CITY OF COCOA
Planning & Zoning Board /
Local Planning Agency
City Council Chambers

Cocoa City Hall
65 Stone Street
Cocoa, FL 32922

AGENDA
Regular Meeting
September 7, 2022
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 September 7, 2022
2. MINUTES: Meeting of August 3, 2022

III. OLD BUSINESS: None

IV. **NEW BUSINESS:**

1. **PZ-20-0200003 – Arbours At Cocoa Landing – Large-Scale Site Plan Approval Extension**
APPROVAL OF EXTENDING THE DURATION OF SITE PLAN APPROVAL FOR THE ARBOURS AT COCOA LANDING LARGE SCALE SITE PLAN TO DECEMBER 15, 2022.

2. **PZ-21-0500001 – Small-Scale Comprehensive Plan Amendment (Dixon Four-Plex)**
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE FUTURE LAND USE MAP FOR ONE (1) PARCEL OF REAL PROPERTY WITH THE CITY OF COCOA, CONSISTING OF APPROXIMATELY .59 ACRES, MORE OR LESS, LOCATED SOUTHWEST OF THE INTERSECTION OF NORTH INDIAN RIVER DRIVE AND DIXON BOULEVARD, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE FUTURE LAND USE DESIGNATION OF THE REAL PROPERTY FROM VERY LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL, PROVIDED THAT THE MAXIMUM DENSITY ALLOWABLE SHALL BE EIGHT (8) DWELLING UNITS PER ACRE; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE COMPREHENSIVE PLAN, SEVERABILITY, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT. NUMBER :24-36-21-BM-*-5 FROM BREVARD COUNTY PROPERTY APPRAISER RECORDS.

3. **PZ-21-02100001 – Zoning Map Amendment (Dixon Four-Plex)**
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; CHANGING THE ZONING MAP DESIGNATIION OF ONE (1) PARCEL OF REAL PROPERTY, APPROIMATELY .59 ACRES, MORE OR LESS, LOCATED SOUTHWEST OF THE INTERSECTION OF NORTH INDIAN RIVER DRIVE AND DIXON BOULEVARD IN COCOA, FLORIDA, MORE PARTICULARLY DESCBRIED ON EXHIBIT "A" ATTACHED HERETO; FROM RE (RESIDENTIAL ESTATE) TO RU-2-15 (MULTI-FAMILY DWELLING DISTRICT); PROVIDING FOR THE REPEAL OF

PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE. NUMBER :24-36-21-BM-*-5 FROM BREVARD COUNTY PROPERTY APPRAISER RECORDS.

4. **PZ 22-00200003 – Large Scale Site Plan (Diamondback Marine Division)**
APPROVAL OF A LARGE-SCALE SITE PLAN (DIAMONDBACK MARINE DIVISION) CONSISTENT WITH APPENDIX A, ZONING, ARTICLE XI, SECTION 19, M-2 ZONING, TO ALLOW FOR THE CONSTRUCTION OF TWO (2) INDUSTRIAL MANUFACTURING BUILDINGS TOTALING 210,000 SQUARE FEET IN TWO (2) PHASES AND ASSOCIATED INFRASTRUCTURE ON A ±29.25-ACRE SITE. PARCEL ID NUMBER: 24-35-12-00-506 FROM BREVARD COUNTY RECORDS.

5. **PZ 22-00200001 – Large Scale Site Plan (Orchid Lake)**
APPROVAL OF A LARGE-SCALE SITE PLAN (ORCHID LAKE) CONSISTENT WITH APPENDIX A, ZONING, ARTICLE XI, SECTION 19, GENERAL COMMERCIAL ZONING, TO ALLOW FOR THE CONSTRUCTION OF FOUR (4) APARTMENT BUILDINGS CONSISTING OF 90-UNITS OF AFFORDABLE MULTIFAMILY RENTAL HOUSING WITH RELATED FACILITIES AND ASSOCIATED INFRASTRUCTURE ON A ±7.63-ACRE SITE. PARCEL ID NUMBER: 24-36-20-00-289 FROM BREVARD COUNTY RECORDS.

6. Planning User Charges and Fee Ordinance
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, REPEALING APPENDIX A, ZONING, ARTICLE XX OF THE ZONING ORDINANCE OF THE CITY OF COCOA; REPEALING THE SCHEDULE OF FEES, CHARGES AND EXPENSES TO BE PAID TO THE CITY UPON RECEIPT OF PLANNING AND ZONING RELATED APPLICATIONS CONTAINED THEREIN; PROVIDING FOR THE ADOPTION OF FUTURE PLANNING AND ZONING FEE SCHEDULES BY RESOLUTION

7. **The Cocoa Redevelopment Agency Community Policing Program**
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING CHAPTER 8 – COMMUNITY DEVELOPMENT; ADOPTING AN AMENDMENT TO THE COCOA REDEVELOPMENT AGENCY REDEVELOPMENT PLAN TO AUTHORIZE THE CITY AND AGENCY TO ESTABLISH AND IMPLEMENT A COMMUNITY POLICING PROGRAM; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

V. OTHER BUSINESS:

1. Tree Board Update: (none)
2. Recent Development (none)
3. Open Discussion by Board members

VI. NEXT MEETING DATE:

Wednesday, October 5, 2022

VII. ADJOURNMENT

General Notice Information:

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

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

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

Public Participation Information:

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

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

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

Interested persons may submit their written comments or questions prior to the meeting through Email at meetings@cocoafl.org, or via E-comments through the online agenda at the link above. Any electronic comments submitted will be made part of the meeting record.

Viewing In Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet address:

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

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

Special Information for Quasi-Judicial Hearings:

Any person that (1) can demonstrate that they may suffer special damages different in kind and degree from that of the general public at large; and (2) wishes to present factual or expert witnesses and/or evidence at the quasi-judicial hearing is highly encouraged to immediately contact Sandra Leone, Plannger, at (321) 433-8535 or sleone@cocoafl.org, to make proper arrangements for presentation of witnesses and/or evidence. All witnesses should be identified and all evidentiary documents and exhibits that are intended to be distributed to the BOA, P&Z/LPA and City Council should be submitted to Ms. Leone via email or mail at least three (3) days prior to the hearing.