

**MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
December 6, 2023**

A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on December 6, 2023 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. CALL TO ORDER:

Chairperson Simpson called the meeting to order at 6:05 PM.

ROLL CALL:

Justin Simpson	Chairperson
Todd Anderson	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
Todd Anderson	Board Member
Ron Chabot	Board Member
Aleck Greenwood	Board Member
Wesley Park	Board Member
Marcus Wheeler	Board Member
Merrybeth Burgess	Alternate Member

ABSENT:

Veronica Lopez-Valez	Board Member
Katherine Stewart	Alternate Member

STAFF PRESENT:

Michael Blake, Mayor; Stockton Whitten, City Manager; Kristin Eick, Board Attorney; Stacey Hopper, City Planner; Lori Chabot, Recording Secretary; Stephen Noto, AICP, Director of Planning for RVi Planning + Landscape Architecture; and Eric Raasch, AICP, Principal, Inspire Placemaking Collective.

Chairperson Simpson led the assembly in the Pledge of Allegiance.

Board Member Greenwood asked about item number IV. A and after board discussion it was decided to move that item to the next meeting.

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of December 6, 2023

- * **MOTION BY BOARD MEMBER PARK; SECONDED BY BOARD MEMBER GREENWOOD TO APPROVE THE DECEMBER 6, 2023 REGULAR MEETING AGENDA WITH AN AMENDMENT TO MOVE ITEM IV. A TO THE NEXT MEETING.**

AYES: SIMPSON, ANDERSON, CHABOT, GREENWOOD, PARK, WHEELER, BURGESS

MOTION PASSED UNANIMOUSLY (7-0)

2. MINUTES: Meeting of October 4, 2023

- * **MOTION BY BOARD MEMBER CHABOT; SECONDED BY BOARD MEMBER PARK TO APPROVE THE OCTOBER 4, 2023 REGULAR MEETING MINUTES AS WRITTEN.**

AYES: SIMPSON, ANDERSON, CHABOT, GREENWOOD, PARK, WHEELER, BURGESS

MOTION PASSED UNANIMOUSLY (7-0)

3. MINUTES: Meeting of November 1, 2023

- * **MOTION BY BOARD MEMBER WHEELER; SECONDED BY BOARD MEMBER PARK TO APPROVE THE NOVEMBER 1, 2023 REGULAR MEETING MINUTES AS WRITTEN.**

AYES: SIMPSON, ANDERSON, CHABOT, GREENWOOD, PARK, WHEELER, BURGESS

MOTION PASSED UNANIMOUSLY (7-0)

The Recording Secretary swore in the speaker(s).

III. OLD BUSINESS:

None.

IV. NEW BUSINESS:

- A. ~~Annual Election of Chairperson and Vice Chairperson for the Planning and Zoning Board~~ ***ITEM TABLED TO THE NEXT MEETING.***
- B. PZ-23-00300001 – Windward Preserve Zoning Map Amendment to PUD/Preliminary Subdivision/Large Scale Site Plan | Ordinance 22-2023

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 212.10 ACRES, MORE OR LESS, AND GENERALLY LOCATED NEAR THE SOUTHEAST CORNER OF INTERSTATE 95 AND STATE ROAD 528, IN COCOA, FLORIDA, MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM BREVARD COUNTY GENERAL USE (GU) TO CITY OF COCOA PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE. TAX PARCEL ID 24-35-10-00-502.

- C. **CONSIDERATION OF THE WINDWARD PRESERVE PRELIMINARY SUBDIVISION AND LARGE SCALE ITE PLAN CONSISTENT WITH CHAPTER 18 SUBDIVISIONS AND APPENDIX A ZONING OF THE CITY CODE. THE PROPERTY OWNER INTENDS TO DEVELOP A PLANNED UNIT DEVELOPMENT PROJECT, WINDWARD PRESERVE PUD, A SUBDIVISION CONTAINING 385 SINGLE-FAMILY HOMES AND COMMON SPACE TRACTS.**

Items B and C were presented together by Eric Raasch, AICP, Principal, Inspire Placemaking Collective.

Mr. Raasch gave an overview of surrounding areas and existing conditions via a presentation¹.

