



**Meeting Agenda
Monday, September 8, 2025**

5:30 PM

**Planning Board
Regular Board Meeting**

**Cocoa Beach City Hall
2 South Orlando Ave.
Cocoa Beach, FL 32931**

WELCOME

- A. Call to Order
 - 1. Pledge of Allegiance
 - 2. Roll Call
 - 3. Approval of Agenda
 - 4. Approval of Minutes
 - 5. Disclosure of Conflict
- B. Unfinished Business
- C. New Business
 - New Business
 - 1. Welcome new member: Warren Burger
 - 2. Vote and appoint Vice Chair (Matt Tschaar - resigned)
 - 3. Board Discussion Topics
- D. Staff Reports and Announcements
 - 1. Report from Staff Representative
- E. Public Comment
- F. Board Members Reports and Announcements

1. Report from Board/Committee Member

- G. Adjournment

1. Next Meeting Date

Note: more than one member of the City Commission may be in attendance at the meeting and may participate in discussions.

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by this Board, agency or meeting or hearing, he will need a record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk at (321-868-3286), no later than 4:00 p.m., at least 48 hours prior to the meeting.



CITY OF COCOA BEACH – PLANNING BOARD MEETING MINUTES

Monday, March 3rd, 2025 @ 5:30 P.M.

A. CALL TO ORDER AND ROLL CALL: Lisa Colloredo called the meeting to order at 5:30 P.M.

Pledge of Allegiance:

Members Present: Lisa Colloredo, Vice-Chair; Matt Tschaar; John Butera

Alternate Members: Alt 1: Margaret Schneider; Alt 2: Mike Miller

School District Board Representative Alternate Present: *Loi Mckiney*

Members Absent: Alexandra Bobo

Staff Present: Cory Hall, Dave Dickey

Visitors Present: 2

Approval of Agenda: Matt Tschaar motioned, Lisa Colloredo seconded, Vote 5-0

Approval of Meeting Minutes: Matt Tschaar motioned, Mike Miller seconded, Vote 5-0

B. UNFINISHED BUSINESS: None

C. NEW BUSINESS:

1. **Election of Chair and Vice Chair**

- i. Margaret Schneider motioned to elect Lisa Colloredo as Chair, Matt Tschaar seconded, Vote passed unanimously.
- ii. Margaret Schneider motioned to elect Matt Tschaar as Vice Chair, John Butera seconded, Vote passed unanimously.

2. **Subject:** An ordinance amending Section 2-62 of the City Code to revise special exception criteria related to self-storage facilities.

- i. Mike Miller motioned to approve the proposed revisions to Section 2-62 of the City Code and present them to the City Commission. Margaret Schneider seconded; Vote passed unanimously.

D. STAFF AND ATTORNEY REPORTS:

1. Board requested status of several development projects – Staff to forward Current Building Projects (Citizens Academy Presentation) to Board Members.

E. GENERAL PUBLIC COMMENTS:

1. Dan Dvorak, speaking in support of the proposed self-storage ordinance, said that the revisions will help attract tenants to a building that has been empty for a few years.

F. BOARD FINAL COMMENTS:

1. Margaret Schneider discussed the need for the city to become proactive with efforts to encourage Affordable housing development in the city.
2. Lisa Colloredo discussed the need to develop Green Incentives and to address the incomplete bike path network in the city. She discussed the need for a work session on the Comprehensive Plan/Evaluation and Appraisal Report.
3. The Board requested Staff to provide disposition of Cape Canaveral Hospital property once the facility moves.
4. Mike Miller shared some thoughts and ideas for the betterment of Cocoa Beach.

G. ADJOURNMENT: The meeting adjourned at 6:14 p.m.

_____ Date _____
Cory Hall, Planner II/Senior Planner

_____ Date _____
Lisa Colloredo, Vice Chair

**City of Cocoa Beach Planning Board
Agenda Item Summary**

**DEPARTMENT MAKING
REQUEST/NAME:**

Development Services /

MEETING DATE

September 8, 2025

REQUESTED MOTION/ACTION

Welcome new member: Warren Burger

IS THIS ITEM BUDGETED (IF APPLICABLE)?

BACKGROUND:

**City of Cocoa Beach Planning Board
Agenda Item Summary**

**DEPARTMENT MAKING
REQUEST/NAME:**

Development Services /

MEETING DATE

September 8, 2025

REQUESTED MOTION/ACTION

Vote and appoint Vice Chair (Matt Tschaar - resigned)

IS THIS ITEM BUDGETED (IF APPLICABLE)?

BACKGROUND:

**City of Cocoa Beach Planning Board
Agenda Item Summary**

**DEPARTMENT MAKING
REQUEST/NAME:**

Development Services /

MEETING DATE

September 8, 2025

REQUESTED MOTION/ACTION

Board Discussion Topics

IS THIS ITEM BUDGETED (IF APPLICABLE)?

