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

AGENDA
Special Meeting
July 12, 2023
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 July 12, 2023
2. MINUTES: Meeting of June 7, 2023

III. OLD BUSINESS: (included in new business)

III. NEW BUSINESS:

PZ 23-00200007 Development Agreement – Allegra - CANCELLED

A. PZ 23-00500003 SR 524 Large Scale Comp Plan Text Amendment | Ordinance 14-2023
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, Adopting a Large Scale Comprehensive Plan Text Amendment to the Transportation Element and Capital Improvements Element removing minimum Level of Service Standards for State Road 524; providing data and analysis and the legal basis set forth in the recitals to support the proposed Comprehensive Amendment; 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.

B. PZ 20-00100002 Adamson Creek Phase Two Zoning Map Amendment to PUD/Preliminary Subdivision/Large Scale Site Plan/Development Agreement| Ordinance 10-2023
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE OFFICIAL ZONING MAP DESIGNATION OF ONE (1) PARCEL OF REAL PROPERTY, TOTALING 79.13 ACRES, MORE OR LESS, AND GENERALLY LOCATED ON ADAMSON ROAD, NORTHWEST OF THE INTERSECTION OF HIGHWAY 524 AND INTERSTATE 95, IN COCOA, FLORIDA, MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM RURAL RESIDENTIAL (RR-1) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE

DATE. (Adamson Creek Phase Two, Tax Parcel ID 24-35-22-00-502).

C. **Consideration of the ADAMSON CREEK PHASE TWO PRELIMINARY SUBDIVISION/LARGE SCALE SITE PLAN/DEVELOPMENT AGREEMENT**
Consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code. The property owner intends to develop a Planned Unit Development project, which shall be Phase Two of the Adamson Creek PUD and subdivision containing 30 single-family home lots and common space tracts. Tax Parcel ID 24-35-22-00-502.

D. **PZ 23-02100005 Central Brevard Sharing Zoning Map Amend | Ordinance No. 11-2023**
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE OFFICIAL ZONING MAP DESIGNATION OF ONE (1) PARCEL OF REAL PROPERTY, TOTALING 0.64 ACRES, MORE OR LESS, AND GENERALLY LOCATED ON RUTH STREET, NORTHEAST OF THE INTERSECTION OF JACKSON STREET AND RUTH STREET IN COCOA, FLORIDA, MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM COUNTY SINGLE-FAMILY RESIDENTIAL (RU-1-9) TO CITY MULTIPLE-FAMILY DWELLING (RU-2-15); PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE. Tax Parcel ID: 24-36-32-29-4-22.

E. **PZ 23-02100004 N Range Rd -Cocoa Woods Zoning Map Amend | Ordinance No.12-2023**
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 19.28 ACRES, MORE OR LESS, AND GENERALLY LOCATED ON NORTH RANGE ROAD, SOUTHWEST OF THE INTERSECTION OF NORTH RANGE ROAD AND TIGER TRAIL IN COCOA, FLORIDA, MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM SINGLE-FAMILY RESIDENTIAL (RU-1-7) TO MULTIPLE-FAMILY DWELLING (RU-2-15); PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE. Tax Parcel ID numbers: 24-35-24-00-759 and 24-35-24-00-758.

F. **PZ 23-021000056 Mike Erdman Zoning Map Amendment | Ordinance No. 13-2023**
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE OFFICIAL ZONING MAP DESIGNATION OF A PORTION OF ONE (1) PARCEL OF REAL PROPERTY, TOTALING 9.1 ACRES, MORE OF LESS, AND GENERALLY LOCATED ON STATE ROAD 520, AT THE NORTHWEST CORNER OF INTERSTATE 95 AND STATE ROAD 520, IN COCOA, FLORIDA, MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM BREVARD COUNTY BU-1 (GENERAL RETAIL COMMERCIAL) TO CITY OF COCOA CG (GENERAL COMMERCIAL); PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND

RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE. A portion of Tax Parcel ID: 24-35-26-00-545.

VI. TREE BOARD:

None

VII. OTHER BUSINESS:

Planning and Zoning Board Open Discussion

VI. NEXT MEETING DATE:

Wednesday, August 2nd at 6:00 pm

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 Luci Ribeiro, Planner, at (321) 433-8535 or lribeiro@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. Ribeiro via email or mail at least three (3) days prior to the hearing.