Developer representatives, Heather Issacs and Tom Sullivan of Taylor Morrison presented information to the board with regard to the project, Windward Preserve. The

¹ Exhibit A – Winward Preserve

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presentation discussed location, surrounding areas, open space and recreation, streetscapes and showed the Board prints of the models and elevations.

Board Member Anderson asked about minimum square footage and dollar range. Ms. Issacs replied the minimum sq. footage is 1500 square feet and homes costs would be in the \$500,000 - \$800,000 range. Construction would be about 10-11 months from now.

Board Member Greenwood asked about the materials for construction Ms. Issacs replied that the first floor would be concrete and the second will be wood frame with stucco.

Board Member Chabot asked about the square footage for the largest home. Ms. Issacs replied 3,800 square feet.

Chairperson Simpson opened the hearing for public comment. The Recording Secretary sworn in the speakers.

Ed Dwyer, Cocoa, stated that he has a residence on James Rd and is concerned about traffic and a ditch along the road that is a safety concern, especially for the school children. He also expressed concern over the single ingress and egress. He expressed that there are too many homes in a small area.

Pat Scott, Cocoa, picks up trash in the neighborhood. Her concern is the increase in traffic already and she is worried about the additional traffic issues. This is a rural residential area and she would like to keep it that way.

Jessica Comparato, Cocoa, stated that she just moved to north Cocoa to get out of subdivisions, traffic and people. Her concern is the flooding and asked about drainage. She also added Taylor Morrison Homes were owned by a company in South Africa, not an American Company and is concerned. She also expressed concern about the noise.

LJ Coddens, Cocoa, lives on Friday Road, in an unincorporated area. His main concerns are the traffic increase, infrastructure and drainage. The system is not working now.

Tami Hoisington, Cocoa, stated that she comes from a long line of fire fighters. She is concerned about the single ingress and egress if there were a fire. She compared it to a fire in Paradise, CA where several people died. She added that 385 homes and two cars per home is a minimum of 770 cars added to an already congested road. Ms. Hoisington also expressed concerns about wetlands and endangered species.

Alicia Weaver, Cocoa, stated that she has lived on Friday Road over 50 years. The property was zoned RR1 and she added that homes had to be on 1+ acres of property. She noted that she understands the City needing tax dollars but is concerned about the traffic and animals. She asked the board to consider her concerns.

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Susan Rollins, Cocoa, noted that she has lived on James Road for 17 years. When she saw the pictures, she thought they would be beautiful. She added the train goes by many times a day and you can hear the I-95 and SR528 traffic. She questioned who is going to pay \$800,000 for a home where a train goes by multiple times per day and you can hear all the traffic from the freeway.

She asked for further clarification regarding one of the bullet points in the presentation. Mr. Raasch spoke about the route she was referring to and clarified.

Chairperson Simpson provided further clarification as well.

Ms. Isaacs stated that 80% of the trees will be native. Additionally, there are 77 acres planned for stormwater. She continued that they are aware of an Eagles Nest and are working toward the proper process and they will relocate the Gopher tortoises.

The Recording Secretary swore-in their traffic engineer, Josh Black, LTG Engineering who responded to concerns and questions about landscaping and trees.

Mr. Black stepped up to speak on traffic concerns stating they will meet with all interested parties publicly when the traffic study is complete. They will work with the County's standards to be sure they agreed with their traffic analysis.

Board Member Anderson asked if there had been a discussion regarding ditch rails. In response, Ms. Morgan, Public Works Director, stated there are large rails on the south side and are part of the plan.

David Stokes, Project Engineer, addressed comments relative to flooding concerns. The flood map covers a large part of property drainage on this project and they have prepared a study/analysis. There are ponds for the drainage too.

Board Member Park asked about drains where water is kept on the property. Mr. Stokes replied no. Discussion continued regarding this.

Ms. Caputo asked for clarification about the guard rail for the ditches and drainage outside the area and a traffic study.

Candy Dwyer, Cocoa, asked about the James Rd extension and expressed concerns about the traffic there. She stated there is a large ditch in that area and cars speed through. The extension will not be enough and cars will end up in the ditch. She recommended speed bumps and guard rails.

