



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

**August 5, 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 August 5, 2026.
2. Minutes: Regular Meeting of July 1, 2026.

III. Old Business:

IV. New Business:

1. 3600 Grissom Prkwy Rezoning (POSTPONED)
2. 3600 Grissom Pkwy Comp Plan Amendment (POSTPONED)
3. PZ26-02100005 155 Ruth St Zoning Map Amendment

V. Tree Board:

VI. Other Business:

VII. Next Meeting Date:

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@cocoafi.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: 07/17/2026
Agenda Date: 8/5/2026
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 August 5, 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 August 5, 2026, Regular Meeting, either as written or with amendments.



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

**August 5, 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 August 5, 2026.
2. Minutes: Regular Meeting of July 1, 2026.

III. Old Business:

IV. New Business:

1. PZ 25-00900014 Ord No. 06-2026 3600 Grissom Parkway Zoning Map Amendment (POSTPONED)

An ordinance of the city council of the city of cocoa, Brevard county, Florida; amending the zoning map for one (1) parcel of real property, totaling 40 acres, more or less, and generally located at 3600 Grissom parkway, in cocoa, Florida, as more particularly depicted and legally described on exhibit "a" attached hereto; changing the zoning map designation of the real property from "residential agricultural (ra)" to "manufacturing and industrial (m-2)"; providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date.

2. 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.

3. PZ26-02100005 155 Ruth St Zoning Map Amendment

An ordinance of the city council of the city of cocoa, Brevard county, Florida, amending the official zoning map designation of two (2) parcels of real property, totaling 0.9 acres, more or less, and located generally south of sr 520, west of ruth street, east of Virginia avenue, and north of Jackson street, in cocoa, Florida, more particularly depicted and described on exhibit "a" attached hereto, from Brevard county single-family residential (ru-1-9), to city of cocoa single-family residential (ru-1-7); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date.

V. Tree Board:

VI. Open Discussion:

VII. Other Business:

VIII. Next Meeting Date: Wednesday, August 5, 2026, at 6:00 pm at 65 Stone Street in Cocoa, FL.

IX. Adjournment:

General Notice Information:

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PLANNING & ZONING AGENDA ITEM

Memo Date: 07/17/2026
Agenda Date: 8/5/2026
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 July 1, 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 July 1, 2026, Regular Meeting, either as written or with amendments.

**MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
July 1, 2026**

A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on July 1, 2026, at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. CALL TO ORDER:

Chair Park called the meeting to order at 7:00 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
Ron Chabot	Board Member
Susan Milhoan	Board Member
Victoria Jones	Board Member
Russell Sengel	Board Member
Aleck Greenwood	Alternate Board Member
Richard Cravens	Alternate Board Member
Kristin Eick	City Attorney

ABSENT:

Marcus Wheeler	Vice Chairperson
Tamisha Findlay	Board Member
Katherine Stewart	Board Member
Todd Anderson	Board Member

STAFF PRESENT:

Jennifer Webster, City Planner; Breanna Earley, Recording Secretary.

Chair Park led the assembly in the Pledge of Allegiance.

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of July 1, 2026
2. Minutes: Regular Meeting of June 3, 2026

- * **MOTION BY BOARD MEMBER MILHOAN; SECONDED BY BOARD MEMBER JONES TO APPROVE THE July 1, 2026 AGENDA AND THE MINUTES OF June 3, 2026 AS WRITTEN.**

AYES: Park, Chabot, Jones, Milhoan, Sengel, Cravens, Greenwood

MOTION PASSED UNANIMOUSLY (7-0).

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 CHAIR PARK; SECONDED BY BOARD MEMBER JONES TO POSTPONE BOTH ITEMS TO A DATE CERTAIN OF AUGUST 5, 2026 AT 6PM AT 65 STONE STREET, COCOA, FL 32922.**

AYES: Park, Chabot, Jones, Milhoan, Sengel, Cravens, Greenwood

MOTION PASSED UNANIMOUSLY (7-0).

2. **PZ 26-00500001 Ordinance No. 08-2026 Grissom Pkwy 1.29 Acres Comprehensive Plan / Future Land Use Map Amendment**

Jennifer Webster, City Planner, presented a PowerPoint for Ordinance No. 08-2026¹.

Board member Sengel, asked if the city has a definition of where a data center would fall.

¹ Exhibit A: PowerPoint

Webster, stated it has not been evaluated.

Attorney Eick, confirmed. She went on to speak about the scale of a data center needing to be brought back before the board and council.

Allison Williams, KP & Franklin, verified there are no plans for a data center.

Board member Chabot asked what kind of storage facility it would be.

Allison Williams, stated industrial.

*** MOTION BY BOARD MEMBER MILHOAN; SECONDED BY BOARD MEMBER CHABOT TO APPROVE WITH STAFF RECCOMENDATIONS.**

AYES: Park, Jones, Chabot, Sengel, Milhoan, Cravens, Greenwood

MOTION PASSED UNANIMOUSLY (7-0).

3. PZ 26-02100001 Ordinance No. 09-2026 Grissom Pkwy 1.29 Acres Zoning Map Amendment

Jennifer Webster, City Planner, presented a PowerPoint for Ord No. 09-2026².

Alternate member Greenwood, asked about the entry to access.

Webster, explained.

Board member Jones, asked about the equipment that will be stored onsite.

Allison Williams, explained there was no set criteria or specifications.

*** MOTION BY CHAIR PARK; SECONDED BY BOARD MEMBER MILHOAN TO APPROVE WITH STAFF RECCOMENDATIONS.**

AYES: Park, Jones, Chabot, Sengel, Milhoan, Cravens, Greenwood

MOTION PASSED UNANIMOUSLY (7-0).

Tree Board:

Jennifer Webster, City Planner, provided an update on the property, 1360 West King

² Exhibit B: PowerPoint

Street, that removed trees without proper permitting.

Alternate member Greenwood, asked about the recommendations being offered.

Webster, explained Planning will be working in conjunction with Public Works.

Greenwood, went on to speak about how removing trees removes the ambiance from the city.

Chair Park, asked for clarification on the current process when handling unpermitted removal of trees.

Board member Chabot, provided his opinion and that the property owner knew what they were doing and would like to see them fined.

Jones, spoke about a solution to mitigate the issue.

Attorney Eick, stated she did not have information about where the trees were. To come into compliance, they're going to have to obtain the tree removal permit.

A discussion on what could be done about the removed trees was held.

Board member Milhoan asked if there has been a similar instance of a violation.

Webster stated she didn't recall any recent examples.

* **MOTION BY ALTERNATE MEMBER GREENWOOD; SECONDED BY BOARD MEMBER SENDEL TO FURTHER DISCUSS ANY CHANGES THAT MAY NEED TO BE MADE TO THE CITY TREE ORDINANCE.**

AYES: Park, Jones, Chabot, Sendel, Milhoan, Cravens, Greenwood

MOTION PASSED UNANIMOUSLY (7-0).

Board member Chabot, spoke about an elderly neighbor having an issue with overgrown trees and he asked if the city takes care of that.

Webster explained the city upkeeps city property.

Open Discussion:

Other Business:

Board member Milhoan, provided further insight to data centers and if there could be ways to prohibit them.

Attorney Eick, described a new law passed by Florida legislators.

Park asked if he could make a motion to make a recommendation to Council.

Attorney Eick, clarified the state law and there being a definition for data centers.

Board member Jones spoke about her understanding and research on data centers and loopholes that can be found by companies.

Board member Sengel feels there should be something in place by October 2027.

Board member Milhoan also proposed there be restrictions in the city on storing nuclear material.

MOTION BY CHAIR PARK TO RECOMMEND CITY COUNCIL DIRECT STAFF LOOK INTO UPCOMING ITEMS THAT COULD BE A DANGER TO THE CITY LIKE DATA CENTERS AND NUCLEAR STORAGE FACILITIES, SECONDED BY MILHOAN

AYES: Park, Jones, Chabot, Sengel, Milhoan, Cravens, Greenwood

MOTION PASSED UNANIMOUSLY (7-0).

VIII. Next Meeting Date: Wednesday, August 5, 2026, at 6:00pm, at 65 Stone Street in Cocoa, FL

IX. Adjournment:

*** MOTION BY CHAIR PARK; SECONDED BY BOARD MEMBER MILHOAN TO ADJOURN THE MEETING.**

AYES: Park, Jones, Chabot, Milhoan, Sengel, Cravens, Greenwood

MOTION PASSED UNANIMOUSLY (7-0).

MEETING ADJOURNED AT 7:56 PM.

Wesley Park, Chairperson

Respectfully Submitted By:

Breanna Earley, Recording Secretary

PLANNING & ZONING AGENDA ITEM

Memo Date: 07/24/2026
Agenda Date: 8/5/2026
Prepared By: Lucilene Ribeiro, Planner
Through: Stockton Whitten, City Manager
Requested Action: Request to postpone to a date certain of September 2nd 2026, consideration for approval of a zoning map amendment for the property located at 3600 Grissom Parkway.

BACKGROUND:

Staff respectfully requests that this agenda item be postponed to the next regular Planning and Zoning Board meeting, September 2nd, 2026.

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

RECOMMENDED MOTION:

Staff recommends that the Board postpone consideration of this item to the September 2nd, 2026, Planning and Zoning hearing to be held at Cocoa City Hall at 6:00 p.m.

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Lucilene Ribeiro
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 07/21/2026
BRE floridatoday.com 07/21/2026

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 07/21/2026

Legal Clerk

A handwritten signature in dark ink, appearing to read "Denise Roberts", is written over a horizontal line.

Notary, State of WI, County of Brown

A handwritten signature in dark ink, appearing to read "4-6-27", is written over a horizontal line.

My commission expires

Publication Cost:	\$285.59	
Tax Amount:	\$0.00	
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Please do not use this form for payment remittance.

DENISE ROBERTS
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 CITY OF COCOA COUNCIL
PROPOSE TO CONSIDER THE
FOLLOWING:**

**A. PZ 25-00900014 Ord No. 06-
2026 3600 Grissom Parkway
Zoning Map Amendment**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ZONING MAP FOR ONE (1) PARCEL OF REAL PROPERTY, TOTALING 40 ACRES, MORE OR LESS, AND GENERALLY LOCATED AT 3600 GRISSOM PARKWAY, IN COCOA, FLORIDA, AS MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE ZONING MAP DESIGNATION OF THE REAL PROPERTY FROM "RESIDENTIAL AGRICULTURAL (RA)" TO "MANUFACTURING AND INDUSTRIAL (M-2)"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

**Planning and Zoning Board
PUBLIC HEARING WILL BE HELD
ON**

**August 5, 2026
City of Cocoa Council
PUBLIC HEARING WILL BE HELD
ON**

**August 11, 2026
ALL HEARINGS WILL TAKE PLACE
AT 6:00 P.M. OR SOON THERE-
AFTER IN THE COCOA CITY HALL
COUNCIL CHAMBERS LOCATED AT
65 STONE STREET, COCOA,
FLORIDA 32922**

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PLANNING & ZONING AGENDA ITEM

Memo Date: 07/24/2026
Agenda Date: 8/5/2026
Prepared By: Lucilene Ribeiro, Planner
Through: Stockton Whitten, City Manager
Requested Action: Request to postpone to a date certain of September 2nd 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 the next regular Planning and Zoning Board meeting, September 2nd, 2026.

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

RECOMMENDED MOTION:

Staff recommends that the Board postpone consideration of this item to the September 2nd, 2026, Planning and Zoning hearing to be held at Cocoa City Hall at 6:00 p.m.

