

CITY OF COCOA BEACH – PLANNING BOARD
MEETING MINUTES

Monday, June 3, 2024 @ 5:30 P.M.

A. CALL TO ORDER AND ROLL CALL: Chari Called the Meeting to Order at 5:30 P.M.

Pledge of Allegiance:

Members Present: Lennie Arnold, Chair; Lisa Colloredo, Vice-Chair; Margaret Schneider; Alexandra Bobo

Alternate Members: Alt 1: TBD; Alt 2: Matt Tschaar

School District Board Representative Alternate Present: *Loi Mckiney*

Members Absent: Charles Mason,

Staff Present: Cory Hall, Loren Wiltse, Randy Stevenson

Visitors Present: 21

Approval of Agenda: Chair call for approval of the agenda, Board approved the agenda as presented.

Approval of Meeting Minutes: Minutes to be brought back and presented at the next meeting, 7/8/24

UNFINISHED BUSINESS: None

B. NEW BUSINESS:

1. Presentation regarding an application submitted to vacate a portion of the McNabb Parkway, Right of Way. The site is located on the corner of 488 N Fourth Street and McNabb Parkway. LDC Section 4-20.
 - i. The application for Vacation of Right of way was here for discussion and recommendation only
 - ii. Following the presentation the Chair opened the meeting for the planning board and public to share their thoughts, ask questions, and provide pre-submittal comments to the applicant.
 - iii. The Applicant, Bob and Suzy Ballesteros spoke to the request. (488 N. Fourth St.)
 - iv. The Chair opened the meeting to public comment.
1. Skip Williams, 58 Westview spoke in favor of the request.
 - v. Margaret Schneider motioned for a vote; Lisa Colloredo seconded the motion.
 - vi. The Planning Board Vote: yea _5_ Nay _0_, to forward a recommendation of approval to the City Commission.
2. Public Hearing for Case File, PZ-22-22, an application for a Master Plan Development (PD), Development Agreement (DA) and Zoning change. Applicant; Westgate Cocoa Beach Pier, LLC. Location; 401 Mead Avenue, parcels (ID:24-37-26-CG-113-6 & ID24-37-26-CG-2-2).
 - i. Development Services Director, Randy Stevenson updated the Board on the history of the application and past approvals granted to the proposed project.
 1. July 7, 2022- Height Variance
 2. March 17, 2022- Street Vacation (Portion of Meade Avenue)
 - ii. Principal Planner, Loren Wiltse; presented a brief introduction, highlighting the purpose of the PD process, its role in establishing guidelines and standards based on the proposed master conceptual development and site plans, and associated development agreement, as well as the resulting change in zoning require to reflect an approved Planned Development.
 - iii. Following the brief introduction the Chair asked the applicant to provide comments. Rochelle Lawandales, representing Westgate Cocoa Beach Pier, LLC, provided a recap of the project and work performed to date. Rochelle specifically noted that they are asking the Board for.
 1. A change in zoning from Oceanside to Planned Development
 2. Approval of the Master Conceptual Development Plan
 3. Approval of the Master Conceptual Site Plan
 4. A recommendation for the Development Agreement which contains these elements plus the charter guide and development standards.
 - iv. The Chairman called for questions from the Planning Board.

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1. Board members asked for clarifications related to the proposed planned development, including the area subject to being rezoned, required parking, public parking spaces etc. Discussion followed addressing and clarifying the board's concerns.
2. Board members asked for clarification related to the street parking spaces being provided, access paths to the beach, and lot coverage as provided within the Associate Development Agreement. Discussion followed addressing each concern raised by the Planning Board Members.
- v. Following the Boards questions and comments the Chairman called for public comment.
 1. An email, comment received supporting the project and addressing the maximum height of buildings was read into the record.
 2. Four (4) citizens of Cocoa Beach provided public comments to the Board.
- vi. Chairman closed public comment and call for a motion. Board member Margaret Schneider provided the following motion:
 1. I move to forward planned development case # PZ-22-22, with its associated master conceptual development plan, development agreement, three-party agreement, and requested zoning change from Oceanside (OC) to Planned Development (PD), to the City Commission with a recommendation of approval.
 - a. No 2nd was provided.
 - b. The Chairman noted that the motion dies for lack of a 2nd.
- vii. The chair called for another motion. Discussion followed to clarify the actions being requested. Following this discussion, Board Member Lisa Colloredo provided the following motion.
 1. I move to forward planned development case # PZ-22-22, with its associated conceptual master development plan, conceptual site plan, draft developmental agreement, and three-party agreement, and zoning change from Oceanside (OC) to Planned Development (PD), along with consideration of the impacts of a traffic study in the area and in consultation with the City and FDOT, to the Commission with a recommendation of approval.
 - a. MOTION 2ND Matt Tschaar
 - b. With no further discussion the Chair called for the vote
 - c. Vote: yea _5_ Nay _0, Motion passes unanimously.

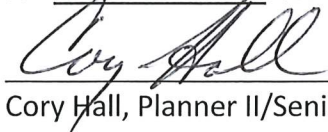
C. STAFF AND ATTORNEY REPORTS:

1. Randy Stevenson noted that the department is working on a LCD text amendment related to FEMA Flood Prevention, and an update of the Comprehensive plan to extend the plans effective horizon from 2025 to 2045 to bring to the Planning Board in July.

D. GENERAL PUBLIC COMMENTS: Mr. Johnson commented on the open-ended nature of projects and asked for consideration of putting time frames to approved projects.

E. BOARD FINAL COMMENTS: Due to the holiday in July, Randy asked the board to change the July 1st meeting to July 8th. The Planning Board all agreed.

F. ADJOURNMENT: No other items were discussed. The meeting adjourned at 7:37 p.m.

 Date 3/3/25
Cory Hall, Planner II/Senior Planner

 Date 3/3/25
Lisa Colloredo, Vice Chair