

# City of Cocoa

*65 Stone Street  
Cocoa, FL 32922*



## Meeting Agenda

**Wednesday, November 6, 2024**

**6:00 PM**

**Cocoa City Council Chambers**

**Planning and Zoning / Local Planning Agency**

## I. OPENING MATTERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE

## II. APPROVAL OF AGENDA AND MINUTES:

### AGENDA:

- [24-634](#) Request approval of the Agenda for the Planning & Zoning Board Regular Meeting held on Wednesday, November 6th, 2024, either as written or with amendments
- Attachments:** [PZ Short Agenda Nov 6 \(002\).pdf](#)

### MINUTES:

- [24-635](#) Request Board approval of the Minutes of the Planning & Zoning Meeting held on October 2, 2024, either as is or with amendments
- Attachments:** [10-2 draft.docx2.pdf](#)

## III. OLD BUSINESS

## IV. NEW BUSINESS:

- A. [24-628](#) Consideration of an Expedited State Review Comprehensive Plan Text Amendment to City of Cocoa Future Land Use Element Policy 1.1.2.6(F), relating to the Mixed-Use future land use category, to provide additional flexibility for allowable uses on the ground floor of vertical mixed-use buildings eligible for density bonuses under the Comprehensive Plan..End
- Attachments:** [Ordinance 14-2024\\_ Future Land Use Mixed Use Policy PZ 10703063.pdf](#)

- B.**     [24-627](#)     Ordinance No. 15-2024 A Consideration of a City-initiated Ordinance amending the official Zoning Map designation of sixteen (16) parcels of real property, totaling 8.36 acres, more or less, and generally located adjacent to state road 520 near the intersections with Virginia Avenue, Ruth Street, and Aurora Street, in Cocoa, Florida, more particularly depicted and described on exhibit "A" attached here to from Brevard County Single-Family Residential (RU-1-9), General Retail Commercial (BU-1), and Retail, Warehousing & Wholesale Commercial (BU-2) to City of Cocoa General Commercial (C-G). - POSTPONE TO NEXT MEETING.

**Attachments:**     [Ordinance 15-2024 - Rezoning Pine Grove Park.pdf](#)  
                          [Exhibit 'A' Pine Grove Park Zoning Amendment Location.pdf](#)  
                          [Exhibit 'B' Pine Grove Park Future Land Use Map.pdf](#)  
                          [Exhibit 'C' Pine Grove Park Zoning Amendment.pdf](#)  
                          [Exhibit D Ordinance 11-2004.pdf](#)  
                          [Exhibit E Ordinance 03-2006.pdf](#)  
                          [Exhibit F Prior County Zoning Map.pdf](#)  
                          [Legal Ad P&Z Pine Grove Park ZMA Oct2 affadavit.pdf](#)

- C.**     [24-629](#)     Consideration of a Zoning Text Amendment to Appendix A, Article XIII, Section 22 of the City of Cocoa Code, amending tree protection and preservation standards and procedures related to waivers of these requirements.  
n..End

**Attachments:**     [Ordinance -2024 Tree Protection Amendments PZ  
10703063.pdf](#)

- D.**     [24-630](#)     Consideration of a Zoning Text Amendment Appendix A, Article V of the code of the City of Cocoa to define Transportation Terminals, a permitted use applicable to properties located in M-1 zoning district and as a special exception use in C-G General Commercial district and commercia mixed use PUDs.

**Attachments:**     [Ordinance 19-2024 - Transportation Terminals.pdf  
10717189.pdf](#)

## V. TREE BOARD

NONE

## VI. OTHER BUSINESS

PLANNING AND ZONING BOARD OPEN DISCUSSION

**VII. NEXT MEETING DATE:**

The next regularly scheduled meeting of the Planning and Zoning Board will be on Wednesday, December 4, 2024 at 6:00 PM at the Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

**VIII. ADJOURNMENT**

**NOTICE TO THE PUBLIC:**

This is a public meeting. All interested parties may attend in person. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at marsentault@cocoafll.org.

Additionally, interested persons may view or listen to the meeting electronically at the following internet sites:

- (1) <https://tinyurl.com/s5e875r> or
- (2) <https://cocoa.legistar.com/DepartmentDetail.aspx?ID=26365&GUID=FF9D3369-D354-4FAB-800A-57D0AEE30153&Mode=MainBody>

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

Interested persons may submit their written comments or questions regarding the meeting prior to the meeting through Email at [meetings@cocoafll.org](mailto:meetings@cocoafll.org), or via E-comments through the online agenda. Any electronic comments submitted will be made part of the meeting record. Written comments or questions not relevant to the Council meeting agenda will not be made part of the meeting record but will be maintained as public record.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that: if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

Although members of the public are entitled to be heard by the City Council on certain items on the meeting agenda pursuant to the City Council Rules of Procedure, members of the public are not entitled to an immediate response by either administrative staff members or Council; however, the City Council or administrative staff may provide a response at their discretion. When presenting before the City Council, all comments or questions should be directed to the Mayor or the chair of the meeting. Comments or questions should not be made directly to administrative staff without permission from the Mayor or chair.

Public debate by individual speakers from the audience on public hearing items shall be limited to three (3) minutes. Applicants or representatives of recognized groups with special interests in a matter shall be limited to ten (10) minutes; and total debate on a single issue shall be limited to thirty (30) minutes. Only one presentation per person per item shall be allowed.

A Council member may add an item to the agenda during the meeting only at the time the agenda is approved. If the item requires action by the Council, then it may be added to the agenda by an affirmative vote of the Council, and written documentation must be submitted at the time the item is added to the agenda. Matters may also be raised by the Council, City Manager or City Attorney under reports and acted upon by the City Council.

This agenda is posted on the Municipal Bulletin Board.

