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

Cocoa City Hall
65 Stone Street
Cocoa, FL 32922

AGENDA
Regular Meeting
July 17, 2019
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 July17, 2019
2. MINUTES: Special Meeting of June 25, 2019

III. OLD BUSINESS:

A. **PZ-19-021– Text Amendment – Parking as a Special Exception use in Article XI, Section 22**

(Tabled from June 25, 2019)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ARTICLE XI, SECTION 22 OF THE ZONING ORDINANCE OF THE CITY OF COCOA TO ALLOW PARKING AS A SPECIAL EXCEPTION USE IN THE COCOA VILLAGE SUBDISTRICT OF THE COCOA WATERFRONT OVERLAY DISTRICT.

IV. NEW BUSINESS:

A. PZ-19-022 – Development Agreement (Integra Land Company)

(Item to be Tabled)

Consideration of a Binding Development Agreement between the City of Cocoa, Florida and Integra Land Company to allow the developer to construct up to 249 apartments in 5 apartment buildings with 5 parking garage buildings and a community clubhouse on 2 parcels of land. (Parcel ID: 24-35-13-00-750 and 24-35-24-00-1)

V. OTHER BUSINESS:

A. Tree Board Update:
   - Article on “The Value of Trees” for the FYI newsletter
   - Consideration of “Tree Risk Assessment Certification”
   - Follow-up on trees in ROW at Beverly and Manor Drive
B. Recent Development Update (attached)
C. Open Discussion by Board members

VI. NEXT MEETING DATE:

Tuesday, August 6, 2018

VII. ADJOURNMENT

(Over)

NOTICE TO PUBLIC:
This 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.

All persons and parties are hereby advised that if they should decide to appeal any decision made by this Board with respect to any matter considered at this hearing, they will need a record of the proceedings and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The facility where this public hearing will be held is accessible to the physically handicapped. Interested parties are hereby advised that they may appear at said meeting and be heard with respect to the application. Written comment from the public with regard to the application will also be accepted.

Information pertaining to the above may be inspected at the Planning & Zoning Division at 65 Stone Street, Cocoa, Florida between 8:00 a.m. and 5:00 p.m., Monday through Friday, beginning the Friday before the Board Meeting date, or by phoning (321) 433-8535.

MINUTES
CITY OF COCOA
PLANNING & ZONING BARD/ LOCAL PLANNING AGENCY
SPECIAL MEETING
JUNE 25, 2019

The special meeting of the Planning & Zoning Board/ Local Planning Agency was held on June 25, 2019 at City Hall, 65 Stone Street, Cocoa, FL, as publically noted.

I. CALL TO ORDER:

Chair Dobrin called the meeting to order at 6:00 p.m.

ROLL CALL:	Michael Dobrin	Chairperson
	Al Washington	Vice Chairperson
	Todd Anderson	Board Member
	Jeri Blanco	Board Member
	Sherry Ervin	Board Member
	Trina Gilliam	Board Member
	Marilyn Green	Board Member
	Aleck Greenwood	Board Member
	Lawrence Koss	Board Member
	Russell Sengel	Board Member
	Kristin Eick	Board Attorney
	Jake Williams Jr.	Board Liaison
PRESENT:	Michael Dobrin	Chairperson
	Al Washington	Vice Chairperson
	Todd Anderson	Board Member
	Sherry Ervin	Board Member
	Trina Gilliam	Board Member
	Aleck Greenwood	Board Member
	Russell Sengel	Board Member
	Kristen Eick	Board Attorney
	Courtney Jackson	Recording Secretary
ABSENT:	Jeri Blanco	Board Member
	Marilyn Green	Board Member
	Lawrence Koss	Board Member

STAFF PRESENT:

Angela Essing	Senior Planner
Dodie Selig	Planning & Zoning Manager
John Titkanich	City Manager

Chairperson Dobrin led the assembly in the Pledge of Allegiance.

