

**MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
SPECIAL MEETING
JUNE 12, 2024**

A Special meeting of the Planning & Zoning Board Local Planning Agency was held on June 12, 2024 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. CALL TO ORDER:

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

ROLL CALL:

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

PRESENT:

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

ABSENT:

Marcus Wheeler	Board Member
Veronica Lopez-Valez	Board Member

STAFF PRESENT:

Lori Chabot, Recording Secretary; Abbey Bass, Assistant City Clerk; Luci Ribeiro City Planner; and Jennifer Webster, City Planner.

Chairperson Park led the assembly in the Pledge of Allegiance.

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of June 12, 2024

- * **MOTION BY BOARD MEMBER CHABOT; SECONDED BY BOARD MEMBER STEWART TO APPROVE THE JUNE 12, 2024 REGULAR MEETING AGENDA AS WRITTEN.**

AYES: PARK, ANDERSON, CHABOT, GREENWOOD, BURGESS, STEWART

MOTION PASSED UNANIMOUSLY (6-0)

2. MINUTES: Meeting of May 1, 2024.

- * **MOTION BY BOARD MEMBER CHABOT; SECONDED BY BOARD MEMBER STEWART TO APPROVE THE MAY 1, 2024 REGULAR MEETING MINUTES AS WRITTEN.**

AYES: PARK, ANDERSON, CHABOT, GREENWOOD, BURGESS, STEWART

MOTION PASSED UNANIMOUSLY (6-0)

III. OLD BUSINESS:

None.

IV. NEW BUSINESS:

PZ-24-02000002 Ordinance 07-2024 | Parcel ID: 24-36-07-00-524

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending Appendix A, article V and Article XI, section 19 of the zoning ordinance of the City of Cocoa to add truck parking facilities to the list of permitted uses in the M-2 zoning district; providing a definition of truck parking facilities; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

Patrick Murry with RVI presented the item via presentation.¹

Michael Pensa, the applicant, stated they hoped to develop vacant land. He gave a back story of his childhood and where his passion for his desired project came from. He stated that the Cocoa area is perfect for his desired use. They have five terminals currently in use in Florida such as a truck wash and above ground fuel tank. He said they have 30 drivers in Cocoa and hope to increase up to 40 by the end of the year.

¹ Exhibit A: M-2 Zoning District Zoning Text Amendment

Board member Greenwood asked if the changes being brought before the board were to make it more attractive or what was the reason. He asked about the five-hour time limit for vehicle repairs and if this would require vehicles that require more time to be moved elsewhere.

Attorney Eick explained that was exactly the reason to make sure it looked presentable and she explained what exactly the five-hour time frame meant and advised what was written in the request.

- * **MOTION BY CHAIRPERSON PARK; SECONDED BY BOARD MEMBER GREENWOOD TO APPROVE THE PROPOSED LAND DEVELOPMENT CODE AMENDMENT TO APPENDIX A, ARTICLE XI, SECTION 19 OF THE ZONING ORDINANCE OF THE CITY OF COCOA TO ADD TRUCK PARKING FACILITIES TO THE LIST OF PERMITTED USES IN THE M-2 ZONING DISTRICT AND TO PROVIDE A DEFINITION OF TRUCK PARKING FACILITIES.**

AYES: PARK, ANDERSON, CHABOT, GREENWOOD, BURGESS, STEWART

MOTION PASSED UNANIMOUSLY (6-0)

V. TREE BOARD:

Board member Greenwood touched on the Rockledge tree coalition and the tree trimming he spoke on at the previous meeting and said after meeting with the city manager he was advised that he is able to pursue helping the coalition.

VI. OTHER BUSINESS:

Planning and Zoning Board Open Discussion.

VII. NEXT MEETING DATE:

The next scheduled meeting for the Planning and Zoning Board will be held on Thursday, July 11, 2024 at 6 pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

VIII. ADJOURNMENT:

- * **MOTION BY CHAIRPERSON PARK; SECONDED BY BOARD MEMBER GREENWOOD TO ADJOURN THE MEETING.**

AYES: PARK, ANDERSON, CHABOT, GREENWOOD, BURGESS, STEWART

MOTION PASSED UNANIMOUSLY (6-0)

MEETING ADJOURNED AT 6:16 PM.

Respectfully Submitted By:

For Lori Rabot
Abigail Bass, Assistant City Clerk

Wesley Park
Wesley Park, Chairperson