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Leonardo Priore
Attn: Accounting Division
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65 Stone St
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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

My commission expires

Publication Cost:	\$409.79	
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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,
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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: 07/24/2026
Agenda Date: 8/5/2026
Prepared By: Stockton Whitten, City Manager
Through: Lucilene Ribeiro, Planner
Requested Action: Consideration of an applicant-initiated ordinance amending the official zoning map designation of two (2) parcels of real property, totaling 0.9 acres, more or less, and located generally south of SR 520, west of Ruth Street, east of Virginia Avenue, and north of Jackson Street, in Cocoa, Florida from Brevard County Single-Family Residential (RU-1-9), to City of Cocoa Single-Family Residential (RU-1-7).

BACKGROUND:

The Subject Parcels are generally located south of SR 520, west of Ruth Street, east of Virginia Avenue, and north of Jackson Street, in Cocoa, more particularly depicted and described on Exhibit "A" in the attached Ordinance, and are located in the City of Cocoa taxing jurisdiction. Parcel 1 is identified as tax account no. 3042211 (0.4 ac), address to be determined upon development, and Parcel 2 is identified as tax account no. 2424521 (0.5 ac), addressed as 155 Ruth Street.

These properties were annexed into the City in 2004 from Brevard County (County), by Ordinance 11-2004, (Attachment 3) as part of a larger, 26-acre annexation of portions of the Pine Grove Park Subdivision and portions of the Pine Acres Plat. These properties were assigned a Future Land Use (FLU) of Low Density Residential, which has a maximum density of seven dwelling units per acre (7 du/ac). However, a zoning category was not assigned at the time of the annexations. This makes future development challenging with the absence of a City zoning designation.

The applicant is requesting these parcels be rezoned to City of Cocoa RU-1-7, Single Family Residential.

STATISTICS

Project No.: PZ26-02100005

Applicant: William Chaney, Chaney Real Estate LLC.

3370 Tipperary Drive, Merritt Island, FL 32953

Future Land Use Designation: Low Density Residential

Zoning District: Prior (Brevard County):

Single-Family Residential (RU-1-9)

Existing Land Use: Vacant, Undeveloped

Council District: District 1 – Councilmember Alex Goins

Legal Ad Date: July 21, 2026

Overview of Surrounding Area:

	Future Land Use	Zoning	Land Uses
North	Low Density Residential	Zoning Not Assigned	Vacant Undeveloped
South	Low Density Residential	RU-1-7 (Single Family)	Single Family Homes
East	Low Density Residential	Zoning Not Assigned & RU-2-15	Single Family & Vacant Undeveloped
West	Brevard County	Brevard County	Commercial / Industrial

ANALYSIS

Brevard County Zoning Comparison and Conformities. Part of the staff analysis in a rezone request is the potential creation of nonconforming lots. The following is a description of the Brevard County zoning classification of the Subject Parcels when they were annexed.

Both parcels had the former County classification of Single-family residential, or RU-1-9. “This residential zoning classification encompasses lands devoted to single-family residential development of spacious character [...]” (Sec. 62-1341, Code of Ordinances of Brevard County). These parcels are currently vacant and undeveloped, meet the minimum performance standards for the RU-1-7 zoning district, and will be considered conforming in the City of Cocoa.

I. Rezoning Analysis

The Planning & Zoning staff have studied and considered the following criteria, according to Appendix A of the City of Cocoa, Article XXI, Section 1(G), to show whether or not:

a. The proposed change is contrary to the established land use pattern.

Staff Finding: The surrounding City of Cocoa land area consists of primarily residential use. Therefore, this request is not contrary to the established land use pattern.

b. The proposed change would create an isolated district unrelated to adjacent and nearby districts.

Staff Finding: As noted in the table above, the properties to the north and east do not have zoning assigned, but have a Low Density Residential FLU, which is limited to a maximum density of 7 du/ac. The properties adjacent to the south are RU-1-7, Single Family Residential. There is one parcel to the east that is zoned RU-2-15, Multi-Family. The parcels that will be designated as RU-1-7 will not create an isolated district unrelated to adjacent and nearby districts.

c. The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, access, etc.

Staff Finding: The parcels to be rezoned, or receive a zoning assignment of, Single Family Residential has been of a residential character since before their annexation in 2004. It is anticipated they will remain as such and are not anticipated to increase or overtax the load on public facilities such as schools, utilities, streets or access. The proposed zoning district RU-1-7 is consistent with the already-established Low Density Future Land Use category, which sets the maximum density of 7 du/ac.

d. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Staff Finding: The existing district boundaries are not illogically drawn, as the district is without a zoning category. However, the prior County zoning was also Single Family Residential and was not drawn illogically. The FLU boundary is not illogically drawn, and as it extends to the properties to the south, the map amendment is contiguous to the establish residential boundary.

e. The proposed change would be contrary to the Future Land Use Map and would have an adverse effect on the Comprehensive Plan.

Staff Finding: The proposed rezoning is consistent with Future Land Use Element Policy 1.1.2.3 Low Density Residential in that these areas are “neighborhoods of single family detached housing, limited multiple family attached housing and limited clustered single family attached housing.” Further, in Figure FLU-1, Standards for Future Land Use Categories, shows that RU-1-7 is an applicable zoning district for the Low Density Residential FLU. The proposed rezone to RU-1-7 would not have an adverse effect on the Comprehensive Plan.

f. Changed or changing conditions make the passage of the proposed amendment necessary.

Staff Finding: Without a City zoning designation, this property is not able to be developed as there were no associated permitted uses. The assignment of an RU-1-7 Single Family zoning will not only allow the properties to be developed as such, but will resolve the ambiguity of the allowed uses, and will establish the regulations for future residential development.

g. The proposed change will adversely influence living conditions in the

neighborhood.

Staff Finding: As mentioned, the parcels have been a part of the City since 2004 and have not significantly changed during that time. It is not anticipated this rezone will adversely influence the living conditions in the adjacent neighborhood. Actually, with a zoning designation assigned, the parcels now have guidelines for redevelopment that will create an opportunity for area improvement.

h. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

Staff Finding: As the parcels would be developed as single family homes, it is not anticipated that the proposed rezoning would create or excessively increase traffic congestion or otherwise affect public safety.

i. The proposed change will create a drainage problem.

Staff Finding: As mentioned, the parcels have been a part of the City since 2004 and have not significantly changed during that time. At this time, it is not anticipated that the proposed rezoning will create a drainage problem. Any new development in this area will be required to not exceed the maximum lot coverage, or the maximum impervious surface ratio (ISR) that is required for Low Density Residential development standards so as not to impact public stormwater areas.

j. The proposed change will seriously reduce light and air to adjacent areas.

Staff Finding: Any new construction is required to meet the requirements of the City Code to ensure light and air to adjacent areas are not reduced. The development on these parcels will be limited to single family residential, which has a maximum allowable height of 35', a 65% maximum impervious surface ratio, and a 30% maximum building coverage limitation. It is not anticipated that future single family development would seriously reduce light and air to adjacent areas.

k. The proposed change will adversely affect property values in the adjacent areas.

Staff Finding: As the parcels have not significantly changed since their annexations, it is not anticipated this rezone will adversely affect property values in the adjacent areas. Actually, with a zoning designation assigned, the parcels now have guidelines for redevelopment that will create an opportunity for improvement which will increase property value in the neighborhood.

l. The proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

Staff Finding: On the contrary, the assignment of the City zoning category of Single Family Residential will allow the improvement and development of the subject parcels,

given that there will be development standards to follow.

m. The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

Staff Finding: The proposed zoning change implements the City's adopted land use policies and is intended to promote the public welfare through orderly and compatible development. The request does not provide a special privilege to the property owner but instead applies the City's zoning regulations in a manner consistent with similarly situated properties and the community's long-term planning objectives.

n. There are substantial reasons why the property cannot be used in accord with existing zoning.

Staff Finding: With the absence of a City zoning category, redevelopment is not possible. Assigning the category of Single Family Residential will now allow the property owners to redevelop their properties.

o. Whether the change suggested is out of scale with the needs of the neighborhood of the city.

Staff Finding: The proposed rezoning is not out of scale with the needs of the area and would be consistent with and an extension of the existing residential character in the immediate area.

p. It is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

Staff Finding: Although other properties within the City may currently permit the proposed single-family use, the applicant owns the subject property and seeks to develop it at its present location. The existence of other potentially suitable sites does not preclude consideration of the requested zoning change, provided the subject property is appropriate for the proposed zoning and the request is consistent with the Comprehensive Plan and the surrounding development pattern.

Consistency with Comprehensive Plan Policies and Objectives

The proposed RU-1-7 "Single Family Residential" zoning designation is consistent with the allowable uses under the "Low Density Residential" Future Land Use per the City of Cocoa Comprehensive Plan, per Figure FLU-1, the Standards for Future Land Use Categories.

Concurrency Management/Adequate Public Facilities

Section 15-22 of the City Code provides for a concurrency management system to ensure public facilities and services needed to support development are available concurrent with the impacts of such development and that development orders and development permits are not issued in a manner that will not result in a reduction in the

levels of service below the adopted level of service standards adopted by the City for public facilities and services, as contained in the City's adopted Comprehensive Plan.

If capacity issues relating to any public facilities or services regulated by the City of Cocoa adopted Comprehensive Plan is identified, necessary and appropriate mitigation will be required to be addressed prior to construction.

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

Ord. 11-2004 Annexation, adopted May 18, 2004

RECOMMENDED MOTION:

Staff requests that the Planning & Zoning Board recommend **APPROVAL** to City Council of Ordinance 12-2026, an applicant-initiated ordinance amending the official zoning map designation of two (2) parcels of real property, totaling 0.9 acres, more or less, and located generally south of SR 520, west of Ruth Street, east of Virginia Avenue, and north of Jackson Street, in Cocoa, Florida from Brevard County Single-Family Residential (RU-1-9), to City of Cocoa Single-Family Residential (RU-1-7).



ZONING MAP AMENDMENT APPLICATION (MAP 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

Please TYPE or PRINT this application neatly.

Stamp Only When Application is Fully Complete

1. Existing Zoning Category: UNASSIGNED ZONING
2. Proposed Zoning Category: LOW DENSITY RESIDENTIAL
3. Existing Future Land Use Category: LOW DENSITY RESIDENTIAL
4. Proposed Future Land Use Category (if applicable): RU 1-7
5. Applicant Information: ** NOTE: Applicant is the main contact, who must attend the meeting!*
Company (if applicable): CHANEY REAL ESTATE LLC
Name: WILLIAM CHANEY
Mailing Address: 3370 TIPPERARY DR.
City: MERRITT ISLAND State: FL Zip Code: 32953
Phone #: _____ Fax #: _____
Mobile #: 3219179831 E-mail: wchaney51@gmail.com

6. Property Owner Information: ** Check here if same as Applicant → ☒*
** If more than one owner, attach additional sheet with names and addresses.*

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

7. **Property Information:**

Street Address and Location: 155 RUTH ST COCOA FL 32922

Parcel ID: ** If more than two Parcel IDs, attach additional sheet with Parcel IDs.*

2 4 - 3 6 - 3 2 - 2 9 - 4 [] [] [] [] . [] - [] [] [] [] . [] []

[] [] - [] [] - [] [] - [] [] - [] [] [] [] [] . [] - [] [] [] [] . [] []

Tax Account Numbers: ** If more than two Tax Account #s, attach additional sheet with Tax Account #s.*

2 4 2 4 5 2 1 [] [] [] [] [] []

Land Area: 39204 SF square feet or .9 acres

Existing Use(s) on Property: VACANT LAND

Proposed Use(s) on Property: SINGLE FAMILY RESIDENCES

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

- a. ☐ **Notarized application.**
- b. ☐ **List of owners within 500 feet.** A "radius map package" from Brevard County containing a certified mailing list with mailing labels and a map of all property owners of record who reside within a 500-foot radius of the subject property is required for public notice. It is the applicant's responsibility to request these materials with the Brevard County GIS Department that are available free of charge. Inquiries need to be emailed to servicedesk@brevardfl.gov and forwarded to the **City of Cocoa Planning and Zoning Department** when available.
- c. ☐ **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.
- d. ☐ **Proof of ownership.** A copy of the most recent recorded warranty deed is required.
- e. ☐ **Letter of authorization.** If the applicant is not the property owner, a notarized letter of authorization or agent affidavit is required, unless the applicant is the Attorney of the owner. Each property owner must complete a separate authorization form or other suitable documentation to allow the agent to act upon his/her behalf. A sample "Letter of Authorization" form is available from the City.
- f. ☐ **Corporate documents.** If the applicant/owner is representing a company, articles of incorporation which show the applicant/owner 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>).
- g. ☐ **Certified boundary survey.** Submit a certified survey showing all existing structures and all proposed structures.
- h. ☐ **Legal description.** Submit a typed copy of the legal description. It may be submitted on a computer disk or by e-mail.
- i. ☐ **Additional information (optional).** Submit any information that may be helpful in understanding the request. This may include a site plan drawing, photos, sketches, elevations, or letters from adjoining property owners.

