



**Meeting Agenda
Monday, March 2, 2026**

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
 - 1. Ordinance 1710 — **AN ORDINANCE OF THE CITY OF COCOA BEACH, FLORIDA, AMENDING SECTION 2, “RM-2 MULTIFAMILY PROFESSIONAL DISTRICT” AND “CT-1 OCEANFRONT RESIDENTIAL AND TRANSIENT DISTRICT” OF ARTICLE III “ESTABLISHMENT OF STANDARD ZONING DISTRICTS” OF CHAPTER II – “ZONING DISTRICTS” OF THE CODE OF ORDINANCES; PROVIDING FOR conflicts, codification, SEVERABILITY, AND an EFFECTIVE DATE.**
 - 2. Training provided by the Board Attorney
- 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, Sept 8th, 2025 @ 5:30 P.M.

A. CALL TO ORDER AND ROLL CALL: Lisa Colloredo called the meeting to order at 5:40 P.M.

Pledge of Allegiance:

Members Present: Lisa Colloredo, Chair; Warren Burger;

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

School District Board Representative Alternate Present: *None*

Members Absent: Alexandra Bobo; John Butera

Staff Present: Cory Hall, Dave Dickey

Visitors Present: 0

Approval of Agenda: Mike Miller motioned, Margaret Schneider seconded, Vote 4-0

Approval of Meeting Minutes: Mike Miller motioned, Margaret Schneider seconded, Vote 4-0

B. UNFINISHED BUSINESS: None

C. NEW BUSINESS:

1. **Welcome new member: Warren Burger**

2. **Election of Vice Chair**

i. Mike Miller motioned to differ the election of the Vice Chair until the next meeting.
Margaret Schneider seconded, Vote passed unanimously.

3. **Board Discussion Topics – (See attached document)**

- i. Comprehensive Plan
- ii. Affordable housing
- iii. Green Space
- iv. Cape Canaveral Hospital property
- v. Directional signage in Cocoa Beach
- vi. Does city code need to be updated to encourage flood protection?
- vii. Towncenter district
- viii. Beach shuttle service
- ix. Vacation rental
- x. Vehicle Sales and Rentals

D. STAFF AND ATTORNEY REPORTS:

1. Staff gave an update on the 2025 Redevelopment Projects

E. GENERAL PUBLIC COMMENTS:

1. **NONE**

F. BOARD FINAL COMMENTS:

1. **None**

G. ADJOURNMENT: The meeting adjourned at 7:10 p.m.

Date _____
Cory Hall, Planner II/Senior Planner

Date _____
Lisa Colloredo, Chair

City of Cocoa Beach Planning Board Agenda Item Summary

**DEPARTMENT MAKING
REQUEST/NAME:**

Development Services /

MEETING DATE

March 2, 2026

REQUESTED MOTION/ACTION

Ordinance 1710 — **AN ORDINANCE OF THE CITY OF COCOA BEACH, FLORIDA, AMENDING SECTION 2, “RM-2 MULTIFAMILY PROFESSIONAL DISTRICT” AND “CT-1 OCEANFRONT RESIDENTIAL AND TRANSIENT DISTRICT” OF ARTICLE III “ESTABLISHMENT OF STANDARD ZONING DISTRICTS” OF CHAPTER II – “ZONING DISTRICTS” OF THE CODE OF ORDINANCES; PROVIDING FOR conflicts, codification, SEVERABILITY, AND an EFFECTIVE DATE.**

IS THIS ITEM BUDGETED (IF APPLICABLE)?

BACKGROUND:

As discussed at the September 1, 2025, Planning Board meeting, attached is Ordinance 1710 amending Sec. 2-10 of city code to revise locations where a car rental facility may be located in the city. City code currently limits car rental facilities to:

- the RM-2 district as a special exception associated with a transient lodging (aka hotel/motel) facility or multifamily complex of more than 50 units; and
- the Professional-commercial opportunity overlay district as a special exception associated with a transient lodging facility of 50 units or more.
- the CT-1 district as a permitted accessory use associated with an apartment, multifamily, or transient lodging complex of fifty units or more.

The commercial sale of vehicles is prohibited in the city limits. Private sales of vehicles are only allowed on an occupied residential property of the vehicle owner. Niche vehicle rentals including 3-wheel vehicles (autocycle) or luxury/exotic vehicles are also limited to those areas described above. These niche markets are oftentimes found in vacation-based destinations.

The proposed ordinance will revise eligible locations for car rental facilities by:

- deleting multifamily sites from the list of eligible locations for a travel or car rental facility as a special exception in the RM-2 district.
- deleting multi-family and apartment sites from the list of eligible locations for a travel or car rental facility as a permitted accessory use in the CT-1 district.
- adding commercial condo to the list of eligible locations for a travel or car rental facility as a permitted accessory use in the CT-1 district.

Once the Planning Board has made a recommendation, the ordinance will be presented to the City Commission for action.

