



AGENDA

Regular Meeting

August 7, 2024

6:00 p.m.

I. OPENING MATTERS:

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

II. APPROVAL OF AGENDA AND MINUTES:

AGENDA: Regular Meeting of August 7, 2024

MINUTES: Special Meeting of June 12, 2024

III. OLD BUSINESS: None

IV. NEW BUSINESS:

A. PZ-22-0200011 – Preliminary PUD (Karali Associates, LLC – Tax Acct IDs 2415105, 2423194, 2423188)

CONSIDERATION OF A PRELIMINARY PLANNED UNIT Development (PUD) consistent with Appendix A, Zoning, Article XI, Section 17, for a 61-lot single-family residential subdivision on +/- 57.23 acres of property located on the east side of N. Range Rd., North of Kathi-Kim St.

B. ORDINANCE NO. 13-2024 - Zoning Text Amendment (C-G, 909 N Cocoa Blvd)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, amending the zoning ordinance of the City of Cocoa to add major recreational equipment sales and rental to the list of permitted uses in the general commercial (CG) zoning district and establishing conditions for such use; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date. **-Postpone to next meeting**

C. ORDINANCE NO. 11-2024 – Zoning Text Amendment (RU-2-10) – Consent Decree

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; Amending Appendix A, Article XI, sections 4A and 22 of the zoning ordinance of the City of Cocoa to allow for Neighborhood Commercial, Mixed Use Development, and Public Parking on certain very limited properties within the Consent Decree Area, also known as the Heart of Cocoa, consistent with the substitute Consent Decree; amending the list of permitted and special exception uses

for the Consent Decree Area; amending the building types permitted for those certain properties authorized for neighborhood commercial and mixed use development within the Heart of Cocoa subdistrict of the Cocoa Waterfront Overlay district as more particularly depicted on exhibit "A" attached hereto; amending the bulk regulations for single-family, duplex, triplex, and fourplex development in the consent decree area; amending the minimum yard setbacks in the consent decree area; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

D. ORDINANCE NO. 12-2024 – Zoning Text Amendment (RU-1-7) Diamond Square

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; Amending Appendix A, Article XI, Section 3, of the code of the City of Cocoa to create new minimum yard requirements applicable to properties located in both the RU-1-7 zoning district and the Diamond Square Community Redevelopment Area; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

V. TREE BOARD:

None

VI. OTHER BUSINESS:

Planning and Zoning Board Open Discussion

VII. NEXT MEETING DATE:

Thursday, September 4 at 6:00 pm

VIII. ADJOURNMENT

General Notice Information:

This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. 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) 433-8488 or via email at marsenault@cocoafl.gov.

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 BOA, P&Z Board/LPA or 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.

The BOA or PZ Board/LPA meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing. The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City’s website at the following link prior to attending or commenting:

- City of Cocoa meeting calendar at <https://cocoa.legistar.com/Calendar.aspx>

Documents pertaining to the above may also be inspected at the Community Services Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8535.

Interested persons may submit their written comments or questions prior to the meeting through Email at meetings@cocoafl.org, or via E-comments through the online agenda at the link above. Any electronic comments submitted will be made part of the meeting record.

Viewing in Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet address:

- City of Cocoa meeting calendar at <https://cocoa.legistar.com/Calendar.aspx>

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

Special Information for Quasi-Judicial Hearings:

Any person that (1) can demonstrate that they may suffer special damages different in kind and degree from that of the general public at large; and (2) wishes to present factual or expert witnesses and/or evidence at the quasi-judicial hearing is highly encouraged to immediately contact Lucilene Ribeiro, Senior Planner, at (321) 433-8510 or, to make proper arrangements for presentation of witnesses and/or evidence. All witnesses should be identified and all evidentiary documents and exhibits that are intended to be distributed to the BOA, P&Z/LPA and City Council should be submitted to Ms. Selig via email or mail at least three (3) days prior to the hearing.