9. **Application filing deadline.** The application filing deadline is on the first day of each month at 5:00 pm for public hearings that are held in the following month. For Zoning Map Amendment applications that are submitted concurrently with other applications, the earlier filing deadline shall apply.

- 10. 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!

- 11. Dates and locations of public hearings.** All zoning map amendments require one hearing in front of the Planning & Zoning Board and two hearings in front of the City of Cocoa Council.
- 12. 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.
- 13. 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.
- 14. 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.
- 15. 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.
- 16. 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:
- The witness has personal knowledge of the fact in which the witness will testify; and/or
 - In the case of testimony consisting of opinions or inferences, the testimony is qualified as the following:
 - 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.
 - 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.
- 17. 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.

18. In order to approve a zoning map 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)(f) 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. Use extra sheets if necessary.

a. Whether or not the proposed change is contrary to the established land use pattern.

The proposed zoning amendment to Low Density Residential is _____ consistent with the established residential development pattern within the surrounding neighborhood. Adjacent and nearby properties are predominantly residential in nature, and the proposed single-family residential use is compatible with the character and scale of the area. The request aligns with the existing Future Land Use designation and supports orderly residential growth within the City of Cocoa.

b. Whether or not the proposed change would create an isolated district unrelated to adjacent and nearby districts.

The proposed zoning amendment would not create an isolated zoning district. The requested Low Density Residential zoning is compatible with surrounding residential uses and serves as a logical continuation of the existing residential development pattern in the area. The request promotes consistency and continuity within the neighborhood.

c. Whether or not the proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, access, etc.

The proposed zoning amendment is not expected to materially alter the population density pattern or overburden public facilities. The intended use consists of single-family residences at a low residential density consistent with the area's Future Land Use designation. Existing infrastructure, including roadway access, utilities, and public services, is capable of serving the proposed development subject to standard development review procedures.

- d. Whether or not existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

The current unassigned zoning designation does not reflect the existing residential character or anticipated use of the property and surrounding area. Assigning Low Density Residential zoning establishes a logical zoning classification that is consistent with nearby development patterns and the property's intended residential use.

- e. Whether or not the proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan.

The proposed zoning amendment is consistent with the City's Comprehensive Plan and existing Future Land Use designation for Low Density Residential. The request supports compatible residential infill development and does not adversely impact the goals, objectives, or policies of the Comprehensive Plan.

- f. Whether or not changed or changing conditions make the passage of the proposed amendment necessary.

The property is currently classified as unassigned zoning despite being located within a predominantly residential area. Establishing an appropriate residential zoning classification is necessary to facilitate orderly development of the property consistent with surrounding uses and the City's adopted planning objectives.

g. Whether or not the proposed change will adversely influence living conditions in the neighborhood.

The proposed single-family residential development will not adversely influence living conditions in the neighborhood. The proposed use is compatible with surrounding residential properties and is expected to contribute positively to the area through appropriate development, maintenance, and investment in the property.

h. Whether or not the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

The proposed low-density single-family residential use is not expected to generate excessive traffic or create adverse public safety impacts. Traffic generated by the proposed development will be minimal and consistent with normal residential activity patterns within the area.

i. Whether or not the proposed change will create a drainage problem.

The proposed development will comply with all applicable stormwater and drainage requirements during the site development review and permitting process. The project is not anticipated to create drainage problems or negatively impact adjacent properties.

j. Whether or not the proposed change will seriously reduce light and air to adjacent areas.

The proposed single-family residential use will not seriously reduce light or air to adjacent properties. Development will comply with applicable setback, height, and lot coverage requirements established by the City of Cocoa Land Development Regulations.

k. Whether or not the proposed change will adversely affect property values in the adjacent areas.

The proposed zoning amendment and future residential development are not expected to adversely affect surrounding property values. Appropriate residential development and investment in the property are anticipated to support neighborhood stability and enhance the overall appearance and value of nearby properties.

l. Whether or not the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

The proposed rezoning will not deter adjacent development. Instead, the request supports cohesive residential growth patterns and encourages compatible investment and development within the surrounding neighborhood.

- m. Whether or not the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

The requested zoning amendment does not constitute a special privilege. The request is consistent with the surrounding residential character, existing Future Land Use designation, and the public interest in promoting orderly and compatible development within the City of Cocoa.

- n. Whether or not there are substantial reasons why the property cannot be used in accord with existing zoning.

The property currently carries an unassigned zoning designation, which limits the ability to reasonably develop the property in a manner consistent with the surrounding residential neighborhood and adopted land use policies. The requested zoning classification is necessary to establish a proper and usable zoning category for the property.

- o. Whether or not the change suggested is out of scale with the needs of the neighborhood.

The subject property is suitable for the proposed residential use based on its location, surrounding development pattern, and existing Future Land Use designation. The request represents an appropriate use of the property and supports efficient utilization of available residential land within the City of Cocoa.

- p. Whether or not it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

The subject property is suitable for the proposed residential use based on its location, surrounding development pattern, and existing Future Land Use designation. The request represents an appropriate use of the property and supports efficient utilization of available residential land within the City of Cocoa.

19. Signatures and Notarization.

STATE OF Florida COUNTY OF Brevard I, William Chaney
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.

William Chaney
(APPLICANT SIGNATURE)

Personally Known ☐ OR Produced Identification ☒

Type of I.D. Produced Driver license

Hailey Jones
(Print, Type, or Stamp Commissioned Name of Notary Public)



Hailey Jones
(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 28TH day of May, 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:

Prepared by:

321 Closing, LLC
1353 North Courtenay Parkway, Suites R & S
Merritt Island, Florida 32953

File Number: 26-1087

General Warranty Deed

Made this May 14, 2026 A.D. By **Beyond Bossy Boutique, LLC, a Florida Limited Liability Company** whose address is: 2013 ROLLINS DRIVE, Cocoa, Florida 32922, hereinafter called the grantor, to **Chaney Real Estate LLC, a Florida limited liability company**, whose post office address is: 3370 TIPPERARY DRIVE, Merritt Island, Florida 32953, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Brevard County, Florida, viz:

Parcel 1

Part of Block 4, Pine Grove Park Subdivision, according to the plat thereof as recorded in Plat Book 9, Page 24, public records of Brevard County, Florida, and being more particularly described as follows:

From the Northeast corner of Pine Acres Subdivision, according to the plat thereof as recorded in Plat Book 9, Page 46, public records of Brevard County, Florida, go Southerly along the East line of said Pine Acres Subdivision a distance of 475 feet to the Point of Beginning; thence continue Southerly along said East line of Pine Acres Subdivision, a distance 125 feet; thence go Easterly, parallel to the North line of Block 4 of Pine Grove Park Subdivision, a distance of 140 feet, more or less, to the West right-of-way line of Ruth Street; thence go Northerly, along said West right-of-way line of Ruth Street, a distance of 125 feet; thence go Westerly parallel to the North line of Block 4 of Pine Grove Park, a distance of 140 feet to the Point of Beginning.

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Parcel 2:

Part of Block 4, Pine Grove Park Subdivision, according to the plat thereof as recorded in Plat Book 9, Page 24, public records of Brevard County, Florida, and being more particularly described as follows:

From the Northeast corner of Pine Acres Subdivision, according to the plat thereof as recorded in Plat Book 9, Page 46, public records of Brevard County, Florida, go Southerly along the East line of said Pine Acres Subdivision a distance of 675 feet to the Point of Beginning; thence continue Southerly along the East line of Pine Acres Subdivision, a distance of 159.07, more or less, to the North right-of-way line of Jackson Street; thence go Easterly, along said North right-of-way line of Jackson Street, a distance of 140 feet to the intersection of the North right-of-way line of Jackson Street with the West right-of-way line of Ruth Street; thence go Northerly along the West right-of-way line of Ruth Street, a distance of 159.07 feet to the Southeast corner of lands as described in Official Records Book 674, page 380, public records of Brevard County, Florida; thence go Westerly, parallel to the North right-of-way line of Jackson Street, a distance of 140 feet to the Point of Beginning.

Parcel ID Number: 24-36-32-29-4/2424521

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

DEED Individual Warranty Deed

Prepared by:

321 Closing, LLC
1353 North Courtenay Parkway, Suites R & S
Merritt Island, Florida 32953

File Number: 26-1087

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name: Chelice Estabrook

Witness Address: 1353 N. Courtenay Pkwy
Merritt Island, FL 32953

Witness Printed Name: Jennifer Parrish

Witness Address: 1353 N. Courtenay Pkwy
Merritt Island, FL 32953

State of **FLORIDA**
County of **BREVARD**

The foregoing instrument was acknowledged before me X in my physical presence or [] remote online notary, this 14th day of May, 2026, by YOLANDA THOMAS, AMBR of Beyond Bossy Boutique, LLC, who is/are personally known to me or who has produced VALID PHOTO ID as identification.