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Special Meeting of June 25, 2019

City Manager Titkanich requested that the board table Item A, Section IV titled "PZ-19-021-Text Amendment- Parking as a Special Exception use in Article XI, Section 22" on the agenda. He noted that he was not able to review the item as soon as he had hoped and saw multiple legal issues regarding property rights. He further felt that these legal issues needed to be worked out internally with himself, the City Attorney, and his staff prior to having it be discussed in a public platform.

The board agreed to table the item until the next meeting.

* **MOTION TO APPROVE THE AGENDA WITH AMENDMENTS BY BOARD MEMBER ERVIN; SECONDED BY BOARD MEMBER GILLIAM.**

AYES: Dobrin, Washington, Anderson, Ervin, Gilliam, Greenwood, Sengel

MOTION PASSED UNAMIOUSLY (7-0)

2. MINUTES: Meeting of June 5, 2019

*** MOTION TO APPROVE THE MINUTES AS PRESENTED BY BOARD MEMBER GILLIAM; SECONDED BY BOARD MEMBER ERVIN.**

AYES: Dobrin, Washington, Anderson, Ervin, Gilliam, Greenwood, Sengel

MOTION PASSES UNAMIOUSLY (7-0)

III. OLD BUSINESS:

A. PZ-19-00200005- Large Scale Site Plan (850 Cidco Rd.) Tabled from June 5, 2019

Approval of a Large-Scale Site Plan consistent with Appendix A, Zoning, Article III Section 1(D), to construct a new industrial fabrication building, along with additional concrete equipment pad and associated parking. The property is identified as 850 Cidco Road, Cocoa, Florida. (Parcel ID: 24-35-12-00-6).

Ms. Selig provided a power point[1] presentation where she introduced the applicant, Dale Coxwell with Coxwell Holmes Family Limited Partners. Ms. Selig pointed out that staff is requesting that the Board approve a Large-Scale Site Plan consistent

[1] PowerPoint: Large Scale Site Plan 850 Cidco Rd.

with Appendix A, Zoning, Article III Section 1(D), to construct a new industrial fabrication building, along with an additional concrete equipment pad and associated parking. The intention of the land use is industrial, as it is located in the M-2 (Manufacturing and Industrial) Zoning District where the land's existing use is manufacturing/industrial use.

The site[2] is located at the western end of Cidco Road and has several buildings, as well as outdoor areas for parking, material and equipment storage as well as stormwater retention. The applicant intends to construct a building for industrial fabrication/manufacturing use that will have a metal frame with a fabric covering. Although the exact height has not been determined, the applicant received a Special Exception approval on April 17, 2019 for a maximum height of one hundred and twenty (120) feet for this building. The main existing fabrication building on the site is approximately one hundred forty-five (145) feet wide by three hundred (300) feet long and forty (40) feet in height.

The new building will be located directly behind (to the north) of the existing fabrication building in an open area that was previously used for material delivery and storage. This area was depicted on the prior site plan as part of the location of phase III, a one hundred (100) foot expansion of the main building.

Ms. Selig explained that staff has reviewed the site plan and determined that there are some criteria related to the City Code that have not been completely satisfied. Staff is recommending all outstanding inconsistencies with the City Code be satisfied as a condition of final site plan approval. One condition is a modification to the Special Exception Approval Note language on sheet C-202.
The other condition is a series of comments provided by the Fire Department.

Ms. Selig discussed concurrency management and noted there are facilities available for the proposed use. The footprint area of the new building is already a stabilized surface so no additional stormwater facilities are required. The new building will only require electric service. The parking requirements for an industrial use are one space for every two employees plus one space for every company vehicle. Additional parking is being provided based on the estimated number of employees provided by the applicant, and there are no company vehicles anticipated at this time.

Ms. Selig shared the consistency with Comprehensive Plan Policies and Objectives as follows:

Policy 1.1.2.10 - Industrial areas shall be regarded as appropriate for activities associated with industrial development, which can include materials processing, materials assembly, product manufacturing and storage of finished products.

