SCANNED

MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
AUGUST 7, 2024

A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on August 7, 2024 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. CALL TO ORDER:

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

ROLL CALL:

Wesley Park	Chairperson
Todd Anderson	Vice Chairperson
Ron Chabot	Board Member
Aleck Greenwood	Board Member
Tamisha Findlay	Board Member
Marcus Wheeler	Board Member
Frank Manfredi	Board Member
Marybeth Burgess	Board Member
Katherine Stewart	Alternate Member
Kristin Eick	City Attorney

PRESENT:

Wesley Park	Chairperson
Todd Anderson	Vice Chairperson
Ron Chabot	Board Member
Aleck Greenwood	Board Member
Tamisha Findlay	Board Member
Frank Manfredi	Board Member
Katherine Stewart	Alternate Member

ABSENT:

STAFF PRESENT:

Abbey Bass, Assistant City Clerk; Luci Ribeiro, City Planner; Jennifer Webster, City Planner; and Stockton Whitten, City Manager.

Chairperson Park led the assembly in the Pledge of Allegiance.

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of August 7, 2024

* **MOTION BY BOARD MEMBER STEWART; SECONDED BY BOARD MEMBER CHABOT TO APPROVE THE AUGUST 7, 2024 REGULAR MEETING AGENDA AS WRITTEN.**

AYES: PARK, ANDERSON, CHABOT, GREENWOOD, STEWART, FINDLAY, MANFREDI

MOTION PASSED UNANIMOUSLY (7-0)

2. MINUTES: Special Meeting of June 12, 2024.

* **MOTION BY BOARD MEMBER CHABOT; SECONDED BY BOARD MEMBER STEWART TO APPROVE THE JUNE 12, 2024 SPECIAL MEETING MINUTES AS WRITTEN.**

AYES: PARK, ANDERSON, CHABOT, GREENWOOD, STEWART, FINDLAY, MANFREDI

MOTION PASSED UNANIMOUSLY (7-0)

III. OLD BUSINESS:

None.

IV. NEW BUSINESS:

A. PZ-22-0200011 – Preliminary PUD (Karali Associates, LLC – Tax Acct IDs 2415105, 2423194, 2423188)

CONSIDERATION OF A PRELIMINARY PLANNED UNIT Development (PUD) consistent with Appendix A, Zoning, Article XI, Section 17, for a 61-lot single-family residential subdivision on +/- 57.23 acres of property located on the east side of N. Range Rd., North of Kathi-Kim St.

Steve Noto with RVI presented the item via presentation.[1]

Gregory Crawford, engineer for the item, elaborated on the item and advised the board he would be open to answering questions.

Boardmember Greenwood asked if the construction of the units would be concrete or wood, what types of roofing materials would be used, and what would the price of the

[1] Exhibit A- Karali Associates, LLC – Subdivsion Preliminary PUD Request – N. Range Rd.

units be. He asked if any projects like these have been built anywhere else.

Mr. Crawford advised the price of the units would be $300,000 and up for 1600 sq. feet and would go up from there.

Boardmember Stewart asked for clarification on the lot size.

Vice Chairperson Anderson asked if staff was familiar with the lot size of the houses in the Coventry community and noticed that these plans look familiar to that community.

Mr. Noto agreed that it was similar to the plans of Coventry in regards to lot sizing.

Boardmember Chabot said he liked the idea and thinks it's a good project.

Boardmember Manfredi said it looked like a good project as well. He asked the applicant if this project had any impact on the school system.

Mr. Crawford stated that it would bring more families in and could be beneficial to the community and school systems.

* **MOTION BY BOARD MEMBER GREENWOOD; SECONDED BY BOARD MEMBER STEWART TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) CONSISTENT WITH APPENDIX A, ZONING, ARTICLE XI, SECTION 17, FOR THREE PARCELS TOTALING +/- 57.23 ACRES LOCATED ON THE EAST SIDE OF N. RANGE RD. WITH PARCEL ID NUMBERS 24-36-19-00-501, 24-36-30-00-252, AND 24-36-30-00-258.**

AYES: PARK, ANDERSON, CHABOT, GREENWOOD, STEWART, FINDLAY, MANFREDI

MOTION PASSED UNANIMOUSLY (7-0)

B. <u>ORDINANCE NO. 13-2024 - Zoning Text Amendment (C-G, 909 N Cocoa Blvd)</u>

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, amending the zoning ordinance of the City of Cocoa to add major recreational equipment sales and rental to the list of permitted uses in the general commercial (CG) zoning district and establishing conditions for such use; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date. - Postponed to next meeting.

* **MOTION BY CHAIRPERSON PARK; SECONDED BY BOARD MEMBER**

STEWART TO POSTPONE TO SEPTEMBER 4, 2024 @ 6PM AT COCOA CITY HALL.