Beyond Bossy Boutique LLC, a Florida limited liability company

YOLANDA THOMAS, AMBR

Address: 2013 ROLLINS DRIVE, Cocoa, Florida 32922

Notary Public

Print Name:

My Commission Expires:





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
CHANEY REAL ESTATE LLC

Filing Information

Document Number L23000460419
FEI/EIN Number 99-0673601
Date Filed 10/05/2023
Effective Date 10/05/2023
State FL
Status ACTIVE

Principal Address

3370 TIPPERARY DR.
MERRITT ISLAND, FL 32953

Mailing Address

3370 TIPPERARY DR.
MERRITT ISLAND, FL 32953

Changed: 04/04/2025

Registered Agent Name & Address

CHANEY, WILLIAM
3370 TIPPERARY DR.
MERRITT ISLAND, FL 32953

Authorized Person(s) Detail

Name & Address

Title MGR

CHANEY, WILLIAM
3370 TIPPERARY DR.
MERRITT ISLAND, FL 32953

Title MGR

CHANEY, EVON M
3370 TIPPERARY DR.
MERRITT ISLAND, FL 32953

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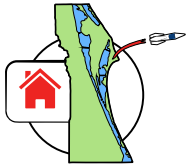
Annual Reports

Report Year	Filed Date
2024	04/02/2024
2025	04/04/2025
2026	04/17/2026

Document Images

04/17/2026 -- ANNUAL REPORT	View image in PDF format
04/04/2025 -- ANNUAL REPORT	View image in PDF format
04/02/2024 -- ANNUAL REPORT	View image in PDF format
10/05/2023 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

**REAL PROPERTY DETAILS**

Account 2424521 - Roll Year 2025

Owners	CHANEY REAL ESTATE LLC
Mailing Address	3370 TIPPERARY DR MERRITT ISLAND FL 32953
Site Address	155 RUTH ST COCOA FL 32922
Parcel ID	24-36-32-29-4
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	1000 - VACANT COMMERCIAL LAND
Total Acres	0.50
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0009/0024
Subdivision	PINE GROVE PARK
Land Description	PINE GROVE PARK PART OF BLK 4 DESC IN ORB 10627 PG 585 AS PAR 2

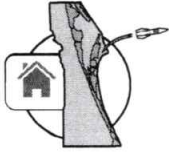
**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$36,660	\$36,660	\$36,660
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$36,660	\$36,660	\$36,660
Assessed Value School	\$36,660	\$36,660	\$36,660
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$36,660	\$36,660
Taxable Value Non-School	\$36,660	\$0	\$0
Taxable Value School	\$36,660	\$0	\$0

SALES / TRANSFERS

Date	Price	Type	Instrument
05/14/2026	\$75,000	WD	10627/0585
06/24/2024	\$25,000	WD	10094/2404
06/19/2003	\$2,000	QC	5045/2215
12/30/1996	--	WD	3633/1335
02/01/1995	--	PT	3455/4419
04/14/1983	--	QC	2423/1713

No Data Found

**Dana Blickley, CFA, Brevard County Property Appraiser**

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700

www.bcpao.us

Disclaimer

REAL PROPERTY DETAILS
Account 3042211 - Roll Year 2025

Owners	CHANEY REAL ESTATE LLC
Mailing Address	3370 TIPPERARY DR MERRITT ISLAND FL 32953
Site Address	NONE
Parcel ID	24-36-32-29-4-23
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	1000 - VACANT COMMERCIAL LAND
Total Acres	0.40
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0009/0024
Subdivision	PINE GROVE PARK
Land Description	PINE GROVE PARK PART OF BLK 4 DESC IN ORB 10627 PG 585 AS PAR 1

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$0	\$0	\$0
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$0	\$0	\$0
Assessed Value School	\$0	\$0	\$0
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$0	\$0	\$0
Taxable Value School	\$0	\$0	\$0

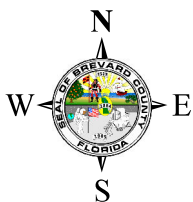
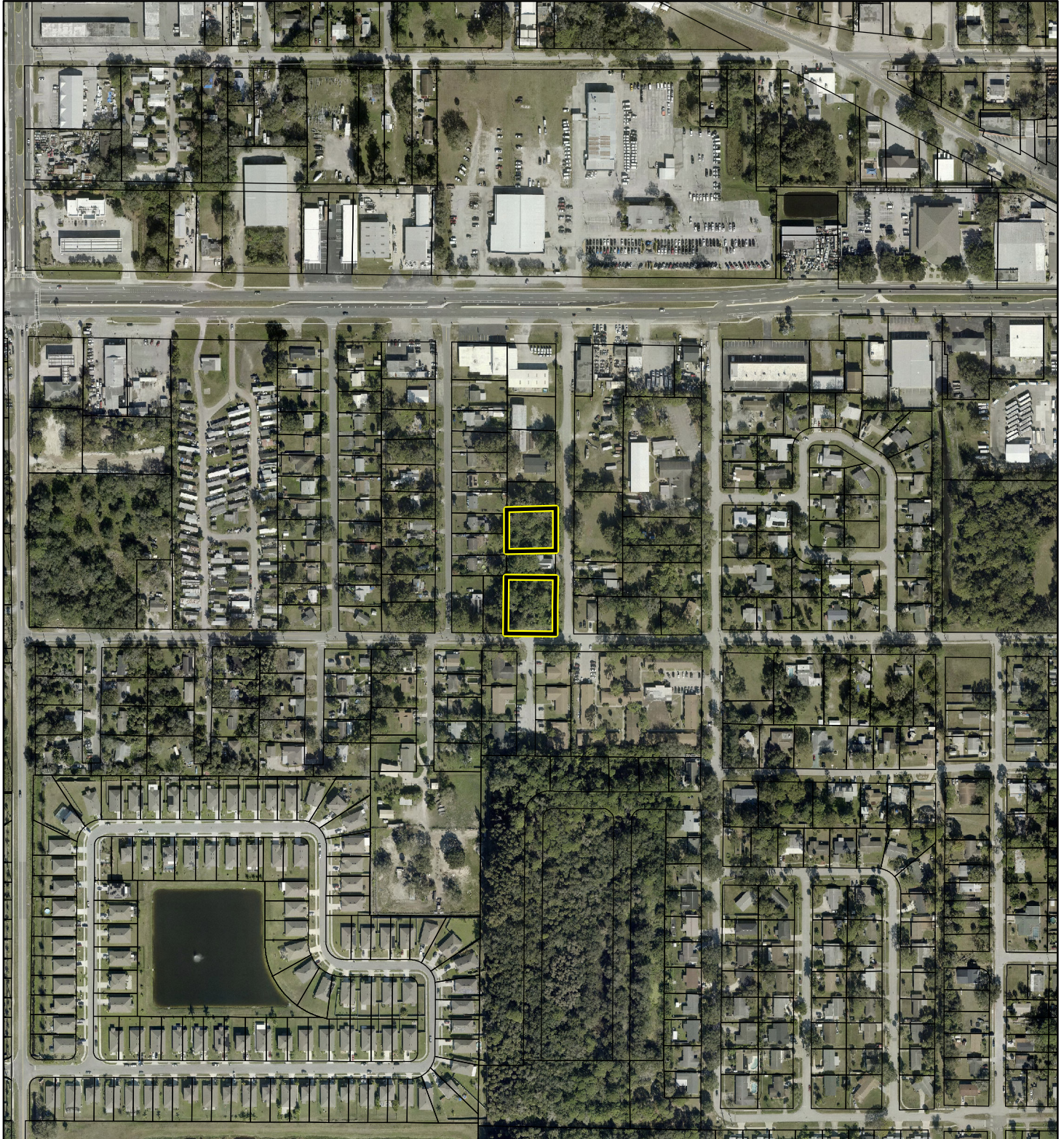
SALES / TRANSFERS

Date	Price	Type	Instrument
No Data Found			
No Data Found			

AERIAL MAP

BEYOND BOSSY BOUTIQUE LLC

TaxAccount_2424521



1:4,800 or 1 inch = 400 feet

PHOTO YEAR: 2026

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

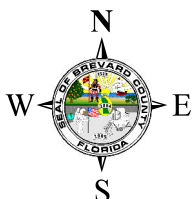
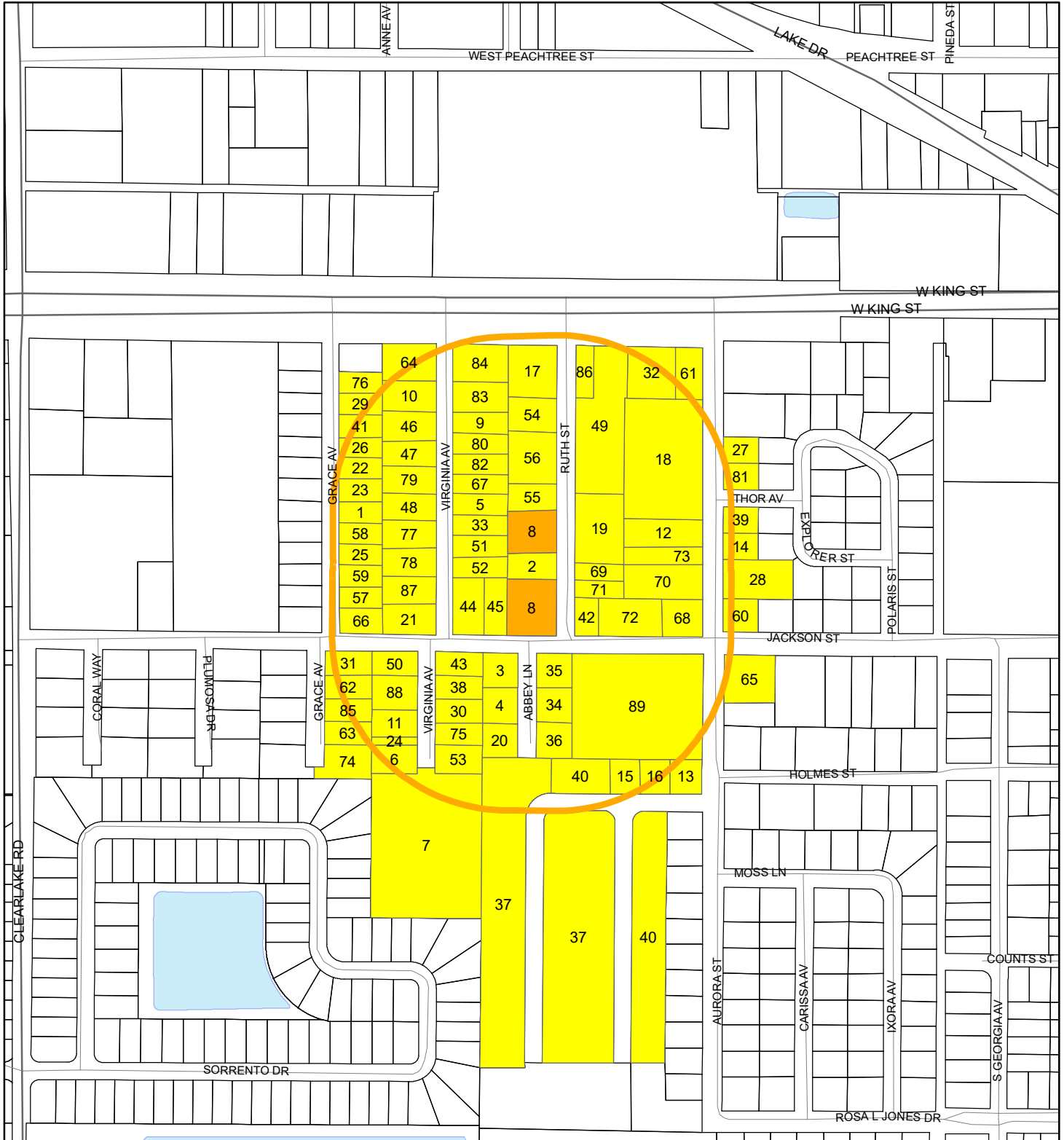
Produced by BoCC - GIS Date: 6/8/2026

 Subject Property
 Parcels

RADIUS MAP

BEYOND BOSSY BOUTIQUE LLC

TaxAccount_2424521



1:4,800 or 1 inch = 400 feet

Buffer Distance: 500 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 6/8/2026

