



**CITY OF COCOA BEACH, FLORIDA
PLANNING BOARD AGENDA**

**DATE: February 6, 2012
LOCATION: CITY COMMISSION ROOM**

**TIME: 6:30 P.M.
2 SOUTH ORLANDO AVENUE
COCOA BEACH, FLORIDA 32931-2722**

WELCOME! We're very glad you've joined us for tonight's Planning Board Meeting. Meeting packets may be accessed on the city's website (www.cityofcocoabeach.com).

The Planning Board is pleased to hear relevant comments; however, a time limit is imposed on speakers. Groups are asked to name a spokesperson. When recognized, please state your name and address and speak directly into the microphone. Please address all comments and questions to the Chairperson.

All meetings are video and audio broadcasted live locally on Bright House Networks Channel 199.

Regular Members: Robert Dance/Chair, Peter Cunningham/Vice-Chair, Newton Carpenter, Ben Malik, Robert Schaefer
Alternate Members: Jack Kirschenbaum (Alternate #1), Claudia Davis (Alternate #2)
School Board Representative: Vacant
City Attorney: Fowler, O'Quinn, Feeney & Sneed, P.A.

A. CALL TO ORDER AND ROLL CALL

1. Pledge of Allegiance
2. Roll Call
3. Approval of Minutes – January 9, 2012
4. Public Comments

B. PUBLIC HEARINGS and/or SITE PLANS

1. **Fill Permit** Seawall and dock construction in RS-1 Single Family Residential zoning district
Case 12-0250123-01
Owner/Applicant Michael Bolduc, Owner/Dock Patrol, Applicant/Agent
Project/Location Bolduc Residence/107 Boca Ciega Road
Staff Representative Dan Connor, AICP, City Planner
Summary Applicant requests approval of fill permit per Land Development Code (LDC) Chapter V, "Application and Review Processes", Article X, "Dredge and Fill Permit" (Sections 5-71 through 5-77)
[Staff Memo - 107 Boca Ciega](#)

2. **Site Plan** Bank of America Remote ATM Site Plan and Architectural Review – CN Neighborhood Commercial zoning district & Downtown Overlay District/ Northern Entry Area
Case 12-1501221-01
Owner/Applicant Leon Bankier Family Limited Partnership, Owner
JM Real Estate, Inc. and H&T Consultants, Inc, Applicant/Agent
Project/Location A1A (Atlantic) Plaza – Bank of America Remote ATM/595 North Atlantic Avenue
Staff Representative Dan Connor, AICP, City Planner
Summary Applicant requests commercial site plan and architectural approval in the Downtown Overlay (Northern Entry Area) District and authorize final design/placement of remote ATM facility in the parking lot of A1A (Atlantic) Plaza
[Staff Memo - A1A Atlantic Plaza](#)

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- 3. Public Hearing** Draft Ordinance 1538-PB – Land Development Code (LDC) Text Amendment – revisions to Outdoor Lighting and Road Glare regulations
- Staff Representative** Dan Connor, AICP, City Planner
- Summary** Review LDC regulations regarding light fixture source types
[Staff Memo - Ordinance 1538PB](#)

C. GENERAL BUSINESS

- 1. Discussion** Redevelopment Plan
(continued from August 1, 2011, September 12, 2011, October 3, 2011, December 5, 2011, and January 9, 2012)
- Summary** Chapter 163.360 requires the City Planning Board review the proposed redevelopment plan, and if appropriate provide comment, prior to the Redevelopment Agency making its final recommendation on the adoption of the plan
- [Redevelopment Plan Volume 2](#)
- [Redevelopment Plan Volume 3](#)
- [Redevelopment Plan Volume 4](#)
- 2. Discussion** Downtown Parking Lot Standards
(continued from August 1, 2011, September 12, 2011, October 3, 2011, December 5, 2011, and January 9, 2012)
[Information for this item will be presented at the March 5, 2012 meeting]
- Summary** Review processes and regulations regarding commercial parking facilities in the Downtown Overlay District
- 3. Discussion** Comprehensive Plan Amendment 2010
(continued from September 12, 2011, October 3, 2011, December 5, 2011, and January 9, 2012)
- Summary** Review scope of services and budget submitted by Laura Turner Planning Services

D. STAFF REPORTS

- 1. Building Department Status Report**

E. MEMBER REPORTS

F. ADJOURNMENT Next Meeting – March 5, 2012

PUBLIC COMMENTS: Comments will be heard on items that do not appear on the agenda of this meeting. Speakers will limit their comments to three (3) minutes. Per Board Procedures, the Board shall make an effort to allow public comment for any agenda item following introduction and initial discussion by the Board. For items not on the agenda, the Chairperson will have discretion regarding the length and appropriateness of general public comments. The Board asks the public to limit comments to areas for which the Planning Board is responsible.

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Any person desiring to appeal any decision made by the Planning Board, with respect to any matter considered at such meeting or hearing, will need a record of the proceedings, and for such purposes, must ensure that a verbatim record and transcript of the proceeding is made in a form acceptable for official court proceedings, which record includes the testimony and evidence upon which the appeal is to be based. It shall be the responsibility of the person desiring to appeal any decision to prepare a verbatim record and transcript at his/her own expense, as the City does not provide one.

Accommodations: PERSONS WITH DISABILITIES. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations to participate in this proceeding shall, at least forty-eight (48) hours prior to the meeting, contact the Office of the City Clerk at (321) 868-3286; Florida Relay Service (800) 955-8771 (TDD); or (800) 955-8779 (Voice).