[2] Board Member Aleck Greenwood left the room at 6:07 & returned at 6:09

She shared that staff recommends approval of the Large-Scale Site Plan for 850 Cidco Road consistent with Appendix A, Zoning, Article III, Section 1(D), to construct a new industrial fabrication building, along with additional concrete equipment pads and associated parking with the following two (2) conditions:

1) On page C-202 the Special Exception Approval Note shall read as follows, "PZ-19-00000008 – Special exception request from Appendix A, Zoning, Article XI, Section 19 (c) (1) of the City of Cocoa Code to allow for a principle structure in excess of 60' in height and up to a maximum of 120' in height in the M-2 (Manufacturing and Industrial) zoning district."

2) Fire Department- the Fire Department has listed seven (7) conditions as the following:

    1) Durable perimeter road-drive of at least 20 feet in width, surface drive shall be designed to support the imposed loads of fire apparatus and be provided with an all-weather driving surface approved by the AHJ.
    2) Install additional hydrant to rear of property, as per discussion.
    3) Turn existing hydrants, steamer connections to face toward drive.
    4) Need building permit and inspection for installed Argon gas stationary equipment by a qualified person.
    5) Metal storage containers located on property used for the storage of flammable and combustible liquids, hazardous materials shall be approved for such storage, Containers shall not be located in a flood prone area, Container shall be properly ventilated to prevent ignitable vapors and provide breathable air for occupants, Containers shall be located in a manner accessible by emergency responders and signed with proper NFPA 704 signage to warn first responders.
    6) Gasoline-Diesel Above Ground Tanks and dispensing equipment installed. Such fuel dispensing equipment located near drive, not protected by vehicle traffic with post. Missing required portable fire extinguisher and post No Smoking. Tanks and fueling equipment shall be UL listed and in compliance with NFPA 30 Above Ground tank Installation.
    7) Space X to report reportable quantities of hazardous materials with state guidelines. Florida Division of Emergency Management Technological Hazards Section, Local Emergency Planning Committee (LEPC) Tier II Report Compliance. Using E-Plan.

Ms. Selig noted that the applicant has been made aware of all of the conditions and they are currently being addressed.

Board Member Ervin asked if the site was in a flood-prone area. In response, Ms. Selig replied she would have to check with the engineer for a specific response, but did not think the whole area was flood-prone.

Dale Coxwell, 850 Cidco Rd., shared that many of the concerns the Fire Department has listed has already been addressed in the site-plan and anything above and beyond their scope he would like to implement. He would be to utilize a local civil engineering firm that they can reach out to ensure they have done everything that needs to be done. He added there very few items that are not on the site-plan, but the majority is.

Rip Jenkin, (Canaveral Groves) asked for the location map from the power point to be brought up. He pointed out where his property was and expressed his concerns about the water runoff towards the lake and future access to the lake being pushed farther away.

Board Member Ervin inquired about where he currently has water access. In response, Mr. Jenkin stated he did not currently have any access. He explained that he is landlocked. He noted he was not against the construction, but just wanted to simply express his concerns.

Vice Chairperson Washington stated the applicant's representatives should answer the question.

Chairperson Dobrin added that the developer does generally try to work with the property owner and try to resolve any outstanding issues.

Board Member Ervin asked if there was going to be more build up on the site or if it is leveled. In response, Ms. Selig noted that the north end of the road is a retention road right now and there should not be any more impact to other properties. It is hard to say if there will be any more build up on the land but they are currently discussing implementing more parking.

Board Member Ervin clarified her question by asking if there was going to be any more fill put in. In response, City Manager Titkanich stated that the property owner would be able to develop a property however they wish as long as they are within the confines of the existing land development and zoning regulations. With regards to Mr. Jenkin's access, he was unsure how the property owner or city would bear the responsibility to provide him access when his house is already landlocked.