- Buffer
- Subject Property
- Notify Property
- Parcels

1019 LLC
3690 BUTTONWOOD DR
TITUSVILLE FL 32796-2904

145 RUTH AVE LLC
7005 CORAL COVE DR
ORLANDO FL 32818-2866

ALFRED L WASHINGTON REVOCABLE
TRUST
3018 SANDGATE CT
COCOA FL 32926-4434

ALLEN, VICKIE L
ALLEN, JIMMIE L
132 VIRGINIA AVE
COCOA FL 32922-8634

BENJAMIN, SANFORD
BENJAMIN, DORIS
221 VIRGINIA AVE
COCOA FL 32922-

BENJAMIN, SANFORD
BENJAMIN, DORIS E
221 VIRGINIA AVE
COCOA FL 32922-6157

BEYOND BOSSY BOUTIQUE LLC
2013 ROLLINS DR
COCOA FL 32922-5441

BOYER, DOUGLAS ALLEN
BOUCHER, TIFFANY
116 VIRGINIA AVE
COCOA FL 32922-8634

BREVARD COUNTY FARM BUREAU LAA
PO BOX 236757
COCOA FL 32923-6757

BROWN, WILLIE RAY,JR
217 VIRGINIA AVE
COCOA FL 32922-6157

BURGESS, LAMAR
117 AURORA STREET
COCOA FL 32922-

BURKS, JOYCE
BURKS, LORENZO
607 AURORA ST
COCOA FL 32922-6183

BURSE, AUDREY
118 AURORA ST
COCOA FL 32922-8602

CADET, WISNER
DOCTEUR, JULIENNE
1410 NE 42ND ST
POMPAÑO BCH FL 33064-

CARTER, DANIEL
965 WHITMIRE DR
MELBOURNE FL 32935-6988

CENTRAL BREVARD SHARING CENTER
INC
PO BOX 3363
COCOA FL 32924-3363

CENTRAL BREVARD SHARING CENTER
INC
PO BOX 3363
COCOA FL 32924-3363

CHRISTINE J MCDONOUGH REVOCABLE
TRUST
425 BACARDI DR
MERRITT ISLAND FL 32953-3211

CONEY, JAMES A,JR
CONEY, VIRGINIA I
440 OXFORD AVE
MERRITT ISLAND FL 32953-4415

DAJ PROPERTIES LLC
8534 LOREN COVE DR
MELBOURNE FL 32940-7867

DAVIS, WILLARD TR
21273 ROAD P.3
CORTEZ CO 81321-9639

DYMORA, MICHAEL JAMES
140 GRACE AVE
COCOA FL 32922-8608

EJ & LH PROPERTIES LLC
PO BOX 701
MELBOURNE FL 32902-0701

FARAWAY SG LLC
280 PARK AVE, FL 9
NEW YORK NY 10017-1274

FERGUSON, SHERRY ANN
FERGUSON, JAN SCOTT
4835 SANTA ROSA AVE
TITUSVILLE FL 32780-6815

FOLSTON, WILLIE BORA
FOLSTON, ELIZABETH KEY
212 VIRGINIA AVE
COCOA FL 32922-

FRED'S INVESTMENTS LLC
4437 BRIDGEWATER DR
ORLANDO FL 32817-1372

GILES A J MALONE & ALISON
MALONE REVOCABLE TRUST
2230 SYKES CREEK DR
MERRITT ISLAND FL 32953-3047

HARDY, WILLIAM T
PO BOX 486
COCOA FL 32923-0486

HOUSING FOR HOMELESS INC
1490 DIGNITY CIR
COCOA FL 32922-6635

HUFF, EDWIN
208 VIRGINIA AVE
COCOA FL 32922-6157

HUTCHINSON, JIMMIE
BELL, CLYDE
1059 MARLIN DR
ROCKLEDGE FL 32955-2254

JACKSON, BETTY J
4571 ABERDEEN CIR
VIERA FL 32955-

JACKSON, CARRIE MAE
116 GRACE AVE
COCOA FL 32922-

JOHNSTON, CHRISTOPHER ROBIN
CABREY, MARTHA
425 HIGHVIEW DR
WAYNE PA 19087-4605

JONES, ERIK
JONES, NATASHA M
3142 RESIDENCE EAST WAY
ORLANDO FL 32828-9186

KNOBEN, AUSTIN
150 VIRGINIA AVE
COCOA FL 32922-8634

LAKE DORA LLC
1236 W KING ST
COCOA FL 32922-8620

LEHNERT, JOAN
843 EGRET ROAD
COCOA FL 32926-

LEMON, MARTHA
LEMON, JOSEPH
205 VIRGINIA AVE
COCOA FL 32922-6157

LESTER, JASON
LESTER, JILL C
140 VIRGINIA AVE
COCOA FL 32922-8634

LESTER, JASON A
140 VIRGINIA AVE
COCOA FL 32922-8634

LEWANDOWSKI, KASSONDRA
LEWANDOWSKI, MADELINE
220 VIRGINIA AVE
COCOA FL 32922-6157

LEWIS, BRANTLEY THOMAS,III
115 RUTH AVE
COCOA FL 32922-8656

LEWIS, BRANTLEY THOMAS
115 RUTH AVE
COCOA FL 32922-8656

LEWIS, BRANTLEY THOMAS,III
4265 BASS RD
COCOA FL 32926-6202

LIGHT PROPERTY 5 LLC
510 S BANANA RIVER DR
MERRITT ISLAND FL 32952-2648

MC FARR, RORY
MC FARR, RAYMOND
129 GRACE AVE
COCOA FL 32922-

MERSEREAU, RICHARD L
1345 PALMER CT
COCOA BEACH FL 32931-2327

MICHEL, GARDY
132 AURORA ST
COCOA FL 32922-8602

MOHAN FAMILY TRUST
5060 SATURDAY PL
COCOA FL 32926-2536

MOLE, JACKIE
6068 RED STAG DR
PORT ORANGE FL 32128-6980

MUNN, VERMONT
216 GRACE AVE
COCOA FL 32922-

NEW WAY AUTO LLC
1411 W KING ST
COCOA FL 32922-8623

PARADISE COOLJC INC
992 DEMARET DR
ROCKLEDGE FL 32955-2333

PATTERSON, GWENDOLYN
TUCKER, TARITA
3815 E LAKE VIEW BLVD
COCOA FL 32926-4156

PETRUCCI, ANNA M
ANDERSON, HORACE GREGORY,JR
128 VIRGINIA AVE
COCOA FL 32922-8634

PIRES, CARLOS MANUEL,SR
41 BURBANK DR
PALM COAST FL 32137-9485

PLOWMAN-RENDER, LESLEY ROSALEE
148 RUTH AVE
COCOA FL 32922-8629

PLOWMAN-RENDER, LESLEY ROSALEE
148 RUTH ST
COCOA FL 32922-

PROMOTRADE USA INC
622 NW SAN CANDIDO WAY
PORT SAINT LUCIE FL 34986-1740

ROGER C VAUGHN REVOCABLE TRUST
NUMBER 1
PO BOX 321202
COCOA BEACH FL 32932-1202

SARTORI, THOMAS
108 GRACE AVE
COCOA FL 32922-8608

SASNETT, PEARL SOLOMON TRUSTEE
137 VIRGINIA AVE
COCOA FL 32922-8655

SASNETT, PEARL SOLOMON TRUSTEE
137 VIRGINIA AVE
COCOA FL 32922-

SMITH, FRED HARRIS SR
119 VIRGINIA AVE
COCOA FL 32922-

SMITH, WILLIE LEE
SMITH, LAURA D
516 ROBERTS ST
MELBOURNE FL 32901-

STRADFORD, CHRISTINE F
1240 THOR AVE
COCOA FL 32922-8631

THAIS SVB LLC
3495 5TH N AVE N
SAINT PETERSBURG FL 33713-9010

TRANCHIDA, SALVATORE C
HUND, KAREN W
1505 MONTE CARLO CT
MERRITT ISLAND FL 32952-5665

WARING, EMMANUEL
WARING, LAQUITA
212 GRACE AVE
COCOA FL 32922-6125

WARLOCKS REALTY LLC
1325 W KING ST
COCOA FL 32922-8693

WILLIAMS, JERRON
WILLIAMS, KAREN J
145 VIRGINIA AVE
COCOA FL 32922-8655

WILLIAMS, KIMBERLY J
SMITH, CARL,III
495 STONE ST
COCOA FL 32922-7403

YSM 1001 PROPERTIES LLC
1301 JACKSON ST
COCOA FL 32922-6188

ORDINANCE NO. 12-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, AMENDING THE OFFICIAL ZONING MAP DESIGNATION OF TWO (2) PARCELS OF REAL PROPERTY, TOTALING 0.9 ACRES, MORE OR LESS, AND LOCATED GENERALLY SOUTH OF SR 520, WEST OF RUTH STREET, EAST OF VIRGINIA AVENUE, AND NORTH OF JACKSON STREET, IN COCOA, FLORIDA, MORE PARTICULARLY DEPICTED AND DESCRIBED ON EXHIBIT “A” ATTACHED HERETO, FROM BREVARD COUNTY SINGLE-FAMILY RESIDENTIAL (RU-1-9), TO CITY OF COCOA SINGLE-FAMILY RESIDENTIAL (RU-1-7); PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, 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 subject properties were annexed into the City of Cocoa via Ordinance 11-2004 and a Low Density Residential (LDR) Future Land Use designation was assigned to such properties; and

WHEREAS, the Planning and Zoning Board and City Staff of the City of Cocoa have recommended approval of this Ordinance; and

WHEREAS, the City Council of the City of Cocoa held two duly noticed public hearings on the proposed zoning change set forth hereunder and considered findings and advice of staff, the Planning and Zoning Board, citizens, and all interested parties submitting comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the City of Cocoa Comprehensive Plan and that sufficient, competent, and substantial evidence supports the zoning change set forth hereunder; 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 HEREBY ORDAINS, AS FOLLOWS:

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

Section 2. Zoning Map Amendment. That the Official Zoning Map of the City of Cocoa, as described in the City of Cocoa Code, Article VIII, Section 1, is hereby amended to include a change of classification from Brevard County Zoning Single-Family Residential (RU-1-

9) to City of Cocoa Single Family Residential (RU-1-7) for the parcels of real property identified by Tax Account Nos. 2424521 and 3042211 as further depicted on **Exhibit “A,”** attached hereto and incorporated herein by this reference. City Staff are hereby directed to promptly amend the Official Zoning Map upon the effective date of this Ordinance.

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. 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 5. 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, CMC
City Clerk

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

EXHIBIT A
LEGAL DESCRIPTION

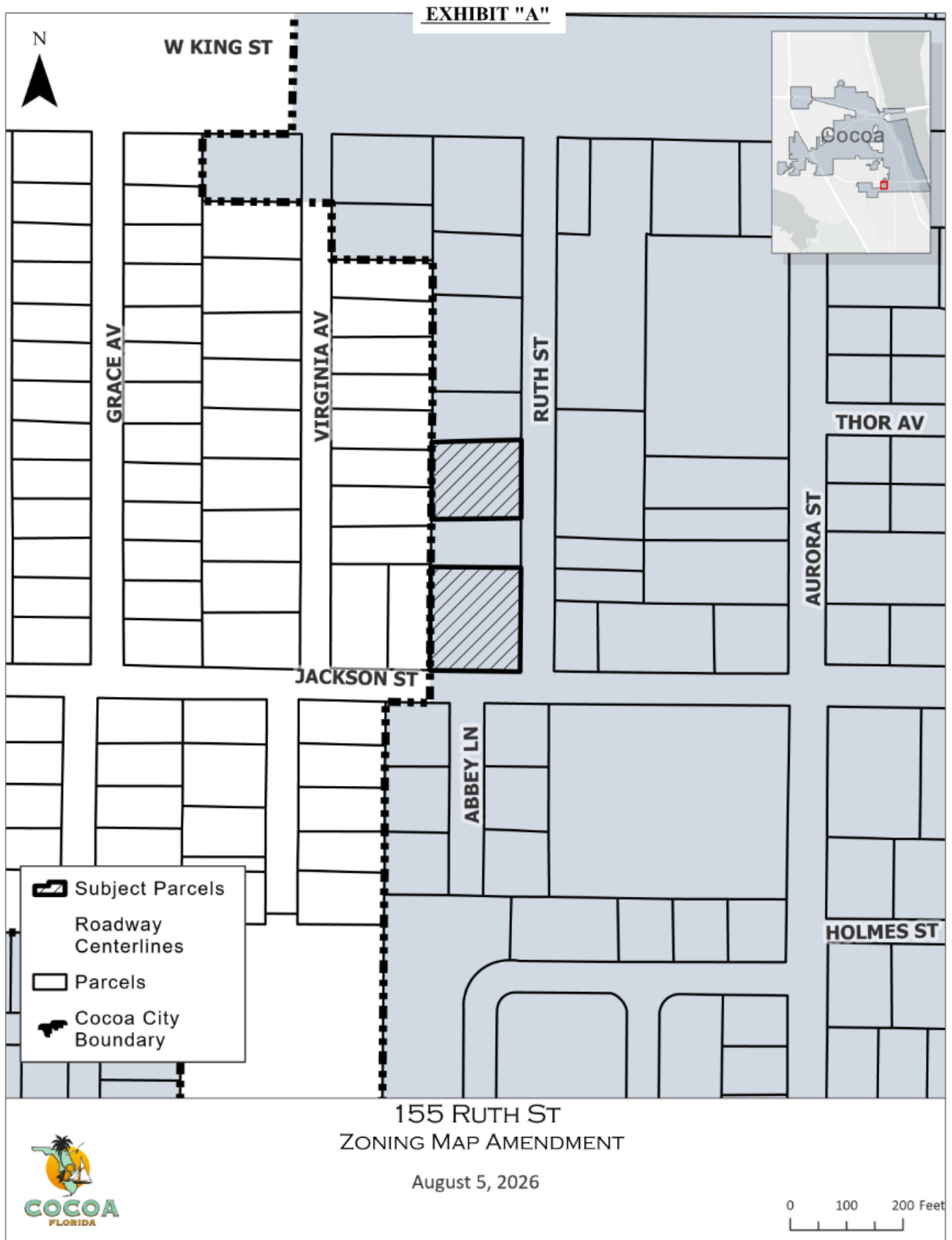
(PARCEL 1)

