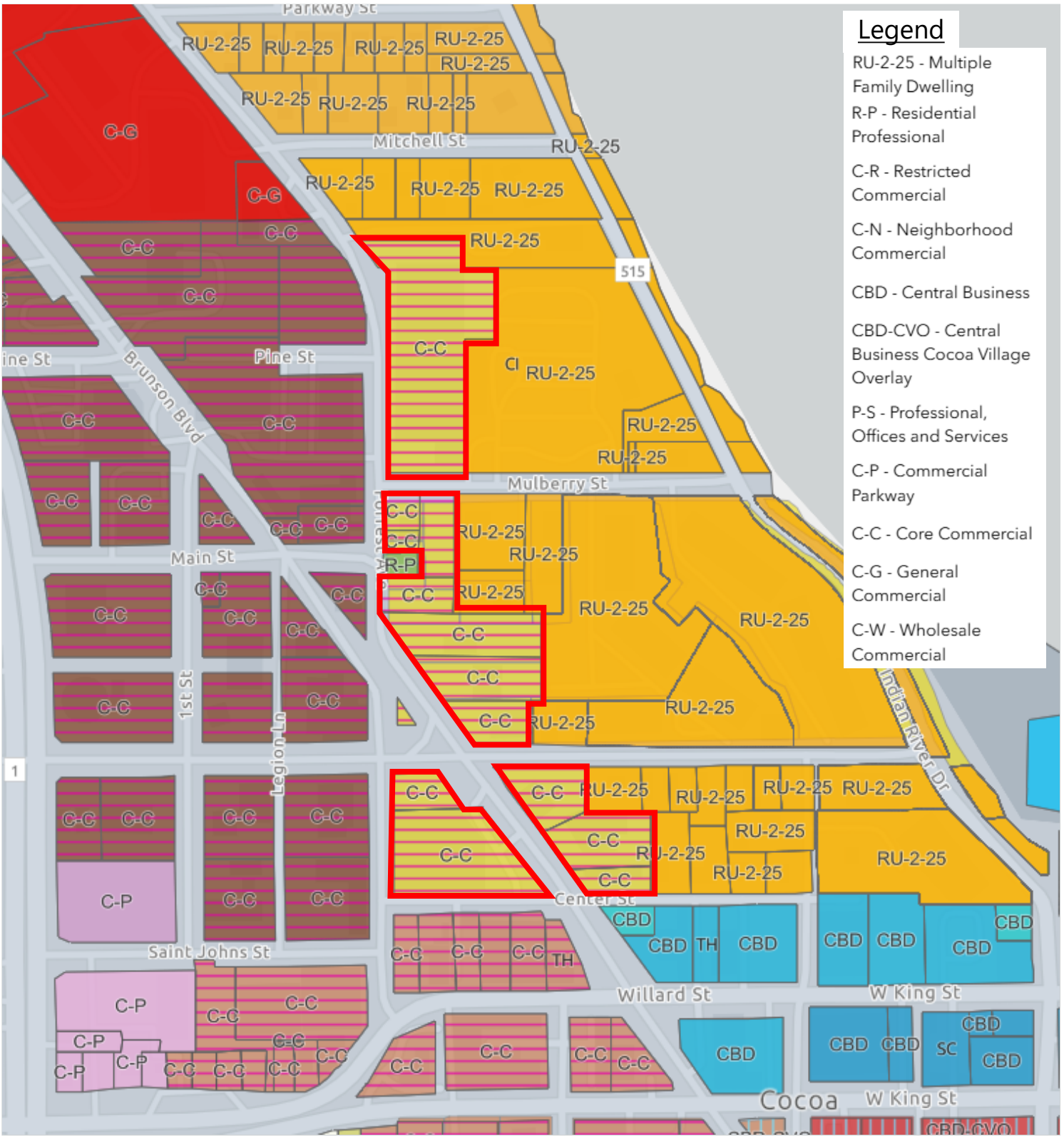


Uptown Neighborhood Subdistrict Map

(Not to Scale)

COCOA FLORIDA

Map Date: June 3, 2026



Uptown Neighborhood Subdistrict Map with Underlying Zoning

(Not to Scale)

Parcels Affected By Zoning Text Amendment

Map Date: June 3, 2026

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Jennifer Webster,
Attn: 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 , 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 05/19/2026

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 05/19/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	$997.60	
Tax Amount:	$0.00	
Payment Cost:	$997.60	
Order No:	12336931	# of Copies:
Customer No:	1127247	1
PO #:	Planning & Zoning Board June 3, 2026 Uptown C-C	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
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 26-02000002 ZONING TEXT AMENDMENT | ORD 11-2026
OPTICAL SERVICES IN WATERFRONT OVERLAY DISTRICT

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ARTICLE XI, SECTION 22 OF THE ZONING ORDINANCE OF THE CITY OF COCOA TO ALLOW FOR OPTICAL SERVICES AS A PERMITTED USE IN THE UPTOWN NEIGHBORHOOD (UN) SUBDISTRICT OF THE COCOA WATERFRONT OVERLAY DISTRICT WHERE THE UNDERLYING ZONING DISTRICT IS CORE-COMMERCIAL (C-C); PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE

PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY PUBLIC HEARING WILL BE HELD ON
June 3, 2026

CITY COUNCIL PUBLIC HEARING WILL BE HELD ON
June 9, 2026
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 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.

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