

**MINUTES  
CITY OF COCOA  
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY  
REGULAR MEETING  
November 6, 2024**

**A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on November 6, 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
Frank Manfredi	Board Member
Marcus Wheeler	Board Member
Ron Chabot	Board Member
Marybeth Burgess	Board Member

**ABSENT:**

Tamisha Findlay	Board Member
Katherine Stewart	Alternate Member

**STAFF PRESENT:**

Abbey Bass, Assistant City Clerk; Jennifer Webster, City Planner.

Chairperson Park led the assembly in the Pledge of Allegiance.

**II. APPROVAL OF AGENDA AND MINUTES:**

1. AGENDA: Meeting of November 6, 2024.

\* **MOTION BY BOARD MEMBER CHABOT; SECONDED BY BOARD MEMBER MANFREDI TO APPROVE THE NOVEMBER 6, 2024, REGULAR MEETING AGENDA AS WRITTEN.**

**AYES: PARK, ANDERSON, GREENWOOD, CHABOT, BURGESS, WHEELER, MANFREDI**

**MOTION PASSED UNANIMOUSLY (7-0)**

2. MINUTES: Regular Meeting of October 2, 2024.

\* **MOTION BY BOARD MEMBER MANFREDI; SECONDED BY BOARD MEMBER WHEELER TO APPROVE THE OCTOBER 2, 2024, REGULAR MEETING MINUTES AS WRITTEN.**

**AYES: PARK, ANDERSON, GREENWOOD, CHABOT, BURGESS, WHEELER, MANFREDI**

**MOTION PASSED UNANIMOUSLY (7-0)**

**III. OLD BUSINESS:**

None.

**IV. NEW BUSINESS:**

**A. PZ 24-00500002 COMPREHENSIVE PLAN TEXT AMENDMENT| ORD 14-2024**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, adopting a large scale Comprehensive Plan text amendment; amending a policy in the Future Land Use Element related to the mixed-use future land use category, establishing the authorized uses permitted on the ground floor of a mixed use building, such mixed-use buildings being eligible for residential density bonuses generally of an additional five (5) dwelling units per acre for vertical mixed-use buildings and up to 125 dwelling units per acre for vertical mixed-use projects in the very limited geographical area identified in policy 1.1.2.6 of the Comprehensive Plan and requiring a Development Agreement by the City Council under certain terms and conditions deemed necessary and acceptable to the City Council; for the repeal of prior inconsistent ordinances and resolutions, incorporation into the comprehensive plan, severability, and an effective date, and legal status of the plan amendment.

Alexis Cresto with RVI presented the item via powerpoint.<sup>1</sup>

Board Member Manfredi asked if there was a new comp plan available. City Manager Whitten advised it will be in place October of 2025.

Board Member Chabot asked if there is business and residential on the same floor and would there be restrictions on what the residential units can have outdoors. Ms. Cresto shared that a plan will have to be presented for each business for approval in advance.

Chairperson Park asked for corrections to some of the grammatical errors on the ordinances.

\* **MOTION BY BOARD MEMBER CHABOT; SECONDED BY BOARD MEMBER STEWART 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 24-02100004 ZONING MAP AMENDMENT PINE GROVE PARK | ORD 15-2024**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; 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 hereto, 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); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date. **This item was postponed to the December 4, 2024 meeting.**

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<sup>1</sup> RVI Powerpoint - Mixed Use Future Land Use Category Comprehensive Plan Amendment (Text Amendment)

\* **MOTION BY BOARD MEMBER PARK; SECONDED BY BOARD MEMBER STEWART TO POSTPONE THE ITEM TO THE DECEMBER 4<sup>TH</sup> PLANNING AND ZONING MEETING.**

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

**MOTION PASSED UNANIMOUSLY (7-0)**

**C. PZ 24-02000005 ZONING TEXT AMENDMENT – TREE PROTECTION | ORD 18-2024**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, amending the zoning ordinance of the city of cocoa regarding tree protection and preservation; amending procedures related to waivers of tree protection and preservation requirements; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

Ms. Ribeiro present the item via powerpoint<sup>2</sup>. Board Member Wheeler asked for clarification on what is handled by the P&Z board versus what exactly goes to council.

Attorney Eick advised if a palm tree is removed that's less than 12 inches it does not have to be replaced but if it's over 12 inches, it would have to be replaced with another tree, not necessarily another palm tree but any tree.

Councilwoman Koss advised the board that palm trees are not considered trees; but they have ecosystem benefits, and it helps attract different types of birds and bees and she doesn't believe 12 inches is enough. She said the palm trees on Indian River Drive help break the storm and help provide more benefits than most know of.

Ms. Ribeiro wanted to make the board aware that with every project and site plan there is an environmental report submitted to staff.

\* **MOTION BY BOARD MEMBER WHEELER; SECONDED BY BOARD MEMBER STEWART TO RECOMMEND APPROVAL OF ORDINANCE 18-2024.**

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

**MOTION PASSED UNANIMOUSLY (7-0)**

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<sup>2</sup> RVI Presentation - Ordinance 18-2024 Landscaping, Land Clearing, and Tree Protection and Replacement Standards

**D. PZ 24-02000006: City-Initiated Zoning Text Amendment – Transportation Terminal Definition | Ordinance 19-2024**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, amending the zoning ordinance of the city of cocoa to define transportation terminals; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

Ms. Ribeiro presented the item via powerpoint<sup>3</sup>.

\* **MOTION BY VICE CHAIRPERSON ANDERSON; SECONDED BY BOARD MEMBER MANFREDI TO RECOMMEND APPROVAL OF ORDINANCE 19-2024.**

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

**MOTION PASSED UNANIMOUSLY (7-0)**

**V. TREE BOARD:**

**VI. OTHER BUSINESS:**

**VII. NEXT MEETING DATE:**

The next scheduled meeting for the Planning and Zoning Board will be held on Wednesday, December 4, 2024, at 6 pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

**VIII. ADJOURNMENT:**

\* **MOTION BY CHAIRPERSON PARK; SECONDED BY BOARD MEMBER FINDLAY TO ADJOURN THE MEETING.**

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

**MOTION PASSED UNANIMOUSLY (7-0)**

**MEETING ADJOURNED AT 6:55PM.**

<sup>3</sup> Presentation - Ordinance 19-2024-Zoning Text Amendment

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Wesley Park, Chairperson

**Respectfully Submitted By:**

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Abigail Bass, Assistant City Clerk