Exhibit "A"
Ordinance 1710
Car Rental Facilities

Section 2-08. - RM-2 multifamily professional district.

E. *Special exceptions.* After public notice and hearing and subject to appropriate conditions and safeguards, as provided in [section 4-43](#) of these regulations, the board of adjustment may permit the following as special exceptions:

1. Community residential homes, levels II and III.
2. Public and private parks, playgrounds, community centers, and recreation and cultural facilities.
3. Public and private schools, including day care nurseries and kindergartens.
4. Major public utility structures, owned, operated or supervised by the city.
5. Bed and breakfast establishment.
6. ~~Travel and car rental agency as an accessory use to a transient lodging or multifamily complex of fifty (50) or more dwelling units.~~
7. The following accessory uses, when clearly subordinate to an apartment, multifamily, or transient lodging complex of less than fifty (50) dwelling or rental units, provided the nonresidential uses are in compliance with the FAR requirements within this section:
 - a. Restaurant or bar, as defined in [section 1-20](#), when located at least one hundred (100) feet from a residentially zoned property (RS-1, RM-1), as measured in a straight line from the nearest point of the structure of the establishment to the nearest point of the residential property line. All operations shall be in compliance with the requirements of [section 2-65](#) of these LDC regulations.
 - b. Retail and professional service shops.

Section 2-10. - CT-1 oceanfront residential and transient district.

D. *Permitted accessory uses and structures.*

1. The following accessory uses, when clearly subordinate to ~~an apartment, multifamily, or a transient lodging or commercial condominium~~ complex of fifty (50) or more ~~dwelling or rental~~ units, are permitted. Such uses may include:
 - a. Meeting/conference rooms, indoor recreation and banquet facilities.
 - b. Parking garage.
 - c. Outdoor recreation facilities.

d. Recreational equipment, rental and guided tours.

e. Outdoor poolside food and beverage service.

f. Travel and car rental agencies.

ORDINANCE 1710

AN ORDINANCE OF THE CITY OF COCOA BEACH, FLORIDA, AMENDING SECTION 2, "RM-2 MULTIFAMILY PROFESSIONAL DISTRICT" AND "CT-1 OCEANFRONT RESIDENTIAL AND TRANSIENT DISTRICT" OF ARTICLE III "ESTABLISHMENT OF STANDARD ZONING DISTRICTS" OF CHAPTER II – "ZONING DISTRICTS" OF THE CODE OF ORDINANCES; PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Cocoa Beach finds it necessary to periodically review and update its Code of Ordinances to ensure consistency with community goals and to reflect changing land use patterns; and

WHEREAS, Section 2-08 and 2-10 of Article III of Chapter II of the Cocoa Beach City Code establishes the scope, purpose, permitted principal uses and structures, permitted accessory structures and uses, special exceptions, prohibited uses and structures, density/intensity, setbacks, etc. for the RM-2 and CT-1 zoning districts respectively; and

WHEREAS, the City Commission desires to adopt the revised Article III to update the "Special exceptions" and "Permitted Accessory Uses and Structures" sections of the RM-2 and CT-1 zoning districts respectively; and

WHEREAS, the City Commission of the City of Cocoa Beach finds that the proposed code revisions to Article III provides for increased compatibility between adjacent land uses; and

WHEREAS, the City Commission hereby finds and declares that this ordinance is in the best interest of the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF CITY OF COCOA BEACH, FLORIDA

SECTION 1. Findings. The City Commission of the City of Cocoa Beach finds that the above Whereas clauses are true and correct and constitute the legislative findings supporting this ordinance and set forth the justification for the adoption of this ordinance.

SECTION 2. Enactment. A new Ordinance in the City of Cocoa Beach is hereby created to read as set forth in the attached Exhibit "A". with underlined text added, and ~~stricken~~ text deleted.

SECTION 3. Codification; Direction to the Code Editor. The City's code editor is authorized to codify Exhibit "A" into the Code of Ordinances, to correct non-substantive formatting, capitalization, punctuation, and internal references, and to renumber/letter sections and parts as necessary to effectuate this ordinance, without altering the substantive meaning.

SECTION 4. Conflicts. All ordinances, resolutions, official determinations, or parts thereof previously adopted or entered by the City or any of its officials and in conflict with this Ordinance are repealed to the extent inconsistent herewith.

SECTION 5. Severability. If any section, sentence, clause, or other provision of this Ordinance, shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed

a separate, distinct and independent provision, and such holding of invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance, which shall remain in full force and effect.

SECTION 6. Effective Date. This ordinance shall take effect upon adoption.

Adopted by the City Commission on this _____ day of _____, 2026.

ATTEST

CITY OF COCOA BEACH

Karin Grooms, City Clerk

Keith Capizzi, Mayor-Commissioner

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

**DEPARTMENT MAKING
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Development Services /

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