* **MOTION TO APPROVE WITH STAFF RECOMMENDATIONS BY BOARD MEMBER SENGEL; SECONDED BY VICE CHAIRPERSON WASHINGTON.**

AYES: Dobrin, Washington, Anderson, Ervin, Gilliam, Greenwood, Sengel

MOTION PASSED UNAMIOUSLY (7-0)

IV. NEW BUSINESS:

A: PZ-19-021- Text Amendment- Parking as a Special Exception use in Article XI, Section 22

An ordinance of the city council of the city of cocoa, Brevard county, Florida; amending appendix A, article XI, section22 of the zoning ordinance of the city of cocoa to allow parking as a special exception use in the cocoa village sub district of the coca waterfront overlay district providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability.

ITEM TABLED UNTIL THE NEXT REGULARY SCHEDULED MEETING ON JULY 17, 2019

V. OTHER BUSINESS:

Vice Chairperson Washington expressed his concerns on why the Board Members need the full agenda with site-plans provided. He noted they are not designers or city inspectors, and does not think it's their job to tell others how to design their properties. In response, Ms. Selig noted that the Board points out things that are often overlooked and the board brings a fresh outlook on site-plans.

City Manager Titkanich added that it is their job as a Board Member to verify and validate that the applicant is meeting all the conditions of the code and holds staff accountable.

Board Member Ervin recalled when she was a Board Member on the City of Rockledge's Planning & Zoning Board. She pointed out that one time after looking at the entire Site Plan the Board Members noticed a mistake that was overlooked by staff.

Mayor Williams recalled a time that the questions the Planning & Zoning Board asked the applicant helped Council better understand the site-plan and stated the board is a recommendation board for Council.

Board Member Anderson pointed out they are part of the vetting process for these applicants.

Board Member Greenwood agreed and said the more information that is out there, the better the outcome. It also will save time by eliminating the need to continuously meeting back and forth to gain more information.

City Manager Titkanich stated that he will work on providing larger and legible designs that are easier to view and understand.
Vice Chairperson Washington mentioned having a birthday party on July 27th at 1806 Oak Dr., Rockledge, and will send out more information at a later time.

Board Member Greenwood asked Ms. Selig when the agenda will reflect the section he requested under "Other Business" that will allow Board Members to bring up and discuss additional topics. In response, Ms. Selig replied that because tonight was a special meeting, it was not listed. She affirmed that the next agenda for July's regular meeting will reflect that change listed as "Other Business Section C".

Ms. Selig asked if Vice Chairperson Washington could provide her with his birthday party information so she can work with Ms. Jackson to distribute the information.

City Manager Titkanich thanked everyone who attended the meeting as the applicant was on a time crunch and expressed his appreciation.

Board Member Ervin expressed that Space X coming to Cocoa will be great for Cocoa's economy.

A. Tree Board Update – None.

B. Recent Development Update – None.

VI. NEXT MEETING DATE:

July 17, 2019 at 6pm

VII. ADJOURNMENT:

*** MOTION TO ADJOURN BY BOARD MEMBER ANDERSON; SECONDED BY BOARD MEMBER ERVIN.**

AYES: Dobrin, Washington, Anderson, Ervin, Gilliam, Greenwood, Sengel

MOTION PASSES UNAMIOUSLY (7-0)

MEETING WAS ADJOURNED AT 6:32 p.m.

Respectfully submitted by:

_____
Michael Dobrin, Chairperson

_____
Courtney Jackson, Recording Secretary

City of Cocoa
Planning & Zoning Board

STAFF REPORT

Date:	June 20, 2019
Project Name:	Zoning Text Amendment – Parking Lot use
Project No:	PZ-19-021
Meeting Date:	June 25, 2019
Project Planner:	Dodie Selig, Planning & Zoning Manager
Applicant/Owner:	City of Cocoa
Requested Action:	**CONSIDERATION OF AN ORDINANCE** of the City Council of the City of Cocoa, Brevard County, Florida; amending Appendix A, Article XI, Section 22 of the zoning ordinance of the City of Cocoa to allow parking as a Special Exception use in the Cocoa Village Sub-district of the Cocoa Waterfront Overlay District.

