

**MINUTES  
CITY OF COCOA  
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY  
REGULAR MEETING  
March 1, 2023**

**A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on March 1, 2023 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.**

**I. CALL TO ORDER:**

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

**ROLL CALL:**

|                   |                  |
|-------------------|------------------|
| Justin Simpson    | Chairperson      |
| Michael Dobrin    | Vice Chairperson |
| Todd Anderson     | Board Member     |
| Chris Bankhead    | Board Member     |
| Ron Chabot        | Board Member     |
| Aleck Greenwood   | Board Member     |
| Veronica Lopez    | Board Member     |
| Wesley Park       | Board Member     |
| Marcus Wheeler    | Board Member     |
| Merrybeth Burgess | Alternate Member |
| Katherine Stewart | Alternate Member |

**PRESENT:**

|                   |                  |
|-------------------|------------------|
| Justin Simpson    | Chairperson      |
| Michael Dobrin    | Vice Chairperson |
| Todd Anderson     | Board Member     |
| Chris Bankhead    | Board Member     |
| Ron Chabot        | Board Member     |
| Aleck Greenwood   | Board Member     |
| Wesley Park       | Board Member     |
| Marcus Wheeler    | Board Member     |
| Katherine Stewart | Alternate Member |

**ABSENT:**

|                   |                  |
|-------------------|------------------|
| Veronica Lopez    | Board Member     |
| Merrybeth Burgess | Alternate Member |

**STAFF PRESENT:**

Kristin Eick, Board Attorney; Luci Ribeiro, Planner; Alex Goins, Councilmember, and Monica Arsenault, Recording Secretary.

Chairperson Simpson led the assembly in the Pledge of Allegiance.

**II. APPROVAL OF AGENDA AND MINUTES:**

1. AGENDA: Meeting of March 1, 2023

- \* **MOTION BY BOARD MEMBER GREENWOOD; SECONDED BY BOARD MEMBER ANDERSON TO AMEND THE AGENDA TO REMOVE ITEMS 1 AND 2 UNDER NEW BUSINESS.**

**AYES: SIMPSON, DOBRIN, ANDERSON, BANKHEAD, CHABOT, GREENWOOD, PARK, WHEELER, STEWART**

**MOTION PASSED UNANIMOUSLY (9-0)**

2. MINUTES: Meeting of November 2, 2022  
Meeting of December 7, 2022  
Meeting of February 1, 2023

- \* **MOTION BY BOARD MEMBER PARK; SECONDED BY BOARD MEMBER GREENWOOD TO APPROVE THE MINUTES OF NOVEMBER 2, 2022, DECEMBER 7, 2022 AND FEBRUARY 1, 2023 AS WRITTEN.**

**AYES: SIMPSON, DOBRIN, ANDERSON, BANKHEAD, CHABOT, GREENWOOD, PARK, WHEELER, STEWART**

**MOTION PASSED UNANIMOUSLY (9-0)**

**III. OLD BUSINESS:**

None.

**IV. NEW BUSINESS:**

1. **PZ-22-00200013 (Quail Ridge) – Staff is Requesting Removal of the Staff Initiated Rezoning Application**
2. **PZ-23-002000002 – Small-Scale Site Plan Appeal (Advantage Self Storage)**  
**TABLED**
3. **PZ-22-00200012 – Large-Scale Site Plan (Grissom Parkway Storage)**

Ms. Ribeiro provided a presentation<sup>1</sup> and explained that this is for a RV Storage Facility with a combination of fully enclosed, covered, open-air storage buildings with an office and associated parking. She shared a location, zoning and future land use map of the subject property as well as a site plan.

She noted that staff has determined this site plan to be consistent with both the Code of the City of Cocoa and the Comprehensive Plan Policies and Objectives and recommends approval of the Large-Scale Site Plan.

Mr. Bryan Potts, 2494 Rose Spring Drive, Orlando, FL, the applicant, offered to answer any questions from the Board.

Chairperson Simpson asked the applicant about wetland impact to Plot 5. In response, Mr. Potts explained that since it is below half an acre no mitigation was required.

Chairperson Simpson opened the hearing to the public. There being no questions or comments the public portion of the hearing was closed.

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**MOTION BY BOARD MEMBER PARK; SECONDED BY VICE CHAIRPERSON DOBRIN TO APPROVE THE LARGE-SCALE SITE PLAN CONSISTENT WITH APPENDIX A, ZONING, ARTICLE XI, SECTION 19, MANUFACTURING AND INDUSTRIAL DISTRICT (M-2) TO ALLOW CONSTRUCTION OF A STORAGE FACILITY FOR RECREATIONAL VEHICLE PARKING WITH ASSOCIATED INFRASTRUCTURE.**

**AYES: SIMPSON, DOBRIN, ANDERSON, BANKHEAD, CHABOT, GREENWOOD, PARK, WHEELER, STEWART**

**MOTION PASSED UNANIMOUSLY (9-0)**

**4. Zoning Map Amendment – Ordinance No. 01-2023**

Ms. Ribeiro shared that this item is for consideration of a Zoning Map Amendment to change the zoning designation of two parcels from County Single-Family Residential (RU-1-9) to City single Family Residential (RU-1-7). These parcels were annexed from Brevard County on May 28, 2004 as part of Ordinance 11-2004. While a Future Land Use of Low Density Residential was applied, the zoning was never amended. She pointed out that the requested zoning is consistent with the surrounding uses and zoning districts.

