MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
April 3, 2024

A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on April 3, 2024 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. CALL TO ORDER:

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

Recording Secretary Lori Chabot introduced the new Assistant City Clerk, Abigail Bass, to the Board stating she will be preparing agendas and attending meetings in the near future.

ROLL CALL:

Todd Anderson	Vice Chairperson
Ron Chabot	Board Member
Aleck Greenwood	Board Member
Wesley Park	Board Member
Veronica Lopez	Board Member
Marcus Wheeler	Board Member
Merrybeth Burgess	Alternate Member
Katherine Stewart	Alternate Member

PRESENT:

Todd Anderson	Vice Chairperson
Wesley Park	Board Member
Ron Chabot	Board Member
Aleck Greenwood	Board Member
Marcus Wheeler	Board Member
Veronica Lopez-Valez	Board Member
Katherine Stewart	Alternate Member

ABSENT:

Merrybeth Burgess	Alternate Member

STAFF PRESENT:

Lavander Hearn, Councilman; Kristin Eick, Board Attorney; Stephen Noto, AICP, Director of Planning for RVi Planning + Landscape Architecture; Lori Chabot, Recording Secretary; and Abbey Bass, Assistant City Clerk.

Vice Chairperson Anderson led the assembly in the Pledge of Allegiance.

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of April 3, 2024

* **MOTION BY BOARD MEMBER PARK; SECONDED BY ALTERNATE MEMBER STEWART TO APPROVE THE APRIL 3, 2024 REGULAR MEETING AGENDA AS WRITTEN.**

AYES: ANDERSON, PARK, CHABOT, GREENWOOD, WHEELER, LOPEZ-VALEZ, STEWART

MOTION PASSED UNANIMOUSLY (7-0)

2. MINUTES: Meeting of February 7, 2024.

* **MOTION BY BOARD MEMBER PARK; SECONDED BY BOARD MEMBER WHEELER TO APPROVE THE FEBRUARY 7, 2024 REGULAR MEETING MINUTES AS WRITTEN.**

AYES: ANDERSON, PARK, CHABOT, GREENWOOD, WHEELER, LOPEZ-VALEZ, STEWART

MOTION PASSED UNANIMOUSLY (7-0)

III. OLD BUSINESS:

None.

IV. NEW BUSINESS:

A. PZ-24-02100002-1600 Flower Mound Lane, Cocoa, FL 32922

Ordinance 05-2024. 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 13.34 acres, more or less, and generally located on the northwest corner of Clearlake Rd and Sunhome St, from Brevard County RU-2-10 (Medium Density Multiple Family) to City of Cocoa RU-2-15 (Multiple Family Dwelling District); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date. Tax Parcel ID number: 24-36-30-00-10.

Patrick Murray, Planning Consultant from RVi Planning + Landscape Architecture, presented the item via a presentation[1].

Board Member Greenwood asked about the improvements they planned to do. In response, Mr. Murray shared the improvements will include sidewalks and fencing.

Mr. Noto also added the sidewalks were internal sidewalks with the new zoning.

Vice Chairperson Anderson asked if anyone from the audience would like to speak.

Board Member Greenwood asked if there were any new trees included in the new zoning and if it was part of the improvements. He continued, if not, would they be willing to include that. Mr. Noto replied they could coordinate this.

Discussion continued about the trees with more specifics and how to state this in the motion.

Board Member Greenwood requested to restate his motion with the Board's approval. There was no objection by board members.

* **MOTION BY BOARD MEMBER GREENWOOD; SECONDED BY ALTERNATE MEMBER STEWART TO APPROVE ORDINANCE 05-2024. 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 13.34 acres, more or less, and generally located on the northwest corner of Clearlake Rd and Sunhome St, from Brevard County RU-2-10 (Medium Density Multiple Family) to City of Cocoa RU-2-15 (Multiple Family Dwelling District); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date. Tax Parcel ID number: 24-36-30-00-10 with an amendment to recommend the City coordinate with the applicant to consider enhancing the trees to the City's landscape code.

AYES: ANDERSON, PARK, CHABOT, GREENWOOD, WHEELER, LOPEZ-VALEZ, STEWART

MOTION PASSED UNANIMOUSLY (7-0)

B. Election of Chairperson for the Planning and Zoning Board.

Vice Chair Anderson introduced the item noting an election is necessary for the Chair position as Mr. Simpson had resigned.

[1] Exhibit A: P&Z Presentation 04/03/2024

Nominations were held and the board discussed the matter. Board Member Chabot nominated Mr. Parks for the Chair position. Board Member Wheeler agreed with the nomination.

* **MOTION BY BOARD MEMBER CHABOT; SECONDED BY BOARD MEMBER WHEELER TO ELECT BOARD MEMBER PARK AS CHAIRPERSON FOR THE PLANNING AND ZONING BOARD.**

AYES: ANDERSON, PARK, CHABOT, GREENWOOD, WHEELER, LOPEZ-VALEZ, STEWART

MOTION PASSED UNANIMOUSLY (7-0)

V. TREE BOARD:

VI. OTHER BUSINESS:

Board Member Greenwood notified the Board that the next Cocoa CRA Meeting will include information on the RFP for the hotel site and the meeting will begin at 5:00 PM, instead of the usual 6:00 PM.

VII. NEXT MEETING DATE:

The next scheduled meeting for the Planning and Zoning Board will be held on Wednesday, May 1, 2024 at 6 pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

VIII. ADJOURNMENT:

MEETING ADJOURNED AT 6:20 PM.

Todd Anderson, Vice Chairperson

Respectfully Submitted By:

Lori Chabot, Recording Secretary