PART OF BLOCK 4, PINE GROVE PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF PINE ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, GO SOUTHERLY ALONG THE EAST LINE OF SAID PINE ACRES SUBDIVISION A DISTANCE OF 475 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID EAST LINE OF PINE ACRES SUBDIVISION, A DISTANCE OF 125 FEET; THENCE GO EASTERLY, PARALLEL TO THE NORTH LINE OF BLOCK 4 OF PINE GROVE PARK SUBDIVISION, A DISTANCE OF 140 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF RUTH STREET; THENCE GO NORTHERLY, ALONG SAID WEST RIGHT-OF-WAY LINE OF RUTH STREET, A DISTANCE OF 125 FEET; THENCE GO WESTERLY PARALLEL TO THE NORTH LINE OF BLOCK 4 OF PINE GROVE PARK, A DISTANCE OF 140 FEET TO THE POINT OF BEGINNING.

(PARCEL 2)

PART OF BLOCK 4, PINE GROVE PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF PINE ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, GO SOUTHERLY ALONG THE EAST LINE OF SAID PINE ACRES SUBDIVISION A DISTANCE OF 675 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF PINE ACRES SUBDIVISION, A DISTANCE OF 159.07, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE GO EASTERLY, ALONG SAID NORTH RIGHT-OF-WAY LINE OF JACKSON STREET, A DISTANCE OF 140 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF JACKSON STREET WITH THE WEST RIGHT-OF-WAY LINE OF RUTH STREET; THENCE GO NORTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF RUTH STREET, A DISTANCE OF 159.07 FEET TO THE SOUTHEAST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 674, PAGE 380, PUBLIC RECORDS OF

BREVARD COUNTY, FLORIDA; THENCE GO WESTERLY, PARALLEL TO THE NORTH



ORDINANCE NO 11-2004.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA ANNEXING APPROXIMATELY 26 ACRES OF REAL PROPERTY GENERALLY LOCATED SOUTH AND NORTH OF STATE ROAD 520 AND EAST OF VIRGINIA AVENUE TO THE WESTERN BOUNDARY OF THE CURRENT CORPORATE LIMITS, OF WHICH THE RESIDENTIAL AREA IS GENERALLY KNOWN AS PINEGROVE SUBDIVISION; PROVIDING FOR THE AMENDMENT OF COCOA CHARTER, ARTICLE 1, CITY BOUNDARIES, TO INCORPORATE THE REAL PROPERTY INTO THE CITY BOUNDARIES; PROVIDING FOR A REFERENDUM FOR APPROVAL BY THE REGISTERED ELECTORS OF THE AREA PROPOSED TO BE ANNEXED; PROVIDING FOR THE FILING OF THE REVISED COCOA CHARTER WITH THE DEPARTMENT OF STATE; PROVIDING FOR REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 171, Florida Statutes provides the exclusive method of municipal annexation, in order to ensure sound urban development and efficient provision of urban services; and

WHEREAS, the City has determined that the area to be annexed is contiguous and reasonably compact, is developed for urban purposes, is not within the boundaries of another municipality, and has met all other requirements of Chapter 171, Florida Statutes, including but not limited to the prerequisites for annexation; and

WHEREAS, the City Council has determined that the annexation of the properties within the Subject Area have met all procedural requirements and that it will promote sound urban development and efficient provision of urban services; and

WHEREAS, the annexation is in compliance and consistent with the goals and objectives of the City of Cocoa Comprehensive Plan, Charter, and City Code; and

WHEREAS, in the best interest of the public health, safety, and welfare of the citizens of Cocoa, the City Council of the City of Cocoa desires to annex the real property generally described below into the municipal boundaries of the City of Cocoa; and

WHEREAS, upon adoption of this Ordinance, the municipal boundary lines of the City of Cocoa, contained in Cocoa Charter, Article 1, Section 1, shall be redefined to include the subject real property.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Annexation of Real Property. The real property shall be, and is hereby annexed into the City of Cocoa, Florida. This real property is described in Exhibit "A" and illustrated in Exhibit "B". The real property shall be known as existing within the boundaries of the City of Cocoa, Florida, from the effective date of this ordinance.

Section 2. Referendum by Registered Electors. This ordinance proposing to annex the property herein described to the corporate limits to the City of Cocoa shall be submitted to a vote of the registered electors of the area herein proposed to be annexed. The referendum for annexation shall be held May 18, 2004, with a ballot in a form substantially similar to that set forth in Exhibit "C" which is attached hereto and incorporated herein by this reference. Such election shall be held in conformity with the laws and ordinances now in effect and in conformance with the provisions of Chapter 171, Florida Statutes.

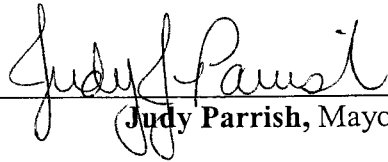
Section 3. City Boundaries Redefined; Cocoa Charter Amended. Pursuant to Section 166.031(3), Florida Statutes, and Section 171.091, Florida Statutes, the City of Cocoa Charter, Article 1, Section 1, is hereby amended to redefine the corporate boundaries of the City of Cocoa to include real property described in Section 1 of this Ordinance. The City Clerk shall file the revised Cocoa Charter, Article 1, Section 1, with the Department of State within thirty (30) days of the effective date of this Ordinance.

Section 4. Repeal of Prior Inconsistent Ordinances and Resolutions. All ordinances and resolutions or parts of ordinances and resolutions in conflict herewith are hereby repealed to the extent of conflict.

Section 5. Severability. Should any section or provision of this Ordinance, or any portion hereof, any paragraph, sentence, or word be declared by a Court of competent jurisdiction to be invalid, such decision shall not effect the validity of the remainder hereto as a whole or part thereof to be declared invalid.

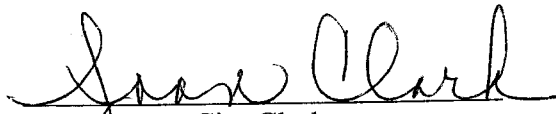
Section 6. Effective Date. This ordinance shall become effective ten (10) days after the referendum, providing that there is a majority vote for annexation by the registered electors of the area proposed herein to be annexed.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the 13th day of April, 2004.



Judy Parrish, Mayor

ATTEST



Joan Clark, City Clerk

First Reading: March 23, 2004
Second Reading: April 13, 2004
Effective Date: May 28, 2004

EXHIBIT “A”

Legal Description

The subject property is generally described as an area located in Section 32, Township 24 South, Range 36 East, Brevard County, Florida being more particularly described as follows:

BEGIN at the intersection of the East line of the Northwest $\frac{1}{4}$ of said Section 32 with the North right of way line of State Road No. 520, said point being the *Point of Beginning*; thence run N 89°31'55" W, along said North right of way line, a distance of 295.16 feet to a point of right of way transition; thence run N 00°28'05" E, along said transition, a distance of 27.50 feet to the Southeast corner of Lot 32 of the PLAT OF SUBDIVISION OF BLOCK NO. 1 OF PINE GROVE PARK, recorded in Plat Book 9, Page 34 of the public records of Brevard County, Florida; thence run N 00°07'56" W, along the East line of said lot, a distance of 132.80 feet to a point on the South line of the North 118.66 feet of said Lot 32; thence run N 89°59'23" W, along said South line and its Westerly extension, a distance of 170.60 feet; thence run S 00°23'58" E, a distance of 132.33 feet to a point on the North right of way line of State Road No. 520; thence run N89°28'34"W along said North right of way, a distance of 989.00 feet to a point on the Southwest corner of Lot 17 of said PINE GROVE PARK subdivision; thence run S00°28'13"W, a distance of 200.00 feet to a point on the South right of way line of State Road No. 520; thence run N 89°42'30" W, a distance of 141.55 feet to a point on the Northwest corner of Lot 1 of the PLAT OF PINE ACRES, recorded in Plat Book 9, Page 46 of the public records of Brevard County, Florida; thence run S 00°17'30" W, along the West line of said Lot 1, a distance of 110.00 feet to a point on the Southwest corner of said Lot 1; thence run S 89°42'30"E, a distance of 350.00 feet to a point on the Southeast corner of Lot 11 of said PLAT OF PINE ACRES; thence run S 00°17'30" W, a distance of 774.70 feet to a point on the South right of way line of Jackson Street; thence run S89°37'15"E, along said South right of way line, a distance of 615.00 feet to a point on the East right of way line of Aurora Street; thence run S 00°09'20" W, along the said East right of way line, a distance of 498.80 feet to a point on the North line of Block “A”, PINEGROVE PARK, UNIT NO. 2, FIRST ADDITION, as recorded in Plat Book 17, Page 88, public records of Brevard County, Florida; thence run S 89°37'15" E, a distance of 641.52 feet to a point on the East line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 32; thence run N 00°07'55" W along the East line of said quarter section and the East line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 32, a distance of 1180.90 feet to a point which is the Easterly projection of the South line of a tract of land described in Deed Book 344, Page 182 of the public records of Brevard County, Florida; thence run N89°31'55"W, along said line, a distance of 230.00 feet to a point on the Southwest corner of the tract of land described in Deed Book 344, Page 182 of the public records of Brevard County, Florida; thence run N 00°07'55" W, along said tract of land, a distance of 200.00 feet to a point on the South right of way line of State Road No. 520; thence run S89°31'55"E, a distance of 230.00 feet to a point on the East line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 32; thence run N 00°07'55" W, along the East line of said quarter section, a distance of 172.50 feet to a point on the North right of way line of State Road No. 520, said point being the *Point of Beginning*.

Containing 39.51 acres more or less.

[illegible]

EXHIBIT "C"

PINEGROVE ANNEXATION REFERENDUM

The City of Cocoa has adopted Ordinance No. 11-2004 calling for annexation to the City of Cocoa of certain land located adjacent to the City generally known as the Pinegrove Subdivision. Annexation will not occur unless a majority of the registered electors casting ballots in the area proposed to be annexed approve the annexation.

