

City of Cocoa

*65 Stone Street
Cocoa, FL 32922*



Meeting Agenda

Wednesday, August 7, 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:

[24-445](#) Request approval of the Agenda for the Planning & Zoning Board Regular Meeting held on Wednesday, August 7th, 2024, either as written or with amendments

Attachments: [PZ Short Agenda August 7 \(005\).pdf](#)

MINUTES:

[24-390](#) Request Board approval of the Minutes of the Planning & Zoning Special Meeting held on June 12, 2024, either as is or with amendments

Attachments: [June 12 2024 Draft \(003\).docx](#)

III. OLD BUISNESS

NONE

IV. NEW BUSINESS

- A. [24-426](#) 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.

Attachments: [Karali Subdivision Location.pdf](#)
[Karali Subdivision Future Land Use.pdf](#)
[Karali Subdivision Zoning.pdf](#)
[RangeRoad_RevisedConstructionPlans.pdf](#)
[PUD_PreliminaryApplication.pdf](#)
[22-00200011.DrainageReport.pdf](#)
[22-00200011.EnvironmentalReport.pdf](#)
[22-00200011.EnvironmentalSupportDocument.pdf](#)
[22-00200011.GeotechReport.pdf](#)
[22-00200011.HydraulicReport.pdf](#)
[RangeRoad_TrafficStudy.pdf](#)
[Affidavit.pdf](#)

- B. [24-428](#) Request to postpone Consideration of a Land Development Code Text Amendment Appendix A, Article XI, Section 12 of the Code of Ordinances of the City of Cocoa to add Major Recreational Equipment sales and/or rentals, subject to certain conditions, to the list of permitted uses of subsection (A)(12) in the C-G, Commercial-General, zoning district.

Attachments: [FT-39966188.pdf](#)

- C. [24-429](#) Consideration of a Land Development Code Amendment to Appendix A, Article XI, Sections 4a and 22 of the Zoning Ordinance of the City of Cocoa 1) 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, and amending the list of permitted and special exception uses and 2) 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; 3) amending the bulk regulations for single-family, duplex, triplex, and fourplex development in the Consent Decree area; 4) amending the minimum yard setbacks in the Consent Decree area.

Attachments: [Ordinance 11-2024 Revising RU-2-10 Authorizing Mixed Use and Amending Se Exhibit A Regulating Plan Map Final \(2 pages\).pdf](#)
[Exhibits B-D FINAL.pdf](#)
[Exhibit E - Consent Decree History.pdf](#)
[Consent Decree Future Land Use Map.pdf](#)
[Consent Decree Zoning Map.pdf](#)
[Houston Substitute Consent Decree 10415084 .pdf](#)

- D. [24-430](#) Consideration of a Zoning Text Amendment 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..End

Attachments: [Ordinance 12-2024.doc](#)
[Diamond Square Location Map.pdf](#)
[Diamond Square CRA with RU-1-7 Zoning.pdf](#)
[Affidavit.pdf](#)

V. TREE BOARD

NONE

VI. OTHER BUISNESS

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, September 4 at 6:00 PM at the Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

VII. 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) 433-8488 or via email at marsenault@cocoafl.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@cocoafl.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.

