

**MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
OCTOBER 2, 2024**

A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on October 2, 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

STAFF PRESENT:

Abbey Bass, Assistant City Clerk; Jennifer Webster, City Planner; Stockton Whitten, City Manager.

Chairperson Park led the assembly in the Pledge of Allegiance.

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of October 2, 2024

- * **MOTION BY BOARD MEMBER CHABOT; SECONDED BY VICE CHAIRPERSON ANDERSON TO APPROVE THE OCTOBER 2, 2024 REGULAR MEETING AGENDA AS WRITTEN.**

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

MOTION PASSED UNANIMOUSLY (7-0)

2. MINUTES: Regular Meeting of September 4, 2024.

- * **MOTION BY BOARD MEMBER CHABOT; SECONDED BY BOARD MEMBER MANFREDI TO APPROVE THE SEPTEMBER 4, 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 24-07000005 ZONING TEXT AMENDMENT CG Major Recreational Equipment Sales | ORD 13-2024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, amending the zoning ordinance of the City of Cocoa to add major recreational equipment sales and rental and limited types of commercial vehicle and heavy 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.

Patrick Murray with RVI presented the item via powerpoint¹.

¹ Exhibit A: C-G zoning district zoning text amendment

Board member Greenwood asked if this was similar to the heavy duty equipment rental on Highway 520 in Cocoa and asked how it is different from what we already have.

Ms. Webster advised she was not familiar with the business that was being referred to and she would have to do more research.

Tom Sullivan, the applicant, elaborated on the business and how it will be focusing on smaller trailers and other similar items. They will be limited to smaller trailers and no major recreational vehicles.

Board member Chabot inquired what they mean by the term “major recreational vehicles”.

Mr. Sullivan advised it is more limited to the use of utility trailers and not to the full extent of the definition.

Board member Greenwood asked what is currently existing at that property or will they be having to build or alter the property.

Mr. Sullivan advised it was the location of an old Burger King that the company already owns. He advised the company has already come in and started to clean up the property and remove trash and debris.

* **MOTION BY BOARD MEMBER GREENWOOD; SECONDED BY BOARD MEMBER MANFREDI 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. – **POSTPONE TO NEXT MEETING.**

- * **MOTION BY VICE CHAIRPERSON ANDERSON; SECONDED BY BOARD MEMBER CHABOT TO POSTPONE THE ITEM TO THE NOVEMBER 6, 2024 PLANNING AND ZONING MEETING.**

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

MOTION PASSED UNANIMOUSLY (7-0)

V. TREE BOARD:

Vice Chairperson Anderson spoke about a large oak tree that was removed from Range road right outside of Cocoa Highschool. He inquired as to why this wasn't ran by the board and inquired whether it was the school board who removed it or if a permit was pulled.

Ms. Webster advised this was the first time she had heard of this and asked the exact location of the tree.

City Manager Whitten advised that he would look into this.

VI. OTHER BUSINESS:

Board Member Greenwood presented to the board the idea of going through the existing city ordinances to help protect the city and make sure there aren't loop holes that could potentially harm the city.

VII. NEXT MEETING DATE:

The next scheduled meeting for the Planning and Zoning Board will be held on Wednesday, November 6, 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, GREENWOOD, STEWART, BURGESS,
FINDLAY, MANFREDI**

MOTION PASSED UNANIMOUSLY (7-0)

MEETING ADJOURNED AT 7:00PM.

Wesley Park, Chairperson

Respectfully Submitted By:

Abigail Bass, Assistant City Clerk