For annexation of property described in
Ordinance No. 11-2004 of the City of Cocoa

Against annexation of property described
in Ordinance No. 11-2004 of the City of
Cocoa

CERTIFICATE OF COUNTY CANVASSING BOARD

STATE OF FLORIDA

COUNTY OF BREVARD

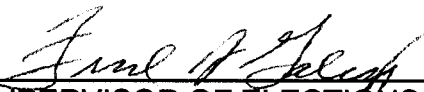
We, the undersigned, George B. Turner, County Court Judge, Fred D. Galey, Supervisor of Elections, and Sue Carlson, Member of the Board of County Commissioners, constituting the Board of County Canvassers in and for said County, do hereby certify that we met on the 18th day of May, 2004, and proceeded publicly to canvass the votes given for the **CITY OF COCOA SPECIAL MAIL BALLOT ANNEXATION ELECTION** held on the 18th day of May, A.D., 2004 as shown by the returns on file in the office of the Supervisor of Elections. We do hereby certify from said returns as follows:

For Pinegrove Annexation Referendum the whole number of votes cast was 46
of which number

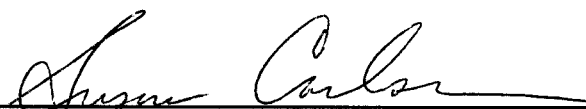
For annexation of property described in Ordinance No. 11-2004 of the City of Cocoa
received 32 votes

Against annexation of property described in Ordinance No. 11-2004 of the City of Cocoa
received 14 votes


COUNTY COURT JUDGE


SUPERVISOR OF ELECTIONS

(SEAL)


MEMBER, BOARD OF COUNTY COMMISSIONERS

REPORT ON CONDUCT OF ELECTION

(Section 102.141(6), F.S.)

Brevard County, Florida

CITY OF COCOA SPECIAL MAIL BALLOT ELECTION.....May 18, 2004

1. Did you have any problems which occurred as a result of equipment malfunctions either at the precinct level or at a counting location?

☐ YES ☒ NO

If yes, please explain: _____

2. Did you have any difficulties or unusual circumstances encountered by an election board or the canvassing board?

☐ YES ☒ NO

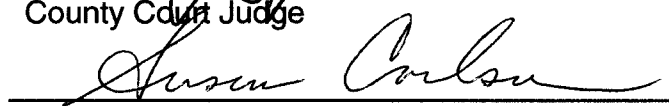
If yes, please explain: _____

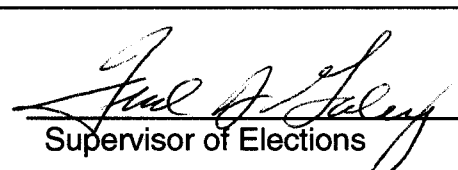
3. Do you know of any other problems which the canvassing board feels should be made a part of the official election record?

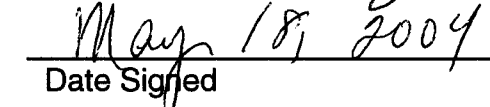
☐ YES ☒ NO

If yes, please explain: _____


County Court Judge


Member, Board of County Commissioners


Supervisor of Elections


Date Signed

NOTE: This report must be filed at the same time that the results are certified to the Division of Elections. (Not later than 5 p.m. on the 7th day after an election.)

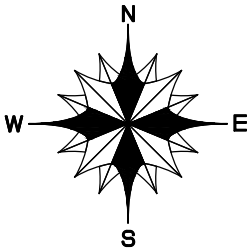
POINT OF COMMENCEMENT
NE CORNER OF PINE
ACRES SUBDIVISION

S00°27'50"W
475.00'(D)

EAST LINE OF PINE
ACRES SUBDIVISION

LEGAL (PARCEL 1)

PART OF BLOCK 4, PINE GROVE PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF PINE ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, GO SOUTHERLY ALONG THE EAST LINE OF SAID PINE ACRES SUBDIVISION A DISTANCE OF 475 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID EAST LINE OF PINE ACRES SUBDIVISION, A DISTANCE 125 FEET; THENCE GO EASTERLY, PARALLEL TO THE NORTH LINE OF BLOCK 4 OF PINE GROVE PARK SUBDIVISION, A DISTANCE OF 140 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF RUTH STREET; THENCE GO NORTHERLY, ALONG SAID WEST RIGHT-OF-WAY LINE OF RUTH STREET, A DISTANCE OF 125 FEET; THENCE GO WESTERLY PARALLEL TO THE NORTH LINE OF BLOCK 4 OF PINE GROVE PARK, A DISTANCE OF 140 FEET TO THE POINT OF BEGINNING.



TAX PARCEL 16

TAX PARCEL 17

POINT OF BEGINNING
FD 5/8" I.R.
"NO ID"

N89°58'25"W 140.00'(D&M)

FD 5/8" I.R.
"NO ID"

TAX PARCEL 16.01

S00°27'50"E 125.00'(D&M)

PARCEL 1
TBD RUTH AVE

● BM #1
SET N&D
"ID LS5085"
ELEVATION=19.35

RUTH AVE
ASPHALT ROAD
(PUBLIC RIGHT-OF-WAY)

TAX PARCEL 17

TAX PARCEL 18

SET 5/8" I.R.
"ID LS5085"

S89°58'25"E 140.00'(D&M)

SET 5/8" I.R.
"ID LS5085"

TAX PARCEL 18
FINISH FLOOR=21.5

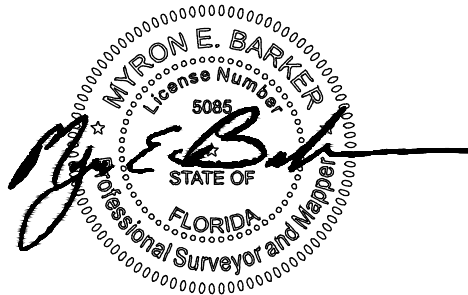
UTILITY
POLE

● BM #2
SET N&D
"ID LS5085"
ELEVATION=19.14

DocuSigned by:

Myron Barker, PLS 5085

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NOTE
ELEVATIONS BASED ON NAVD88

PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE
MYRON E. BARKER – FLORIDA CERTIFICATE NO. 5085
CERTIFICATE OF AUTHORIZATION LB. 6586

LEGEND
(AKA) = ALSO KNOWN AS
BM = BENCHMARK
C = CENTERLINE
CBS = CONCRETE BLOCK STRUCTURE
CLF = CHAIN LINK FENCE
CH = CHORD
CM = CONCRETE MONUMENT
CONC. = CONCRETE
COR. = CORNER
(D) = DEEDED
DEL = DELTA
FD = FOUND
ID = IDENTIFICATION
I.P. = IRON PIPE
I.R. = IRON ROD
L = LENGTH
LB = LICENSE BUSINESS
LS = LICENSE SURVEYOR
(M) = MEASURED
N&D = NAIL & DISK
(P) = PLATTED
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PL = PROPERTY LINE
P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
PRC = POINT OF REVERSE CURVE
P.U.&D. = PUBLIC UTILITY & DRAINAGE
R = RADIUS
R/W = RIGHT-OF-WAY
(TYP.) = TYPICAL
WF = WOOD FENCE

SURVEYOR'S NOTES:

- 1) THE BEARING SYSTEM SHOWN HEREON IS BASED ON A ASSUMED BEARING OF N.00°27'50"W., ALONG THE WEST RIGHT-OF-WAY LINE OF RUTH AVE.
- 2) AS PER FLOOD INSURANCE RATE MAP NO.12009C 425 G, INDEX DATED 03-17-2014, THE ABOVE DESCRIBED PROPERTY LIES IN ZONE X.
- 3) THIS SURVEY WAS PREPARED FROM TITLE INFORMATION PROVIDED TO THE SURVEYOR. THERE MAY BE ADDITIONAL RESTRICTIONS OR EASEMENTS THAT AFFECT THE PROPERTY.
- 4) UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN SHOWN.
- 5) LANDS SHOWN HERON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, RESERVATION, AGREEMENT AND/OR EASEMENTS OF RECORD, SUCH INFORMATION IF DESIRED, SHOULD BE OBTAINED AND CONFIRMED BY OTHER THROUGH APPROPRIATE TITLE VERIFICATION.
- 6) NOT VALID WITHOUT A SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

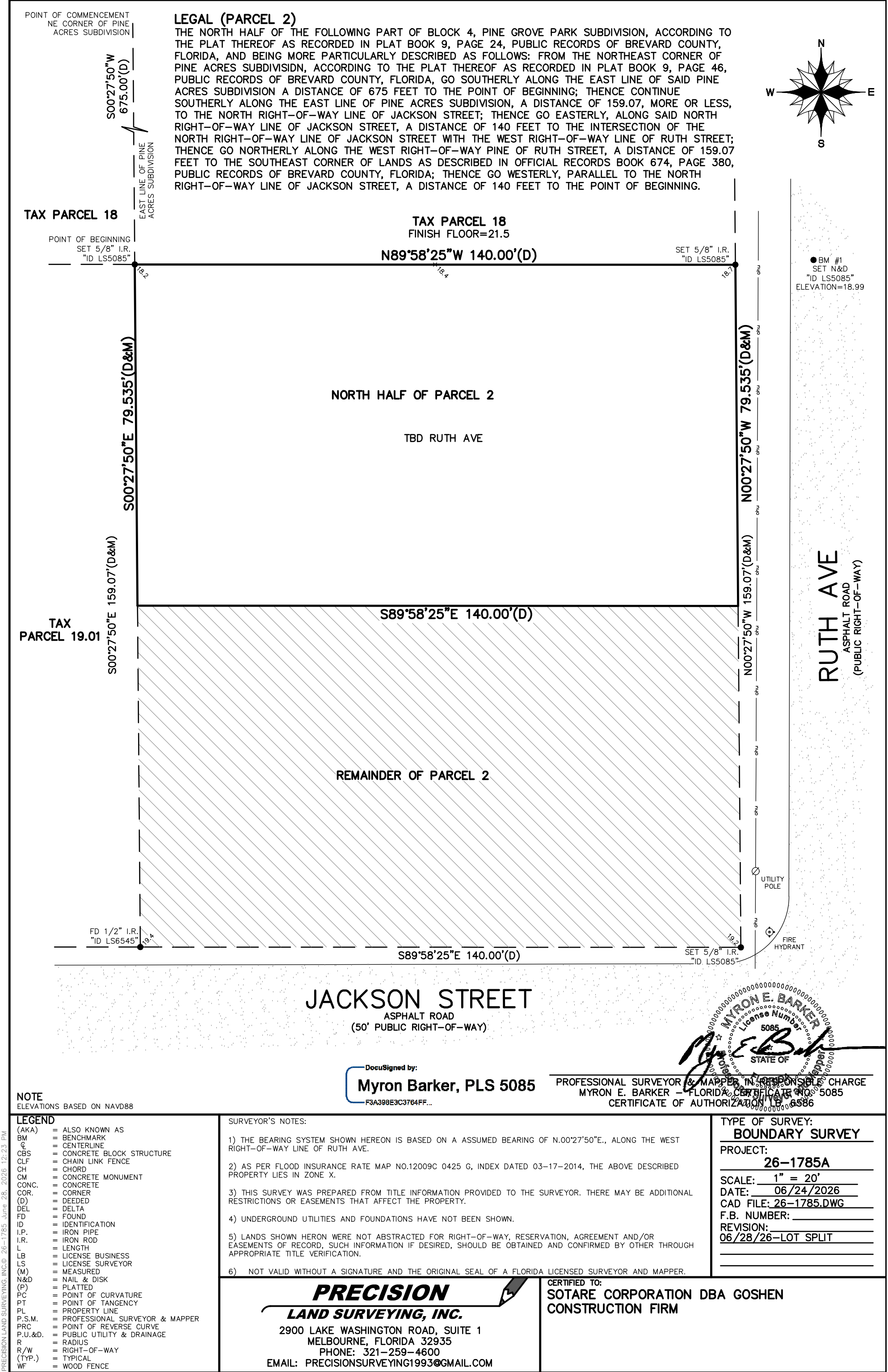
PRECISION
LAND SURVEYING, INC.
2900 LAKE WASHINGTON ROAD, SUITE 1
MELBOURNE, FLORIDA 32935
PHONE: 321-259-4600
EMAIL: PRECISIONSURVEYING1993@GMAIL.COM