I. Zoning Ordinance Amendment Analysis

In accordance with Section 1(G)(2), Article XXII, Appendix A (Zoning), of the Code of the City of Cocoa, the Planning and Zoning Board shall consider and study the following when an amendment to the zoning code is proposed:

a. *The need and justification for the change.*

b. *The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning programs and to the comprehensive plan, with appropriate consideration as to whether the proposed changes will further the purposes of [the] zoning code and other codes, regulations, and actions designed to implement the comprehensive plan.*

Need and justification for change

The ordinance proposes a text amendment to the City's Zoning Code, Article XI, Section 22, Cocoa Waterfront Overlay District, which would allow parking lots and garages, whether public or private, as a use requiring approval of a Special Exception in the Cocoa Village Sub-district of the Cocoa Waterfront Overlay District. The amendment was prompted by a project presented to the Board of Adjustment on April 17, 2019 that proposed a fee based parking lot use at 430 Brevard Ave. In reviewing that application Staff discovered that while the use was allowed by Special Exception in Article XI, Section 13, Central Business District, which is the zoning district of the applicant's property, the use was not included in Section 22, which is the overlay district and related sub-district as it applies to that property.

The proposed ordinance is intended to allow parking uses, public or private, as a special exception in the Cocoa Village sub-district, with certain restrictions. Parking uses proposed in a private surface lot must be shared with a commercial, institutional, or civic building. This requirement is intended to stem the possibility of entire lots in the historic Cocoa Village being developed into open, stand-alone surface parking lots and will require private parking uses to occur where a commercial, institutional or civic building is already present or will be constructed. By way of illustration, the fee based parking lot use at 430 Brevard Avenue would be shared with a bank building on the site. Other similar businesses that are not open to the public in the evening may also be encouraged by this amendment to offer fee based parking during non-operating hours.

As described in the recitals of the proposed ordinance, the Cocoa Community Redevelopment Agency commissioned a professional parking study to be performed by Rich and Associates, Inc., in 2017 to document the current parking demand in the Cocoa Village and further updated parking-related objectives in the Community Redevelopment Plan in 2018. The Community Redevelopment Plan recognizes the provision of additional parking as a major objective of the Plan. The Community Redevelopment Plan further recognized that there are very few sites viable for new surface parking lots in the Cocoa Village and prioritized parking solutions, such as partnerships with private lot owners to allow parking in existing underutilized surface lots and a future multi-level parking facility that would reduce the number of surface lots and increase green space within the Central Business District. The proposed ordinance would implement this objective by allowing underutilized surface lots shared with a commercial, institutional, or civic building to be used to provide additional needed parking while discouraging the negative aesthetic and other effects of large numbers properties being devoted solely to parking uses.

Parking uses would still need to satisfy the Cocoa Waterfront Overlay standards for either parking garages or surface parking location. Parking uses located on property with a commercial, institutional, or civic building shall not be permitted to reduce the number of required parking spaces associated with the use of the building.

Relationship and consistency with Comprehensive Plan Policies and Objectives

The following Comprehensive Plan policies support the applicant's request:

- Transportation Element Policy 2.1.1.2(D): Ordinances shall be reviewed and amended as necessary in order to require safe and convenient flow of on-site traffic. Parking for motorized and non-motorized vehicles shall be regulated;

- Future Land Use Element Policy 1.1.4.8: The City shall continue to monitor and, as appropriate, conduct parking studies to examine the demand and availability of parking in the Cocoa (Downtown) Redevelopment Area.

II. Recommendation

Staff recommends that the Planning and Zoning Board recommend **approval** to City Council of Ordinance No. XX-2019 amending Appendix A, Article XI, Section 22 of the zoning ordinance of the City of Cocoa to allow parking as a Special Exception use in the Cocoa Village Sub-district of the Cocoa Waterfront Overlay District.