She provided a location, zoning and future land use map of the subject property. Additionally, she explained that staff has determined this application to be consistent with both the Code of the City of Cocoa and the Comprehensive Plan Policies and Objectives. Staff is recommending that the Planning & Zoning Board recommend approval to the City Council of Ordinance No. 01-2023.

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<sup>1</sup> Exhibit A: 03/01/2023 PowerPoint Presentation

Board member Wheeler asked what the overall intention is for this parcel. In response, Ms. Ribeiro reiterated that these parcels were annexed from Brevard County as part of Ordinance 11-2004. While a Future Land Use of Low Density Residential was applied, the zoning was never amended. Additionally, there is an applicant who is seeking to build a church on the property and is seeking to rezone the property prior to building.

Board member Wheeler explained that he lives in this area and he is concerned about parking as it is already an issue and how they will accommodate the churchgoers.

Homer Brown, 992 Demaret Dr., Rockledge, the applicant and representative of Paradise Church, provided the history of the property and explained that previously it was a drug house that the City tore down. Since then, they have purchased and cleaned up the property. They are proposing to build a church that can accommodate around one hundred people which would require at least thirty-three parking spaces if this is even possible. They are trying to work with the City to achieve their goal.

Board member Wheeler noted that while he finds himself in a position to support a motion, he would like further clarification. He lives in the area and knows the property well. He questioned whether this property will accommodate thirty-three parking spaces. He believes that if there is a way to accommodate parking than this will be an asset to the community. In response, Mr. Brown agreed and noted that if the community does not support this project than he will not do it.

Mr. Brown shared that he has spoken with both the Mayor and the Police Chief to address some of the crime going on in the area. In response, Board member Greenwood suggested adding additional lighting and security cameras.

Chairperson Simpson opened the hearing to the public.

Bernice Cox, 701 Aurora St., Cocoa, stated that this property has been well kept since it was purchased, however parking is an issue there and it has not been enforced by the City. Additionally, there was a drug bust two days ago and she has heard gun shots in the area. She has lived there for over fifty years and there are several ongoing issues. She wished Mr. Brown the best and appreciates him keeping the property clean.

There being no further questions or comments, the public portion of the hearing was closed.

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**MOTION BY BOARD MEMBER GREENWOOD; SECONDED BY BOARD MEMBER WHEELER TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF ORDINANCE NO. 01-2023, A ZONING MAP AMENDMENT CHANGING THE OFFICIAL ZONING MAP DESIGNATION OF TWO (2) PARCELS FROM COUNTY SINGLE-FAMILY RESIDENTIAL (RU-1-9) TO CITY SINGLE-FAMILY RESIDENTIAL (RU-1-7).**

**AYES: SIMPSON, DOBRIN, ANDERSON, BANKHEAD, CHABOT, GREENWOOD, PARK, WHEELER, STEWART**

**MOTION PASSED UNANIMOUSLY (9-0)**

**5. Zoning Text Amendment – Ordinance No. 02-2023 TABLED**

Ms. Ribeiro explained that this item is for Consideration of a Zoning Text Amendment to change district regulations regarding Gym and Fitness Facilities in various zoning districts. Currently, Gym and Fitness Facilities are only allowed within the Central Business District and Urban Mixed-Use District. There are currently several of these facilities in other zoning districts where they are not permitted and staff has received interest from other parties wishing to create new gym and facilities in the City. Staff reviewed the City's zoning districts to determine the which one may be appropriate for the gym and fitness use. Limitations on square footage were also included as necessary.

Ms. Ribeiro provided a summary chart of the proposed changes and stated that staff has determined this site plan to be consistent with both the Code of the City of Cocoa and the Comprehensive Plan Policies and Objectives. Additionally, staff recommends that the Planning & Zoning Board recommend approval to the City Council of the requested zoning text amendment related to gym and fitness facilities as provided in the proposed Ordinance No. 02-2023.

Board member Anderson asked if the definition for gym and fitness facilities is included in the zoning. In response, Board Attorney Eick stated that she does not believe so.

Board member Anderson noted that prior to voting on this he would feel more comfortable if the definition was included in the zoning because this could be a very broad use.

Board Attorney Eick shared that if the Board feels more comfortable, this item can be continued at the April 5, 2023 meeting so that further research can be done to include a definition for gym and fitness facilities.

