

SCANNED

**MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
SEPTEMBER 4, 2024**

A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on September 4, 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
Tamisha Findlay	Board Member
Marcus Wheeler	Board Member
Frank Manfredi	Board Member
Marybeth Burgess	Board Member
Katherine Stewart	Alternate Member
Kristin Eick	City Attorney

PRESENT:

Wesley Park	Chairperson
Todd Anderson	Vice Chairperson
Aleck Greenwood	Board Member
Tamisha Findlay	Board Member
Frank Manfredi	Board Member
Marybeth Burgess	Board Member
Katherine Stewart	Alternate Member

ABSENT:

Ron Chabot	Board Member
Marcus Wheeler	Board Member

STAFF PRESENT:

Abbey Bass, Assistant City Clerk; 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 September 4, 2024

- * **MOTION BY ALTERNATE MEMBER STEWART; SECONDED BY BOARD MEMBER MANFREDI TO APPROVE THE SEPTEMBER 7, 2024 REGULAR MEETING AGENDA AS WRITTEN.**

AYES: PARK, ANDERSON, GREENWOOD, STEWART, BURGESS, FINDLAY, MANFREDI

MOTION PASSED UNANIMOUSLY (7-0)

2. MINUTES: Regular Meeting of August 7, 2024.

- * **MOTION BY BOARD MEMBER ANDERSON; SECONDED BY ALTERNATE MEMBER STEWART TO APPROVE THE JUNE 12, 2024 SPECIAL MEETING MINUTES AS WRITTEN.**

AYES: PARK, ANDERSON, GREENWOOD, STEWART, BURGESS, FINDLAY, MANFREDI

MOTION PASSED UNANIMOUSLY (7-0)

III. OLD BUSINESS:

None.

IV. NEW BUSINESS:

A. PZ 24-00500001 COMPREHENSIVE PLAN AMENDMENT|ORD 08-2024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, relating to comprehensive planning; amending the Future Land Use Map for twenty (20) parcels of real property within the City of Cocoa totaling 3.36 acres, more or less, and generally located along Cocoa Place, west of the intersection of Cocoa Place and North Cocoa Boulevard, in Cocoa, Florida, more particularly depicted and described on exhibit "A" attached hereto; changing the Future Land Use Map designation of said parcels from "Commercial" to "Neighborhood Commercial;" providing for the repeal of prior inconsistent ordinances and resolutions, severability, incorporation into the comprehensive plan, and an effective date and legal status of the plan amendment. Tax parcel ID numbers:

TAX PARCEL ID 24-36-28-01-*-2, 106 COCOA PLACE, COCOA, FLORIDA 32922
TAX PARCEL ID 24-36-28-01-*-3, 110 COCOA PLACE, COCOA, FLORIDA 32922
TAX PARCEL ID 24-36-28-01-*-4, 114 COCOA PLACE, COCOA, FLORIDA 32922
TAX PARCEL ID 24-36-28-01-*-5, 118 COCOA PLACE, COCOA, FLORIDA 32922
TAX PARCEL ID 24-36-28-01-*-6, 122 COCOA PLACE, COCOA, FLORIDA 32922

TAX PARCEL ID 24-36-28-01-*-7, 126 COCOA PLACE, COCOA, FLORIDA 32922
TAX PARCEL ID 24-36-28-01-*-8, 130 COCOA PLACE, COCOA, FLORIDA 32922
TAX PARCEL ID 24-36-28-01-*-9, 134 COCOA PLACE, COCOA, FLORIDA 32922
TAX PARCEL ID 24-36-28-01-*-10, 138 COCOA PLACE, COCOA, FLORIDA 32922
TAX PARCEL ID 24-36-28-01-*-21, 139 COCOA PLACE, COCOA, FLORIDA 32922
TAX PARCEL ID 24-36-28-01-*-20, 135 COCOA PLACE, COCOA, FLORIDA 32922
TAX PARCEL ID 24-36-28-01-*-19, 131 COCOA PLACE, COCOA, FLORIDA 32922
TAX PARCEL ID 24-36-28-01-*-18, 127 COCOA PLACE, COCOA, FLORIDA 32922

TAX PARCEL ID 24-36-28-01-*-17, 123 COCOA PLACE, COCOA, FLORIDA 32922
TAX PARCEL ID 24-36-28-01-*-16, 119 COCOA PLACE, COCOA, FLORIDA 32922
TAX PARCEL ID 24-36-28-01-*-15, 115 COCOA PLACE, COCOA, FLORIDA 32922
TAX PARCEL ID 24-36-28-01-*-14, 111 COCOA PLACE, COCOA, FLORIDA 32922
TAX PARCEL ID 24-36-28-01-*-13, 107 COCOA PLACE, COCOA, FLORIDA 32922
TAX PARCEL ID 24-36-28-01-*-1, 865 N COCOA BLVD, COCOA, FLORIDA 32922
TAX PARCEL ID 24-36-28-01-*-12, 863 N COCOA BLVD, COCOA, FLORIDA 32922

Jennifer Webster presented the item via powerpoint¹.

Board member Greenwood asked if there was any explanation as to what the future land use development really means.