Patricia Weaver asked for clarification about the egress on James Road and what will happen to people that live on Friday Road.

LJ Coggins asked if there is any plan to widen or empty the ditches to help with drainage.

Bill Globe, Cocoa, expressed how the area has changed and he is not happy about all the additional traffic. Additionally, he shared that SR524 and Friday Road are so busy at the intersection. He asked how it will be with all of the new homes. He also asked about septic changes to his property.

Ricky Michaels, Cocoa, also stated that he is not happy about the changes, noting that the project is not feasible and is too much for the area.

Ms. Isaacs addressed the questions, sharing that the lift station will be internal to the project. There are also plans to widen or deepen the ditches, but further questions would be better posed to the County.

Additionally, there are plans for this to be a public engagement process where the public will be invited to ask questions, and Brevard County will be there too.

Ms. Issacs also provided her email and phone number for anyone with additional questions or concerns.

Chairperson Simpson asked about an analysis of Brevard Public School adding that this will add to schools and they are already overpopulated and understaffed. In response, Ms. Isaacs explained that they submitted an application for level of service and a representative from the School Board said schools are ready.

Chairperson Simpson expressed his concerns whether schools are ready for so many new students. He also urged the audience to take down the phone number and email Ms. Isaacs provided for any questions and thanked her for coming.

Board Member Wheeler stated that we all serve as volunteers and clarified what the Board's purpose is as a whole and what they address. He also stated all the attachments that were made available and one was the stormwater report. There were a number of documents that were made available.

Chairperson Simpson emphasized the Boards intent is to represent Cocoa. He added that he did his best to allow the audience to express concerns and ask questions and reminded the audience the Council has the final say. This Board provides a recommendation and he appreciates their attendance.

Chairperson Simpson closed the Hearing to the public and returned to the Board.

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MOTION BY BOARD MEMBER GREENWOOD; SECONDED BY BOARD MEMBER WHEELER to approve a PUD / Rezoning (Ordinance 22-2023) for one (1) parcel from Brevard County General Use (GU) to City of Cocoa Planned Unit Development (PUD), a Large-Scale Site Plan, and a Preliminary Subdivision

consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code for Windward Preserve with the conditions outlined by Staff.

AYES: CHABOT, GREENWOOD, PARK, WHEELER, BURGESS

NAYS: SIMPSON, ANDERSON

MOTION PASSED (5-2)

A SHORT BREAK WAS TAKEN.

Attorney Eick let the Board know about an email and attachment² that Staff received and staff was provided a copy as well as the applicant.

D. PZ 23-02100009 Zoning Map Amendment | Ordinance 23-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE OFFICIAL ZONING MAP DESIGNATION OF A PORTION OF ONE (1) PARCEL OF REAL PROPERTY, THAT PORTION TOTALING 1.002 ACRES, MORE OR LESS, AND GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF GRIMES STREET AND FORREST AVENUE AT 825 FORREST AVENUE, COCOA, FLORIDA, MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM INSTITUTIONAL (INST) TO MULTIPLE-FAMILY DWELLING (RU-2-15); PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

Stephen Noto introduced the item through a presentation³. Mr. Noto stated the developer was present and available for questions.

Board Member Greenwood asked for clarification on the rezoning area and if they could expand. Mr. Noto clarified, explaining that the units are strictly transitional.

Board Member Anderson asked if the City tends to rezone a small portion of a property area. Mr. Noto replied that in his 15 years' experience he has not seen this.

Board Member Wheeler asked how the dwelling units are defined. Mr. Noto provided further information and discussion continued on this subject.

² Exhibit B – Email and attachment from Neighbors feedback

³ Exhibit C – Planning and Zoning Presentation – The Porchlight Foundation – Matthew's Hope

Hannah French, Executive Director of Porch Light Foundation, shared her presentation⁴ and explained their mission and partnership with Matthew's Hope and their intent to expand operations to transitional housing. She explained the size and shape of the requested area and the purpose of it. The building is currently a row of classrooms. She highlighted why the program works and the quality of their work and commitment. They offer hands on support and all residents are full time employees.