BACKGROUND:

Planning Board Discussion Topics

September 1, 2025

1. Comprehensive Plan – as required by Florida Statute Chapter 163, the City’s Comprehensive Plan (Plan) must be updated every 7 years. Per this schedule, the next update must be completed by January 1, 2028. This process is known as the Evaluation and Appraisal Report (EAR) and will kick-off in late 2026.

The goal of the EAR process is to determine if any updates are needed to the Plan since it was last updated in 2021. Updates can be associated with changes in state law, local conditions, or to reflect evolving community aspirations.

A planning consultant will be engaged to assist the city with data gathering, public engagement/workshops, and drafting new Plan policy language. The Planning Board will be involved in an advisory capacity and will ultimately make recommendations to the City Commission on possible Plan amendments.

2. Affordable housing – According to the most recent report published by UF’s Shimberg Center for Housing Studies, an “affordable” unit is any market rate, subsidized, or public housing unit costing no more than 30 percent of the local area median income.

Shimberg further reports there are approximately 72,800 renter households in Brevard County, with 24,800 (approximately one-third) of these considered cost burdened, which means that over 30 percent of their income is spent on rent and utilities. It is anticipated the numbers are even more problematic for the coastal beach towns.

Although not available for the city limits, Shimberg reports there is a deficit of between 55,000 and 60,000 available affordable units in Brevard County (the Palm Bay-Melbourne-Titusville MSA).

According to the city’s Plan, several factors contribute to the higher-than-average housing costs in Cocoa Beach, including: the community value of low-density residential neighborhoods (as stated in the city Charter), the continued high market demand to be close to the water, market demand for conversion of housing to vacation rental stock, and additional construction standards due to hurricane vulnerabilities.

Does the city need to take proactive regulatory and financial steps to encourage affordable housing construction?

3. Green Space – does the city currently have an appropriate amount of green space? The city currently has a variety of recreational opportunities for its residents and visitors. There are 15 parks and recreational facilities within the city, 13 of which are operated by

the city and two by Brevard County. These facilities provide more than 239 acres of active and passive park land.

The city has approximately 22 acres of recreational land per 1,000 population, or more than twice the adopted Level of Service (LOS) for open space and recreational facilities required by the Plan.

Does the city have sufficient open space to meet the needs of its residents and visitors?

4. Cape Canaveral Hospital property – a question that has been asked repeatedly in the community since the plans to relocate the Cape Canaveral Hospital were made public, is what is going to be the disposition of the remnant property once the new hospital opens on Merritt Island?

In March of this year, city staff reached out to the hospital to determine what are the long-term plans for this property. Mike Mallowney, the President of Health First's Hospital Division, reported that:

“As you know Health First has proudly served the central Brevard community since 1962. We reinforce our commitment to Brevard by investing more than \$400M on a new Hospital campus and will continue to run our current Cape Canaveral Hospital operations until the new, state-of-the-art location opens. Health First would never leave Brevard without hospital care the community needs and deserves.

Cape Canaveral Hospital is currently a taxing district overseen by the State of Florida. When we open operations at our new Hospital campus, officially the site returns to the State. However, our hope and desire is to continue to provide healthcare services at this location. We are working directly with State Officials to create a roadmap which will continue our commitment for decades to come. These final decisions will likely not occur until Fall 2026.”

5. Directional signage in Cocoa Beach – discuss a unified, cohesive signage program for use throughout the city, to include wayfinding and directional signage. Destinations such as city hall, library, parking garage, and the police station would be included.

Discuss the inclusion of privately owned locations, such as restaurants, hotels, retail, etc. in the signage campaign.

6. Does city code need to be updated to encourage flood protection? – the city is located on a barrier island and is inherently subject to flooding from increasingly intense rain events, sea level rise and storm surge. These flooding events pose a significant risk to an increasing number of properties in the city.

Do city codes facilitate owners readying their properties against flooding, or do they create an expensive hurdle? For example, the practice of locating vehicular parking under a structure (at grade parking) is discouraged due to the city's 25-foot height limitations in the RS-1 single-family district. In this scenario, city code effectively limits residential construction to a single story of living area.

Another construction technique to add resiliency to modern structures is to elevate the structure using piers or breakaway walls. These techniques allow flood waters and/or storm surge to flow "under" the home without causing structural damage.

However, height restrictions limit the use of these techniques. Does the city need to amend its code(s) to create a more favorable regulatory environment to encourage these or other flooding safeguards?

7. Towncenter district – the Towncenter district is intended to consist of a mixed use, pedestrian oriented hub for surrounding neighborhoods and the entire city. This is to include dining, shopping, housing, and entertainment, with shaded sidewalks, intimate pedestrian spaces, outdoor dining, and richly detailed building facades.

Is the recent development downtown consistent with what was envisioned by the community? What changes to the city's regulations are needed?

8. Beach shuttle service – does the city need to provide and/or facilitate the availability of a shuttle service to transport residents and visitors within the city?
9. Vacation rental – discuss the status of the city's vacation rental program. Are there gaps in the city's regulations? What is working and what is not? One question that has been asked is can the number of permitted vacation rentals be tied to the city's population?