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.

Cory Hall Date 9/8/25 — Lisa M. Colloredo Date 9/8/25

Cory Hall, Planner II/Senior Planner — Lisa Colloredo, Vice Chair