Board Member Wheeler shared that he is excited and stated the presentation has addressed his concerns. It is a step in the right direction, although not the traditional approach.

Board Member Greenwood said he previously had concerns and shared his experience that has expanded his views.

Board Member Anderson asked about graduates and if they were present. Ms. French replied that they are in Orange County but will be at the Council meeting.

Board Member Wheeler stated there is no shortage of passion in Cocoa, but it is important to keep in mind the balance is security and safety.

Board Member Chabot asked about the amount of people. In response, Ms. French shared that the intention is 15-20 including children.

Additionally, Board Member Chabot shared the nearby American Legion has recently been broken into 2 times in the last two months and talked about the increase in traffic. He explained that there is a concern in the area about this.

Chairperson Simpson shared a similar incident at a nearby location.

Scott Billue, Founder of Matthew's Hope, shared his story and what led him to his mission. He stated his security is very strong. He shared that the fastest growing population is seniors 75-80 years old. Second to them are those with mental and physical disabilities living longer and their caregivers have passed. They are also seeing young families who cannot afford homes, as the rents are too high.

He added that they have held public meetings at their location on 3 different occasions to discuss concerns. He does background checks on all people coming in to know what their dealing with. He has spent a lot of money on food, clothing and hygiene in the last quarter.

He went on to share the successes of his graduates, discussing where they were when they joined the program, and where they are after they graduated.

⁴ Exhibit D – The Porchlight Foundation Presentation for Matthew's Hope

Chairperson Simpson opened the item to the public for comments.

Paul Kamus, Cocoa, lives on Olive Street. He began by saying that people won't remember what you say or do, only how you make them feel. He shared that his property is located very near Matthew's Hope and he has been here since 1990. Now, he is seeing a great deal of litter, much more than before.

Mollie Bennett, Cocoa, lives on Grimes Street, which is nearby Matthew's Hope. Twenty-five years ago she bought a home by herself. In the past year, her car has been broken into 2 times as well as her immediate neighbors. She is nervous as she sees people walking down her street and has noticed alcohol bottles and drug paraphernalia.

Waseen Miasi, Cocoa, is a practicing neurologist and owns property just north of Matthew's Hope. He expressed his concern that the approval of this zoning will jeopardize those businesses.

Stephen Klebs, Cocoa, thanked staff for their service and thanked Matthew's Hope for what they are doing. He stated he has some concerns for the rezoning because of what he has seen since they appeared. His father lived on Highland St. and he is on Parkway, both near Matthew's Hope. He has seen many more people on River Drive that are making him nervous. He would like to ask the Board to vote no until more research can be done on the crime and disturbances. He does not agree with the statement that crime will go down.

Erik Madson, Cocoa, thanked Matthew's Hope for their work. He stated he owns property north of Matthew's Hope. He thinks the rezoning will jeopardize his business and others in the area. He is an emergency medicine physician and his wife is a Psychiatrist and member of a local non-profit mental health counseling center. He offered their assistance to help.

Donna and Tom Zimmerman, approached the podium stating they had a petition⁵ for the Board signed by local residents and businesses. They bought a home on Indian River Drive and they, along with their neighbors have been robbed. Additionally, Mr. Zimmerman shared that he was confronted by a prostitute in his front yard.

Mrs. Zimmerman stated they are not in agreement with the request.

Mark Bailey, Cocoa, shared that he lives near Matthew's Hope and stated there been a long history of homelessness in the area offered the Board information on the Housing for

⁵ Exhibit E – Petition Regarding a Re-Zoning Request – Matthew's Hope

Homeless programs already available. He questioned whether there is a need for more housing. He has a petition and asked his neighbors if they think Matthew's Hope is needed and they said no.

Marybeth Burgess, Cocoa lives on Parkway Street and has a business near Matthew's Hope. She stated that she loves what they do and is not saying it is bad, but what she has seen is an increase in crime in the area. She shared her passion to help the homeless and also stated what the Board is deciding is separate from what Matthew's Hope provides.

