Community Services
Planning and Zoning Division
65 Stone Street, Cocoa, FL 32922
Phone: (321) 433-8535 Fax: (321) 321-433-8543

AGENDA
Special Meeting
December 15, 2020
6:00 p.m.

I. OPENING MATTERS:
1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA AND MINUTES:
1. AGENDA: Meeting of December 15, 2020
2. MINUTES: Meeting of October 7, 2020
3. MINUTES: Meeting of October 22, 2020

III. OLD BUSINESS: None

IV. NEW BUSINESS:

A. PZ-20-013 – Zoning Text Amendment (RU-2-10 District Regulations)
(Requesting Item to be Tabled)

B. PZ-20-00300003 – (Cirrus Apartments)
Consideration of several applications for one project – Final PUD (Rezoning) / Preliminary Subdivision / Site Plan. The project is a mixed-use planned unit development with a 280 unit apartment complex with amenities as the first phase and a future commercial component.

C. **PZ-20-00500002 – Future Land Use Map Amendment – Gem Industries**
Consideration of an applicant initiated request to change the Future Land Use Map designation of one (1) parcel from Brevard County "Community Commercial" to City of Cocoa "Industrial". The subject property is located at 4050 W. King St. (Parcel ID: 24-35-26-00-763.1)

D. PZ-20-003 – Binding Development Agreement (M&R United, Inc.)
Consideration of a Binding Development Agreement between the City of Cocoa, Florida and M&R United, Inc. to approve a conceptual development plan for a Single-Story Commercial Building type with retail development and a drive-thru use, on a single parcel of land in the Waterfront Sub-district of the Cocoa Waterfront Overlay District. The subject property is located at 100 Delannoy Ave. (Parcel ID: 24-36-33-06-*-7).

E. PZ-20-00200006 – Large-Scale Site Plan – Quail Ridge Apartments

Consideration of a Large-Scale Site Plan (Quail Ridge Apartments) consistent with Appendix A Zoning, Article XIII, Section 1, of the City Code to construct a total of 40 apartment units with amenities on one (1) parcel of land located on the south side of Otterbein Drive, 0.25 miles west of Clearlake Road. (Parcel ID: 24-36-18-00-765)

F. PZ-20-00200003 - Large-Scale Site Plan – Arbours at Cocoa Landings

Consideration of a Large-Scale Site Plan (Arbours at Cocoa Landings) consistent with Appendix A Zoning, Article XIII, Section 1, of the City Code to construct a total of 280 apartment units in thirteen (13) apartment buildings with amenities on three (3) parcels of land located on the south side of State Road 524, 0.25 miles east of Cox Road. (Parcel ID's: 24-35-24-00-250.1 and 24-35-24-00-255 and 24-35-24-00-252)

V. OTHER BUSINESS:

A. Tree Board: Tree-City USA application status
B. Presentation by Larry Koss on Low Impact Development
C. Board Discussion

VI. NEXT MEETING DATE:

TBD

VII. ADJOURNMENT

Public Participation and Special COVID-19 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

These documents and information pertaining to the above may also be inspected at the Community Services Department, between 9:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8535.

Members of the public have several options to participate in the public hearings.

(1) In-person attendance. Due to the COVID-19 Emergency and the need to maintain social distancing, meetings in the City Hall Council Chambers are limited to fifty (50) members in the audience at any one time. Members of the public may utilize the contact information provided below to contact the City Clerk and determine if restrictions on physical attendance at the City Council Chambers have been lifted prior to the date of the public hearings.

(2) Commenting in advance of the meeting. Interested persons are encouraged to provide written comments in advance of the hearings by emailing meetings@cocoafl.org or mailing to the following address:

City of Cocoa
Attn: Dodie Selig, Planning and Zoning Manager
65 Stone Street
Cocoa, FL 32922

Mailed comments must be received prior to 4:00 p.m. on the date of the hearing to be read into the record.

(3) Viewing and Commenting In Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet addresses:

- City of Cocoa meeting calendar at https://cocoa.legistar.com/Calendar.aspx

Interested persons may submit their written comments or questions during the hearings by email at: meetings@cocoafl.org. Interested persons who wish to provide public input during the meeting will also be able to do so by accessing the e-comment link for this meeting using the Legistar calendar link above.

Special Information for Quasi-Judicial Hearings:

Any person that (1) can demonstrate that they may suffer special damages different in kind and degree from that of the general public at large; and (2) wishes to present factual or expert witnesses and/or evidence at a quasi-judicial hearing is highly encouraged to immediately contact Dodie Selig, Planning and Zoning Manager, at (321) 433-8510 or dselig@cocoafl.org, to make proper arrangements for presentation of witnesses and/or evidence. All witnesses must be identified and all evidentiary documents and exhibits that are intended to be distributed to the P&Z/LPA and City Council must be submitted to Ms. Selig via email or mail prior to the hearing.

General Notice Information:

This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Carie Shealy, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at cshealy@cocoafl.org.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the 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 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 Local Planning Agency and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.