ORDINANCE NO. ___-2019

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ARTICLE XI, SECTION 22 OF THE ZONING ORDINANCE OF THE CITY OF COCOA TO ALLOW PARKING AS A SPECIAL EXCEPTION USE IN THE COCOA VILLAGE SUBDISTRICT OF THE COCOA WATERFRONT OVERLAY DISTRICT; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City is granted the authority, under § 2(b), Art. VIII of the State Constitution, to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the City currently allows as a special exception use, parking lots and garages, both public and private, in the Central Business District (CBD) pursuant to Article XI, Section 13 of the Zoning Ordinance, but does not permit the same in the Cocoa Village subdistrict of the Cocoa Waterfront Overlay District; and

WHEREAS, Article XI, Section 13 of the Zoning Ordinance further recognizes that where the regulations of the Cocoa Waterfront Overlay District are more restrictive than those of the Central Business District, the Cocoa Waterfront Overlay District regulations shall be controlling; and

WHEREAS, the City Council desires to amend the Cocoa Waterfront Overlay District, Cocoa Village subdistrict regulations, to allow for public and private parking lots as a special exception use, subject to certain restrictions; and

WHEREAS, the Cocoa Community Redevelopment Agency commissioned a professional parking study to be performed by Rich and Associates, Inc. in 2017 to document the current parking demand in the Cocoa Village and further updated parking-related objectives in the Community Redevelopment Plan in 2018; and

WHEREAS, both the parking study and updated Community Redevelopment Plan determined that parking demands continue to increase, recognized a deficit in available parking spaces, and identified as a main objective of the Cocoa Community Redevelopment Agency the creation of a parking system to support existing activities as well as increased demands as new development occurs in the Community Redevelopment Area; and

WHEREAS, specifically, both the parking study and the Community Redevelopment Plan

recognized that there are very few sites viable for new surface parking lots in the Cocoa Village and prioritized parking solutions, such as partnerships with private lot owners to allow parking in existing underutilized surface lots and to establish a multi-use, multi-level parking facility, that reduce the amount of surface parking lots and increase green space within the Central Business District; and

WHEREAS, the addition of public and private parking lots as a special exception use, with certain conditions, will facilitate the development of parking solutions in the Cocoa Village subdistrict that will further be reviewed by the City's Board of Adjustment to ensure compatibility with surrounding properties; 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 Council.

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

APPENDIX A - ZONING

*** * ***

ARTICLE XI. – SCHEDULE OF DISTRICT REGULATIONS

*** * ***

Sec. 22. – Cocoa Waterfront Overlay District.

*** * ***

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

"Key: SE-Special Exception, Blank Cell-Not Permitted, P-Permitted, RP- as identified on the regulating plan"	Heart of Cocoa	Uptown Neighborhood (UN)			South of the Village (SV)		South End (SE)		Waterfront (WF)	Cocoa Village			North of the Village (NV)			King Willard (KW)		
	RU-2-10	RU-2-25	CBD	C-C	RU-2-25	CBD	CBD	C-C	CBD	RU-2-10	CBD	C-C	C-G	C-C	C-P	CBD	C-P	C-C
* * *																		
Commercial																		
Parking, public or private			SE	P		SE	SE	P	SE		SE[1]	P		P		SE		P

[1] Parking uses shall be located either in a garage conforming to the requirements of subsection (L) or, except for municipal lots, in a surface lot shared with a commercial, institutional, or civic building in accordance with the on-site location requirements of subsection (I). Parcels solely occupied by a surface parking lot use existing upon the effective date of this Ordinance and as further identified in Exhibit A, attached hereto and fully incorporated herein by reference, shall be exempt from this requirement until such time as a parking garage or commercial, institutional or civic building is constructed on the parcel. Parking uses located on property with a commercial, institutional, or civic building shall not reduce the number of required parking spaces associated with the use of the building.

* * *

Section 3. Repeal of Prior Inconsistent Ordinances and Resolutions. All prior inconsistent ordinances and resolutions adopted by the City Council, or parts of prior ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 4. Incorporation Into Code. This Ordinance shall be incorporated into the

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

Section 5. **Severability.** If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

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

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the _____ day of _____, 2019.

