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

Cocoa City Hall
65 Stone Street
Cocoa, FL 32922

AGENDA
Regular Meeting
April 5, 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 April 5, 2023
2. MINUTES: Meeting of March 1, 2023

III. OLD BUSINESS: None

IV. **NEW BUSINESS:**

A. PZ-23-00200002 – Small-Scale Site Plan Appeal (Advantage Self Storage)
An appeal relating to the denial of a Small-Scale Site Plan application for a self-service storage facility pursuant to Appendix A, Zoning, Article XIII, Section 1 (H) in the Manufacturing and Industrial District (M-2). The 2.99-acre site is identified as Parcel 24-35-12-00-759 through the Brevard County Property Appraiser.

B. PZ-23-02100002 – Quail Ridge | City of Cocoa
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the Official Zoning Map designation of seventy-seven (77) parcels of real property, totaling 11.59 acres, more or less, and generally located on the southeast corner of Quail Ridge Court and Otterbein Avenue, in Cocoa, Florida, from C-N (Neighborhood Commercial District) to RU-2-15 (Multiple-Family Dwelling District); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date.

C. PZ-23-02100001 - 63 Mulberry Street (DRH Designs, Inc.)
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 0.27 acres, more or less, and generally located on the South side of Mulberry Street, approximately sixty feet east of the intersection with Forrest Avenue, in Cocoa, Florida, from Core Commercial District (C-C) to Multiple Family

Dwelling District (RU-2-25); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date.

D. PZ-23-02000001 – Gym and Fitness – Zoning Text Amendment

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; changing the lists of permitted and Special Exception uses in Appendix A, Article XI of the Zoning Ordinance of the City of Cocoa related to gym and fitness facilities in the restricted Commercial, Neighborhood Commercial, General Commercial, Central Business District, Commercial Parkway, Wholesale Commercial, Planned Unit Development, and Cocoa Waterfront Overlay Districts; adopting a definition of "gym and fitness facilities"; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

V. OTHER BUSINESS: Planning and Zoning Board Open Discussion

VI. NEXT MEETING DATE:
Wednesday, May 3rd 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 Dodie Selig, Planning and Zoning Manager, 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. Selig via email or mail at least three (3) days prior to the hearing.