\* **MOTION BY CHAIRPERSON SIMPSON; SECONDED BY BOARD MEMBER GREENWOOD TO BRING THIS ITEM BACK TO THE APRIL 5, 2023 MEETING.**

**AYES: SIMPSON, DOBRIN, ANDERSON, BANKHEAD, CHABOT, GREENWOOD, PARK, WHEELER, STEWART**

**MOTION PASSED UNANIMOUSLY (9-0)**

**V. OTHER BUSINESS:**

**1. Tree Board Update: Request to Remove Two Oak Trees at 2514 Suwannee Dr. and 307 Blake Avenue**

Ms. Ribeiro explained that the Public Works Department is requesting to remove two separate oak trees from two different locations. The first location is 2514 Suwannee Drive. An ISA Tree Risk Assessment was performed and determined a "High" risk rating

related to the adjacent house, roadway, and sidewalk. Large amounts of decay and pests were noted by the assessor and the recommendation is to remove this tree.

The second location is at 307 Blake Avenue at the Leon and Jewel Collins Museum of African American History and Culture at the Harry T. Moore Center. The tree is encroaching on the building causing damage to the building and utilities and it is completely surrounded by concrete to the trunk. The recommendation is to remove this tree.

Ms. Ribeiro shared that the replacement location for both trees is recommended at Bracco Pond.

Board member Wheeler asked if an oak tree is removed if it has to be replaced with the same type of tree. In response, Ms. Eick shared that it is the responsibility of the Board to determine what species of tree they would like to replace it with.

Board member Wheeler suggested replacing the tree with a magnolia tree as it may be a more sustainable option.

Board member Park added that there are already several oak trees at Bracco Pond and would like to see a large canopy tree such as a magnolia that can withstand high winds.

Board member Greenwood explained that the City of Cocoa is known for its oak trees and shared some background history on the Tree Board and the City's Tree City USA designation. He added that these trees do not look rotten to him but could use some much-needed pruning. He stated that he is more inclined to get further information before the Board makes a motion to remove them. If a licensed arborist does feel that they need to be removed than he would like to see them replaced with oak trees so as to keep the City's reputation for having oak trees.

Chairperson Simpson shared that he would feel comfortable holding off on the tree located at Suwannee Drive because the pictures do not depict any probable issues and further investigation could be done, however the tree at Blake Avenue is cracking the concrete and is very close to the building. He would feel comfortable voting to remove this particular tree and replacing it at Bracco Pond.

Board member Greenwood asked if the Board would consider allowing a licensed arborist to take a look at both trees before the Board votes to remove either one.

Board member Wheeler stated that he feels the tree at 307 Blake Avenue should be removed because the evidence can be seen in the photos and he knows that the roots of an oak tree can grow twice as big as the canopy. He added that he agrees that the Board should wait for further information on the tree located at 2514 Suwannee Drive.

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**MOTION BY BOARD MEMBER ANDERSON; SECONDED BY BOARD MEMBER WHEELER TO RECOMMEND DENIAL TO THE CITY COUNCIL OF THE REMOVAL OF THE TREE LOCATED AT 2514 SUWANNEE DRIVE TO INCLUDE AN ANNUAL INSPECTION BY A LICENSED ARBORIST.**

**AYES: SIMPSON, DOBRIN, ANDERSON, BANKHEAD, CHABOT, GREENWOOD, PARK, WHEELER, STEWART**

**MOTION PASSED UNANIMOUSLY (9-0)**

- \* **MOTION BY BOARD MEMBER ANDERSON; SECONDED BY BOARD MEMBER BANKHEAD TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE REMOVAL OF THE TREE LOCATED AT 307 BLAKE AVENUE TO PRESERVE HISTORIC PROPERTY AND TO INCLUDE A REPLACEMENT TREE OF A MAGNOLIA TREE AT BRACCO POND.**

**AYES: SIMPSON, DOBRIN, ANDERSON, BANKHEAD, CHABOT, PARK, WHEELER, STEWART**

**NAYES: GREENWOOD**

**MOTION PASSED (8-1)**

- 2. Recent Development**
- 3. Open Discussion by Board Members**

Board member Chabot asked if the Board would be willing to go around the room to introduce themselves to each other since there are several new board members.

**VI. NEXT MEETING DATE:**

The next scheduled meeting for the Planning and Zoning Board will be held on Wednesday, April 5, 2023 at 6pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

**VII. ADJOURNMENT:**

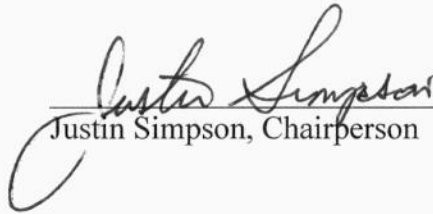
- \* **MOTION BY BOARD MEMBER ANDERSON; SECONDED BY VICE CHAIRPERSON DOBRIN TO ADJOURN THE REGULAR MEETING OF MARCH 1, 2023.**

**AYES: SIMPSON, DOBRIN, ANDERSON, BANKHEAD, CHABOT, GREENWOOD, PARK, WHEELER, STEWART**

**MOTION PASSED UNANIMOUSLY (9-0)**

**MEETING WAS ADJOURNED AT 7:23 PM.**

Planning & Zoning Board  
Regular Meeting  
March 1, 2023

  
Justin Simpson, Chairperson

**Respectfully Submitted By:**

  
Monica Arsenault, Recording Secretary