CERTIFIED TO:
SOTARE CORPORATION DBA
GOSHEN CONSTRUCTION FIRM

TYPE OF SURVEY:
BOUNDARY SURVEY

PROJECT:
26-1786

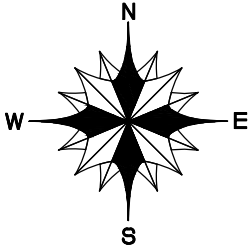
SCALE: **1" = 20'**
DATE: **06/24/2026**
CAD FILE: **26-1786.DWG**
F.B. NUMBER: _____
REVISION: _____



POINT OF COMMENCEMENT
NE CORNER OF PINE
ACRES SUBDIVISION

LEGAL (PARCEL 2)

THE SOUTH HALF OF THE FOLLOWING PART OF BLOCK 4, PINE GROVE PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF PINE ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, GO SOUTHERLY ALONG THE EAST LINE OF SAID PINE ACRES SUBDIVISION A DISTANCE OF 675 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF PINE ACRES SUBDIVISION, A DISTANCE OF 159.07, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE GO EASTERLY, ALONG SAID NORTH RIGHT-OF-WAY LINE OF JACKSON STREET, A DISTANCE OF 140 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF JACKSON STREET WITH THE WEST RIGHT-OF-WAY LINE OF RUTH STREET; THENCE GO NORTHERLY ALONG THE WEST RIGHT-OF-WAY PINE OF RUTH STREET, A DISTANCE OF 159.07 FEET TO THE SOUTHEAST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 674, PAGE 380, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE GO WESTERLY, PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF JACKSON STREET, A DISTANCE OF 140 FEET TO THE POINT OF BEGINNING.



TAX PARCEL 18

TAX PARCEL 18
FINISH FLOOR=21.5

N89°58'25"W 140.00'(D)

SET 5/8" I.R.
"ID LS5085"

● BM #1
SET N&D
"ID LS5085"
ELEVATION=18.99

REMAINDER OF PARCEL 2

N89°58'25"W 140.00'(D)

TAX
PARCEL 19.01

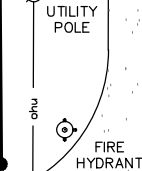
S00°27'50"E 159.07'(D&M)

S00°27'50"E 79.535'(D&M)

SOUTH HALF OF PARCEL 2
TBD RUTH AVE

S89°58'25"E 140.00'(D)

JACKSON STREET
ASPHALT ROAD
(50' PUBLIC RIGHT-OF-WAY)



RUTH AVE
ASPHALT ROAD
(PUBLIC RIGHT-OF-WAY)

DocuSigned by:

Myron Barker, PLS 5085

F3A398E3C3764FF...

PROFESSIONAL SURVEYOR & MAPPER IN CHARGE
MYRON E. BARKER - FLORIDA CERTIFICATE NO. 5085
CERTIFICATE OF AUTHORIZATION LB 6586

NOTE
ELEVATIONS BASED ON NAVD88

- LEGEND**
- (AKA) = ALSO KNOWN AS
 - BM = BENCHMARK
 - CL = CENTERLINE
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SURVEYOR'S NOTES:

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- 2) AS PER FLOOD INSURANCE RATE MAP NO.12009C 0425 G, INDEX DATED 03-17-2014, THE ABOVE DESCRIBED PROPERTY LIES IN ZONE X.
- 3) THIS SURVEY WAS PREPARED FROM TITLE INFORMATION PROVIDED TO THE SURVEYOR. THERE MAY BE ADDITIONAL RESTRICTIONS OR EASEMENTS THAT AFFECT THE PROPERTY.
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PRECISION
LAND SURVEYING, INC.
2900 LAKE WASHINGTON ROAD, SUITE 1
MELBOURNE, FLORIDA 32935
PHONE: 321-259-4600
EMAIL: PRECISIONSURVEYING1993@GMAIL.COM

CERTIFIED TO:
SOTARE CORPORATION DBA GOSHEN
CONSTRUCTION FIRM

TYPE OF SURVEY:
BOUNDARY SURVEY

PROJECT:
26-1785B

SCALE: **1" = 20'**
DATE: **06/24/2026**
CAD FILE: **26-1785.DWG**
F.B. NUMBER: _____
REVISION: _____
06/28/26-LOT SPLIT



115 RUTH ST LOCATION

July 16, 2026

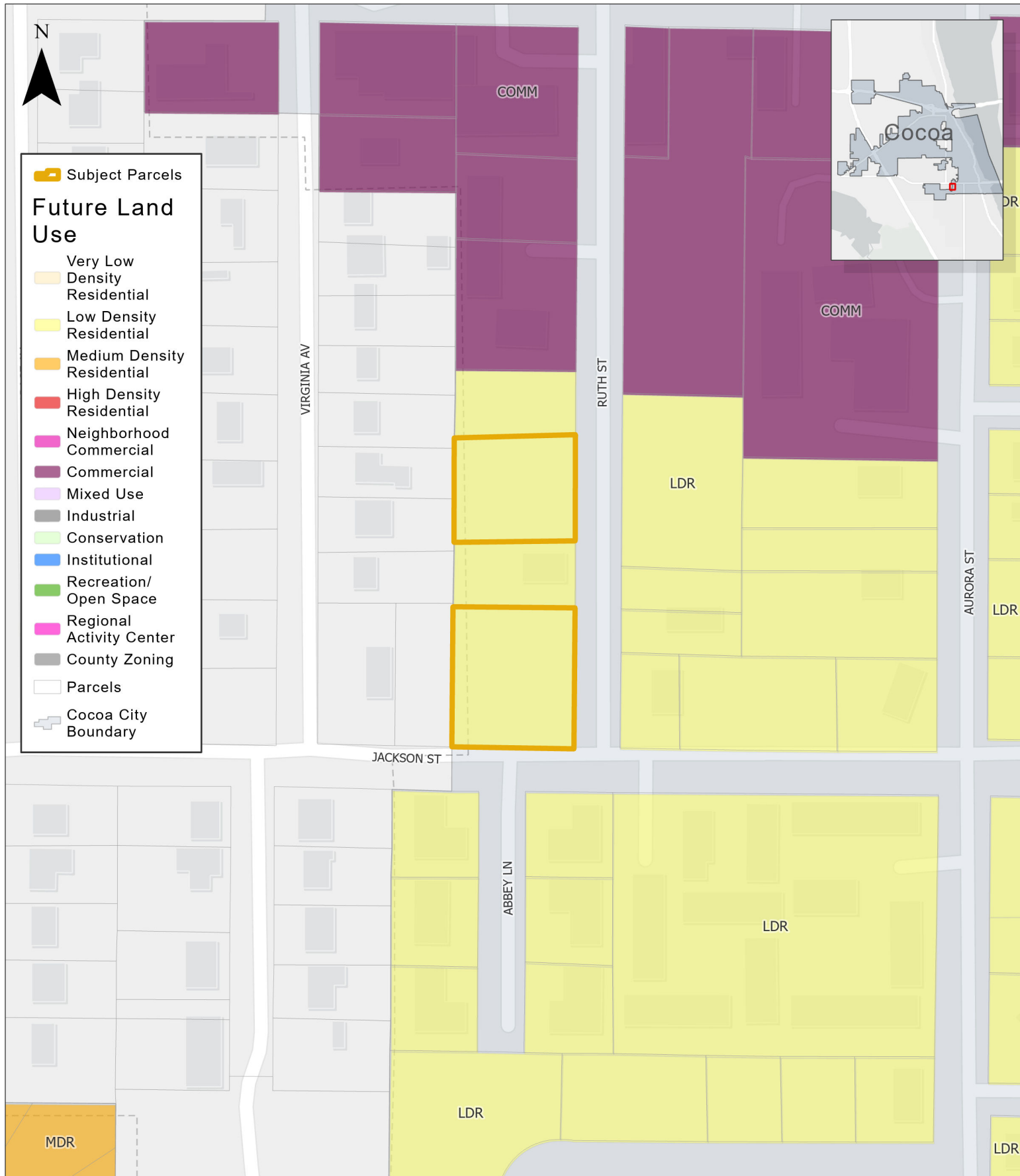




 Subject Parcels

Future Land Use

-  Very Low Density Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Neighborhood Commercial
-  Commercial
-  Mixed Use
-  Industrial
-  Conservation
-  Institutional
-  Recreation/Open Space
-  Regional Activity Center
-  County Zoning
-  Parcels
-  Cocoa City Boundary



115 RUTH ST FUTURE LAND USE

July 16, 2026



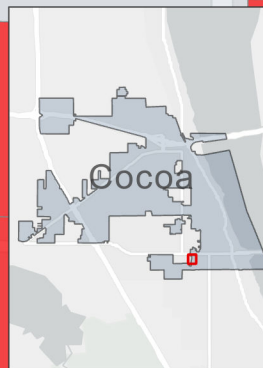
0 100 200 Feet



 Subject Parcels

Cocoa Zoning

-  RU-1-7 - Single-Family Residential
-  RU-2-15 - Multiple Family Dwelling
-  C-G - General Commercial
-  Zoning Not Assigned
-  Parcels
-  Cocoa City Boundary



VIRGINIA AV

RUTH ST

AURORA ST

JACKSON ST

ABBEY LN

RU-2-15

RU-1-7

RU-1-7

115 RUTH ST ZONING

July 16, 2026



Path: P:\Documents\ArcGIS\Projects\155 Ruth St\155 Ruth St.aprx

0 100 200 Feet

USA TODAY CO.



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 07/21/2026

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 07/21/2026

A handwritten signature in black ink, appearing to be "Kongmeng Yang", written over a horizontal line.

Legal Clerk

Notary, State of WI, County of Brown

A handwritten signature in black ink, appearing to be "Kongmeng Yang", written over a horizontal line.

My commission expires

Publication Cost:	\$498.80	
Tax Amount:	\$0.00	
Payment Cost:	\$498.80	
Order No:	12495644	# of Copies:
Customer No:	1127247	1
PO #:	P&Z Council 8-05-26 155 Ruth	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KONGMENG YANG
Notary Public
State of Wisconsin

CITY OF COCOA NOTICE OF PUBLIC HEARING

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

ORDINANCE 12-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, AMENDING THE OFFICIAL ZONING MAP DESIGNATION OF TWO (2) PARCELS OF REAL PROPERTY, TOTALING 0.9 ACRES, MORE OR LESS, AND LOCATED GENERALLY SOUTH OF SR 520, WEST OF RUTH STREET, EAST OF VIRGINIA AVENUE, AND NORTH OF JACKSON STREET, IN COCOA, FLORIDA, MORE PARTICULARLY DEPICTED AND DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM BREVARD COUNTY SINGLE-FAMILY RESIDENTIAL (RU-1-9), TO CITY OF COCOA SINGLE-FAMILY RESIDENTIAL (RU-1-7); PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.



Location Map

Planning and Zoning Board
PUBLIC HEARING WILL BE HELD ON

August 5, 2026

City Council First Reading
PUBLIC HEARING WILL BE HELD ON

August 11, 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, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

The BOA or PZ Board/LPA meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing. The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:

- City of Cocoa meeting calendar at <https://www.cocoafl.gov/291/20338/City-Meetings>

Documents pertaining to the above may also be inspected at the Community Services Department between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8535.

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