Jan Bailey, Realtor and local missionary, shared that they brought 130 opinions that they collected with them. She spoke specifically about the zoning request and how it will adversely affect the business and homes around the area. She emphasized concerns for safety over public nudity, robbery and loitering.

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

Board Member Anderson made a point about tragedy and appreciates what Matthew's Hope does. He walked onto the property and left a donation. He stated he is not here to pass judgment but they are here on a zoning issue.

Board Member Park asked if the units will be considered a shelter. In response, Mr. Billue replied negatively, explaining that they will be small apartments.

Mr. Park discussed the purpose for the request and added it doesn't sound like six units will be a great detriment.

Board Members continued to discuss the issue.

Board Member Burgess recused herself from the vote⁶.

* **MOTION BY BOARD MEMBER WHEELER; SECONDED BY BOARD MEMBER PARK to approve a Zoning Map Amendment for a +/- 1.002-acre portion of property located at 825 Forrest Ave., from INST (Institutional) to RU-2-15 (Multiple Family Dwelling).**

AYES: SIMPSON, GREENWOOD, PARK, WHEELER

NAYS: ANDERSON, CHABOT

⁶ Voting Conflict Form 8B

MOTION PASSED (4-2)

E. PZ 23-02000009 Zoning Text Amendment | Ordinance 24-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, AMENDING CHAPTER 3, *ADVERTISING AND SIGNS*, SECTION 3-23, *GENERAL REGULATIONS*, OF THE CODE OF THE CITY OF COCOA REGARDING FLAGS; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

City Planner Stacey Hopper presented the item.

The applicants, Camping World of Cocoa and National Retail Properties, Inc. are requesting the Planning and Zoning Board consider an amendment of the General Regulations, Advertising and Signs, Section 3-23 regarding Flags. The applicant's flag pole contractor submitted a permit for a 130' flag pole with a 40' by 80' flag. Camping World has contracted with this flag pole company to provide flags and poles to all of their properties around the country.

According to City of Cocoa regulations, the maximum flag pole height is 32' high with a flag height no larger than 25% of the flag pole height. City staff was asked if a tailored ordinance could be created to allow flag poles and flags of this size in specifically designated locations at major intersections adjacent to Interstate 95.

Board Member Greenwood asked, if approved, if any type of flag can be used. In response, Ms. Hopper stated yes. Mr. Greenwood explained that he feels like this would be opening up a can of worms. He asked for clarification and if they were talking about flags and signs only. Ms. Hopper explained that the ordinance is for flags and flag poles.

Attorney Eick clarified it is only for flags.

Board Member Chabot stated, as a veteran, a flag pole is for the American Flag and noted that he has a problem with using the American Flag for advertising.

Board Member Wheeler stated this seems to be a huge loophole and he would like it to be an American Flag only.

Board Member Anderson asked if the request could be addressed through a variance process instead of ordinance. In response, Attorney Eick explained that the required criteria is difficult to meet for a flag.

Board Member Park asked for clarification on that. Attorney Eick explained the City cannot specify what kind of flag.

Ms. Tricia Mullin, Representative of the applicant for Camping World, called in to the meeting and stated they will only fly an American Flag.

Discussion was held regarding flag ethics and the concern for not following those. Some members felt the ordinance was not tight enough with regard to the uses.

- * **MOTION BY BOARD MEMBER GREENWOOD; SECONDED BY BOARD MEMBER ANDERSON to not recommend approval for the proposed Ordinance 24-2023, a zoning text amendment, amending Chapter 3, Advertising and Signs, Section 3-23, General Regulations, of the Code of the City of Cocoa regarding Flags, providing for the repeal of prior inconsistent ordinances and resolutions, incorporation in the code severability, and an effective date.**

AYES: CHABOT, GREENWOOD, PARK, WHEELER, BURGESS

NAYS: SIMPSON, BURGESS, ANDERSON (*Correction from 2-7-2024 meeting*)

MOTION PASSED (5-2)

F. PZ 23-02000013 Zoning Text Amendment | Ordinance 25-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ZONING, ARTICLE XIII, SUPPLEMENTARY DISTRICT REGULATIONS, OF THE ZONING ORDINANCE OF THE CITY OF COCOA TO ADD A NEW SECTION 33, KAVA, AND KRATOM; ESTABLISHING DISTANCING REQUIREMENTS BETWEEN, ESTABLISHMENTS SELLING KAVA BEVERAGES AND/OR KRATOM PRODUCTS, AND CERTAIN OTHER ENUMERATED LAND USES; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

City Planner, Stacey Hopper presented the item.