_____
JAKE WILLIAMS, JR., Mayor

ATTEST:

_____
CARIE SHEALY, MMC
City Clerk

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

Exhibit A

Parcel Number:	Address:
24-36-33-39-B-7	Not Assigned
24-36-33-77-*-1	4 Church Street

Classified Ad Receipt
(For Info Only - NOT A BILL)

FLORIDA TODAY
FLORIDATODAY.com
A GANNETT COMPANY

Customer: CITY OF COCOA (TE)

Address: 65 STONE ST
COCOA FL 32922
USA

Ad No.: 0003677732
Pymt Method Invoice
Net Amt: $169.16

Run Times: 1

No. of Affidavits: 1

Run Dates: 07/11/19

Text of Ad:

AD #3677732 7/11/2019

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

A. PZ-19-022 – Development Agreement (Integra Land Company)
Consideration of a Binding Development Agreement between the City of Cocoa, Florida and Integra Land Company to allow the developer to construct up to 249 apartments in 5 apartment buildings not to exceed 57 feet in height, with 5 parking garage buildings, a community clubhouse and certain public amenities on 2 parcels of land. (Parcel ID: 24-35-13-00-750 and 24-35-24-00-1)

PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
PUBLIC HEARING WILL BE HELD ON
JULY 17, 2019
AT 6:00 P.M. OR SOON THEREAFTER IN THE
COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT
65 STONE STREET, COCOA, FL

CITY COUNCIL WILL CONSIDER THESE ITEMS ON
JULY 24, 2019
AT 6:00 P.M. OR SOON THEREAFTER IN THE
COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT
65 STONE STREET, COCOA, FL

Interested parties are hereby advised that they may appear at said meeting and be heard with respect to the application. All persons and parties are hereby advised that if they should decide to appeal any decision made by the City Council with respect to any matter considered at this hearing, they will need a record of the proceedings and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The Local Planning Agency and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Information pertaining to the above may be inspected at the Planning & Zoning Division beginning the Friday before the meeting, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8535.

The facility where this public hearing will be held is accessible to the physically handicapped. SPECIAL ACCOMMODATIONS: Persons with disabilities needing special accommodations to participate in this proceeding should contact the City Clerk's Office at (321) 433-8484 no later than 48 hours prior to the proceeding for assistance.

Projects in Development:	Location	Type	No. of Units	SF of Building Area	Tax Account No.
Erdman Pre-Owned	4800 SR 520	Commercial	n/a	24,751 SF	2408007
Summer Breeze Subdivision	South end of Alan Shepard Ave	Residential	40 single family homes		2462111
Adamson Creek - Phase 1B	East side of Adamson Rd, approx 1.25 miles north of SR 524	Residential	248 single family homes (phase 1B)		2460978
Lakeside Palms Subdivision	100 Clearlake Rd	Residential	103 single family homes		2424142

Projects in Review:	Location	Type	No. of Units	SF of Building Area	Tax Account No.
The Cottages of Cocoa (townhom	Rosa L. Jones	Residential	18	1,200-2,000 SF	2426328, 4246327, 2426326
London Cove - Commercial	SR 524	Commercial	6		2414236
Integra Land Company	SR 524	Residential	248		2404242

BOA Items:					
Stumpy's Hatchett House	210 King St	Commercial			
Cocoa Playhouse	302 Brevard Ave	Commercial		2529 SF	2426059
Iglesia Casa de Dios, Inc	1240 Dixon Blvd	Church			2421292

Potential Projects:	Location	Type	No. of Units	SF of Building Area	Tax Account No.
London Cove - Residential	SR 524	Residential			2414236
Cocoa Landings	SR 524	Residential	132		2407246, 2407250
Cocoa Grand	2075 W. King St	Apartments	264	1086-1700 SF/apt	2423993
Cocoa Villas (townhomes)	Florida Ave	Residential	64	1,200-2,000 SF	2426343
RFP - 603 Brevard	603 Brevard Ave	Hotel	112 guestrooms		2426228, 2426229
Adamson Creek Phase 1C	East side of Adamson Rd, approx 1.25 miles north of SR 524	Residential	single family homes		2460979