City of Cocoa

65 Stone Street
Cocoa, FL 32922

Meeting Agenda

Planning and Zoning / Local Planning Agency

Tuesday, June 16, 2020 | **6:00 PM** | **Cocoa City Council Chambers**

I. CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

II. PRESENTATIONS:

Welcome back to Mr. Todd Anderson

Welcome to Ms. Aerial Glass (2nd Alternate)

Welcome to Ms. Debbie Joyce (School Board Representative)

III. APPROVAL OF AGENDA AND MINUTES:

1. 20-335 Planning & Zoning Board / Local Planning Agency approval of the Agenda for the Special Meeting of June 16, 2020, as written or with amendments.

Attachments: PZ Short Agenda 6-16-20.pdf

2. 20-336 Planning & Zoning Board / Local Planning Agency approval of the Minutes of February 5, 2020, as presented or with amendments.

Attachments: 02-05-2020 Minutes.pdf

IV. NEW BUSINESS:

3. 20-329 CONSIDERATION OF AN ORDINANCE of the City Council of the City of Cocoa, Brevard County, Florida; amending permitted locations for self-service storage facilities and further amending regulations related to this use.

Attachments: Ordinance 06-2020 Self-Service Storage Facilities v2.pdf
Store Space Cocoa Text Amend Application.pdf
Legal Ad Proof - FT-GCI0430040-01.pdf
PZ Presentation - Text Amend - Self Service Storage.pdf

4. 20-325 CONSIDERATION OF AN ORDINANCE of the City Council of the City of Cocoa, Brevard County, Florida; providing for the location of pharmacies and medical marijuana treatment center dispensing facilities.

Attachments: Ordinance 05-2020 Medical Marijuana Dispensing Facilities.pdf
Medical Marijuana.jpg
Legal Ad Proof - FT-GCI0430040-01.pdf
PZ Presentation - Text Amend - Pharmacies.pdf

5. 20-327 LARGE SCALE FUTURE LAND USE MAP (FLUM) AMENDMENT consistent with Florida Statute Chapter 163.
Applicant and City initiated requests to change the Future Land Use Map designation of fifty-nine (59) parcels from Brevard County "Residential 2 Units Per Acre – R2" to City of Cocoa "Low Density Residential - LDR".

Attachments: Ordinance 04-2020 FLUM Amendment Cape Canaveral Heights to LDR.pdf
Exhibit A - Parcel Map.pdf
FLUM Application.pdf
Cocoa Cape Canaveral Heights Location Map 6-2-20.pdf
Cocoa-Cape Canaveral Heights FLU 6-2-20.pdf
Legal Ad Proof - FT-GCI0430040-01.pdf
PZ Presentation - FLUM - Canaveral Heights.pdf

6. 20-330 APPROVAL OF A PRELIMINARY SUBDIVISION AND A LARGE SCALE SITE PLAN consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code. The property owner desires to develop the existing vacant site as a single family subdivision project containing 87 residential lots.

Attachments:
- LakePalmWest - Location Map.pdf
- Legal Ad Proof - FT-GCI0430040-01.pdf
- Exhibit A - Binding Development Agreement - Lakeside Palms West.pdf
- Exhibit B - Lakeside Palms West - Pre-Subdiv Plans.pdf
- Exhibit C - Lakeside Palms West - Pre-Subdiv Plat.pdf
- Exhibit D - Compensatory Storage Letter submittal 5-11-20.pdf
- Exhibit E - Geosyntec comment letter 1-28-19.pdf
- Exhibit F - Geosyntec comment letter 2-1-19.pdf
- Exhibit G - 2018-003 Lakeside Palms West Boundary & Topo 2-7-19 S&S.pdf
- Exhibit H - Response Letter to Geosyntec 1-30-19.pdf
- Exhibit I - Stormwater Technical Memo 1-30-19.pdf
- Exhibit J - Letter to Applicant 5-21-20 - compensatory storage.pdf
- Exhibit K - Compensatory Storage Letter re-submittal 6-1-20.pdf
- Exhibit L - Compensatory Storage Graphic.pdf
- Exhibit M - Flood Plain Map.pdf
- Exhibit N - SJRWMD permit application.pdf
- Exhibit O - possible lots lost for on-site storage.pdf

V. UPDATES AND STAFF REPORTS:

Recent Development Update

Presentations by Angela Essing (day 1) and Larry Koss (day 2) of the Urban Forestry Institute's Tree Canopy event on March 5th and 6th

Tree Board Update - List of city-owned properties for the planting of replacement trees

Open Discussion by Board members

VI. NEXT MEETING DATE:

TBD

VII. ADJOURNMENT

NOTICE TO THE PUBLIC:

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 eighteen (18) 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
Written 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
- City of Cocoa YouTube link at https://www.youtube.com/channel/UCbWJK7XQyPVBmp15Fwoa4jA

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 calling 321-433-8446 or by accessing the e-comment link for this meeting on using the Legistar calendar link above. For more information about this CMT meeting or to provide information to be considered at this meeting, contact the City Clerk as provided below.
The City of Cocoa will be utilizing Communications Media Technology (CMT) for upcoming P&Z/LPA and City Council meetings pursuant to the Governor's Executive Order Number 20-69 and Florida Statutes, Section 120.54(5)(b)(2). Specifically, one or more members of the P&Z/LPA and City Council may attend and participate by speakerphone.

Special Information for Quasi-Judicial Hearings:
The approval of a preliminary plat/large-scale site plan (Lakeside Palms West) is a quasi-judicial matter. 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 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 at least five (5) days 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 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.