AYES: PARK, ANDERSON, CHABOT, GREENWOOD, STEWART, FINDLAY, MANFREDI

MOTION PASSED UNANIMOUSLY (7-0)

C. <u>ORDINANCE NO. 11-2024 – Zoning Text Amendment (RU-2-10) – Consent Decree</u>

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; Amending Appendix A, Article XI, sections 4A and 22 of the zoning ordinance of the City of Cocoa to allow for Neighborhood Commercial, Mixed Use Development, and Public Parking on certain very limited properties within the Consent Decree Area, also known as the Heart of Cocoa, consistent with the substitute Consent Decree; amending the list of permitted and special exception uses for the Consent Decree Area; amending the building types permitted for those certain properties authorized for neighborhood commercial and mixed use development within the Heart of Cocoa subdistrict of the Cocoa Waterfront Overlay district as more particularly depicted on exhibit "A" attached hereto; amending the bulk regulations for single-family, duplex, triplex, and fourplex development in the consent decree area; amending the minimum yard setbacks in the consent decree area; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

Ms. Webster advised the board of some changes that were made to this item and stated that print outs were given to the members to reflect these changes. She presented the item via powerpoint.[2]

Boardmember Greenwood asked about the zoning consent decree and wanted clarification on the RU-17 if that was the mixed use idea.

Ms. Webster noted that these are optional ideas for the area.

Ms. Riberio advised Boardmember Greenwood to look at Exhibit A of the new packet for better clarification and outline. She highlighted the zoning areas proposed for the change as well.

Attorney Eick advised it was only limited areas where this would be permitted.

* **MOTION BY BOARD MEMEBER CHABOT; SECONDED BY BOARD MEMBER GREENWOOD TO RECOMMEND APPROVAL TO CITY**

[2] Exhibit B ORD 11-2024 ZONING TEXT AMENDMENT

COUNCIL REGARDING THE PROPOSED LAND DEVELOPMENT CODE AMENDMENT TO APPENDIX A, ARTICLE XI, SECTIONS 4A AND 22 OF THE ZONING ORDINANCE OF THE CITY OF COCOA TO ALLOW FOR NEIGHBORHOOD COMMERCIAL, MIXED USE DEVELOPMENT, AND PUBLIC PARKING ON CERTAIN VERY LIMITED PROPERTIES WITHIN THE CONSENT DECREE AREA, ALSO KNOWN AS THE HEART OF COCOA, CONSISTENT WITH THE SUBSTITUTE CONSENT DECREE, AND AMENDING THE LIST OF PERMITTED AND SPECIAL EXCEPTION USES AND THE BUILDING TYPES PERMITTED FOR THOSE CERTAIN PROPERTIES AUTHORIZED FOR NEIGHBORHOOD COMMERCIAL AND MIXED-USE DEVELOPMENT WITHIN THE HEART OF COCOA SUBDISTRICT OF THE COCOA WATERFRONT OVERLAY.

AYES: PARK, ANDERSON, CHABOT, GREENWOOD, STEWART, FINDLAY, MANFREDI

MOTION PASSED UNANIMOUSLY (7-0)

D. <u>ORDINANCE NO. 12-2024 – Zoning Text Amendment (RU-1-7) Diamond Square)</u>

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; Amending Appendix A, Article XI, Section 3, of the code of the City of Cocoa to create new minimum yard requirements applicable to properties located in both the RU-1-7 zoning district and the Diamond Square Community Redevelopment Area; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

Ms. Ribeiro presented the item via powerpoint.[3]

Boardmember Greenwood asked for clarification on the yard setbacks and improvement it would bring to the city and asked if it would make the lot sizes smaller. He also asked if this project will allow more affordable housing as well.

Boardmember Chabot asked if there will be grants or state assistance for this community.

City Manager Whitten advised that there is down payment assistance programs and income based programs.

Board Member Stewart asked what is the current affordable housing price range.

[3] Exhibit C- Diamond Square Zoning Text Amendment RU 1-7 Single- Family Residential District

City Manager Whitten shared that the current price is $269k for single families and gets adjusted annually and there are income requirements.

Chairperson Park advised of corrections he wanted made to the ordinance where r's were missing from whereas's and words were misspelled.

Attorney Eick advised that in the merging some of the r's turned into ones and she would correct them.

* **MOTION BY BOARDMEMBER GREENWOOD; SECONDED BY BOARD MEMBER STEWART TO APPROVE OF ORDINANCE 12-2024 WITH CHANGES DISCUSSED.**

AYES: PARK, ANDERSON, CHABOT, GREENWOOD, STEWART, FINDLAY, MANFREDI

MOTION PASSED UNANIMOUSLY (7-0)

V. TREE BOARD:

Board member Greenwood discussed the advantages for the change over to sewer-septic systems and advised its less intrusive. He elaborated on the fact that the homes along the river have over one hundred year old septic systems in the back and it could cause damage to the property and take longer to complete.

VI. OTHER BUSINESS:

Boardmember Chabot complimented staff on the job they did with this meeting.

VII. NEXT MEETING DATE:

The next scheduled meeting for the Planning and Zoning Board will be held on Wednesday, September 4, 2024 at 6 pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

VIII. ADJOURNMENT:

* **MOTION BY BOARDMEMBER MANFREDI; SECONDED BY BOARD MEMBER GREENWOOD TO ADJOURN THE MEETING.**

AYES: PARK, ANDERSON, CHABOT, GREENWOOD, STEWART, FINDLAY, MANFREDI

MOTION PASSED UNANIMOUSLY (7-0)

0MEETING ADJOURNED AT 7:07PM.

Wesley Park, Chairperson

Respectfully Submitted By:

Abigail Bass, Assistant City Clerk