The applicant, City of Cocoa, is requesting the Planning and Zoning Board consider an amendment of the Appendix A, Zoning, Article XIII *Supplementary District Regulations*, of the Zoning Ordinance of the City of Cocoa to add a new Section 33, Kava and Kratom, and set in place distance requirements between establishments selling Kava beverages and/or Kratom products and schools, religious institutions, public parks and playgrounds.

Board Member Anderson asked if there are any current businesses that do this and are they in the 500' foot zone. Ms. Hopper replied there are 7 thus far and will be grandfathered in.

Board Member Anderson asked if it is being sold for offsite use and will it impact them for on-site. Ms. Hopper stated they can sell for off-site use.

Chairperson Simpson asked about a BTR and Ms. Neuterman replied they have to renew annually.

Board Member Park asked what the distance was for alcohol. Ms. Neuterman replied it is 300 ft. Attorney Eick stated there are various other distancing related ordinances.

Mr. Park asked if the City could levy fines which might limit access. Attorney Eick said she would look into that.

Further discussion was held.

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MOTION BY BOARD MEMBER GREENWOOD; SECONDED BY BOARD MEMBER WHEELER to approve the proposed Ordinance 25-2023, a zoning text amendment amending Appendix A, Zoning, Article XIII, Supplementary District Regulations, of the Zoning Ordinance of the City of Cocoa to add a new Section 33, Kava and Kratom, establishing distancing requirements between establishments selling Kava beverages and /or Kratom products and certain other enumerated land uses; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability and an effective date.

AYES: SIMPSON, ANDERSON, CHABOT, GREENWOOD, PARK, WHEELER, BURGESS

MOTION PASSED UNANIMOUSLY (7-0)

G. PZ 23-02000012 Zoning Text Amendment | Ordinance 26-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ZONING ORDINANCE OF THE CITY OF COCOA, APPENDIX A, ARTICLE XIX, SECTION 2, RELATING TO THE MEETING SCHEDULE OF THE PLANNING AND ZONING BOARD; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

City Planner Stacey Hopper presented this item.

The applicant, City of Cocoa, is requesting the Planning and Zoning Board consider an amendment of the Appendix A, Article XIX, Section 2, setting the date of the P & Z Board meeting.

P&Z Board meetings were moved to accommodate a change in the City Council Board meeting date. The existing ordinance, 20-2003, stipulated that the P&Z meetings be held the 2nd Wed of each month.

Ordinance 26-2023 strikes the 2nd Wed of the month, and instructs that a once a month, regular meeting schedule be adopted by the P&Z Board with special meetings to be held as necessary.

- * **MOTION BY BOARD MEMBER PARK; SECONDED BY BOARD MEMBER GREENWOOD to approve proposed Ordinance 26-2023, a zoning text amendment, amending Appendix A, Article XIX, Section 2, Relating to the meeting schedule of the Planning and Zoning Board; providing for the repeal of prior inconsistent ordinances and resolutions, incorporating into the code, severability and an effective date.**

AYES: SIMPSON, CHABOT, GREENWOOD, PARK, WHEELER, BURGESS

NAYS: ANDERSON

MOTION PASSED (6-1)

V. TREE BOARD: None

VI. OTHER BUSINESS:

VII. NEXT MEETING DATE:

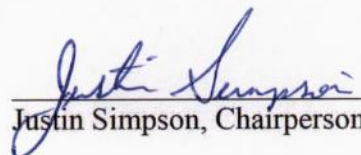
The next scheduled meeting for the Planning and Zoning Board will be held on Wednesday, January 3, 2024 at 6 pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

VIII. ADJOURNMENT:

MEETING WAS ADJOURNED AT 10:30 PM.

Respectfully Submitted By:


Lori Chabot, Recording Secretary


Justin Simpson, Chairperson