Ms. Webster advised that if anything were to happen to one of the homes due to loss from a fire or if someone wanted to demolish the lot and rebuild they could do so as single family residential but with future land use development it could be small scale multi family and small scale commercial.

Board Member Greenwood advised that he helped develop a property in that neighborhood that used to be a house but then it was turned into a real estate office. He asked how this change effects the two current commercial properties already located in that area or are they grandfathered in? He also asked if this change would be drastic later on down the road and what types of businesses would be allowed.

In response, Ms. Webster advised that with the change that has been presented, residential professional use of the subject properties is only compatible with neighborhood commercial. She advised they are trying to align the future land use with the zoning to create a compatible situation for redevelopment. She advised that small restaurants would be allowed.

Alternate Member Stewart asked if staff could elaborate on the difference between neighborhood commercial and residential commercial and if this change would make it similar to how Cocoa Village is now.

Ms. Webster explained that neighborhood commercial and residential commercial are very similar.

¹ Exhibit A: Ordinance 08-2024 Presentation

Chairperson Park asked if the items were independent or if the vote on one moved them both forward.

Deb Sanger, 106 Cocoa Place, Cocoa, FL, wanted to know how it will affect homestead tax. She advised that other members of the community are adamantly against this as well. She stated it is a dead end street and wanted to know how this is going to affect the community.

Ms. Webster advised the use will remain the same and she believes Brevard County will keep tax purposes the same and it should not raise the taxes.

Vice Chairperson Anderson advised that the community is more at risk now without the zoning amendment and this change is actually going to help the community.

Alternate Member Stewart asked if this is denied what will happen to the community going forward.

Ms. Webster advised that it would cause the community to be at a standstill.

*

MOTION BY BOARD MEMBER GREENWOOD; SECONDED BY VICE CHAIRPERSON ANDERSON TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF ORDINANCE 08-2024, A CITY-INITIATED REQUEST OF A FUTURE LAND USE MAP AMENDMENT CONSISTENT WITH FLORIDA STATUTE CHAPTER 163 TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF (20) PARCELS OF REAL PROPERTY TOTALING APPROXIMATELY 3.36 ACRES FROM "COMMERCIAL" TO "NEIGHBORHOOD COMMERCIAL".

AYES: PARK, ANDERSON, GREENWOOD, STEWART, BURGESS, FINDLAY, MANFREDI

MOTION PASSED UNANIMOUSLY (7-0)

B. PZ 24-02100005 COCOA PLACE ZONING MAP AMENDMENT | ORD 09-2024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the official zoning map designation of eighteen (18) parcels of real property totaling 3.1 acres, more or less, and generally located along Cocoa Place, west of the intersection of Cocoa Place and North Cocoa Boulevard, in Cocoa, Florida, more particularly depicted and described on exhibit "A" attached hereto, from RU-1-7 (Single-Family Residential) to C-N (Neighborhood Commercial District); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date. Tax parcel ID numbers:

TAX PARCEL ID 24-36-28-01-*-2, 106 COCOA PLACE, COCOA, FLORIDA 32922
TAX PARCEL ID 24-36-28-01-*-3, 110 COCOA PLACE, COCOA, FLORIDA 32922
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TAX PARCEL ID 24-36-28-01-*13, 107 COCOA PLACE, COCOA, FLORIDA 32922

Ms. Webster presented the item via powepoint².

- * **MOTION BY BOARDMEMBER GREENWOOD; SECONDED BY ALTERNATE BOARD MEMBER STEWART TO APPROVE THE ZONING MAP AMENDMENT CONSISTENT WITH APPENDIX A, ZONING, ARTICLE XXI, TO CHANGE THE ZONING MAP DESIGNATION OF (18) PARCELS ALONG COCOA PLACE, TOTALING APPROXIMATELY 3.1 ACRES, FROM RU-1-7 "SINGLE-FAMILY RESIDENTIAL" TO C-N "NEIGHBORHOOD COMMERCIAL" AND TO ADOPT THE WRITTEN FINDINGS CONTAINED IN THE STAFF REPORT.**

AYES: PARK, ANDERSON, BURGESS, GREENWOOD, STEWART, FINDLAY, MANFREDI

MOTION PASSED UNANIMOUSLY (7-0)

V. TREE BOARD:

VI. OTHER BUSINESS:

Board Member Greenwood said he did some research on onsite septic and he wanted to make staff familiar with it. He advised it's more cost effective and can help preserve the trees. He also advised the board that he is going to be presenting the importance of looking at our ordinances and variance requests before council. Further discussion was held on the matter.

VII. NEXT MEETING DATE:

² Exhibit B: Ordinance 09-2024 Presentation

The next scheduled meeting for the Planning and Zoning Board will be held on Wednesday, October 2, 2024 at 6 pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

VIII. ADJOURNMENT:

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

AYES: PARK, ANDERSON, BURGESS, GREENWOOD, STEWART, FINDLAY, MANFREDI

MOTION PASSED UNANIMOUSLY (7-0)

MEETING ADJOURNED AT 7:00PM.


Wesley Park, Chairperson

Respectfully Submitted By:



Abigail Bass, Assistant City Clerk