

**MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
June 2, 2021**

A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on June 2, 2021 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. CALL TO ORDER:

Chairperson Dobrin called the meeting to order at 6:03 PM.

ROLL CALL:

Michael Dobrin	Chairperson
Al Washington	Vice Chairperson
Todd Anderson	Board Member
Jeri Blanco	Board Member
Trina Gilliam	Board Member
Marilyn Green	Board Member
Susan Mock	Board Member
Russell Sengel	Board Member
Justin Simpson	Board Member
Aleck Greenwood	Alternate Member
Jesse Heredia	Alternate Member
Debbie Joyce	School Board Representative

PRESENT:

Michael Dobrin	Chairperson
Al Washington	Vice Chairperson
Marilyn Green	Board Member (via phone)
Susan Mock	Board Member
Russell Sengel	Board Member
Justin Simpson	Board Member
Aleck Greenwood	Alternate Member
Jesse Heredia	Alternate Member
Debbie Joyce	School Board Representative

ABSENT:

Jeri Blanco	Board Member
Trina Gilliam	Board Member
Todd Anderson	Board Member

STAFF PRESENT:

Kristin Eick, Board Attorney; Dodie Selig, Planning & Zoning Manager, Alix Bernard, Senior Planner and Lori Chabot, Recording Secretary.

Chairperson Dobrin led the assembly in the Pledge of Allegiance.

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of June 2, 2021

- * **MOTION BY VICE CHAIRPERSON WASHINGTON; SECONDED BY BOARD MEMBER SENDEL TO APPROVE THE JUNE 2, 2021 AGENDA AS WRITTEN.**

AYES: DOBRIN, WASHINGTON, GREEN, GREENWOOD, HEREDIA, MOCK, SENDEL, SIMPSON

MOTION PASSED UNANIMOUSLY (8-0)

2. MINUTES: Meeting of March 17, 2021

- * **MOTION BY VICE CHAIRPERSON WASHINGTON; SECONDED BY BOARD MEMBER SENDEL TO APPROVE THE MARCH 17, 2021 MINUTES AS WRITTEN.**

AYES: DOBRIN, WASHINGTON, GREEN, GREENWOOD, HEREDIA, MOCK, SENDEL, SIMPSON

MOTION PASSED UNANIMOUSLY (8-0)

III. OLD BUSINESS:

None

IV. NEW BUSINESS:

A. PZ-21-016 – Zoning Map Amendment (GEM Industries)

Ms. Selig gave a presentation¹ and provided the project summary. She explained that the current future land use is industrial and the current zoning is Brevard

¹ Exhibit A: Zoning Map Amendment – 4050 W. King St.

County light industrial. The proposed zoning is City of Cocoa M-1, light industrial and warehouse and the property is a vacant commercial building, formerly a fencing company.

Ms. Selig stated that in accordance with Appendix A Zoning, Article XXI, Section 1(G), a total of 16 criteria are to be considered in the review of an application for a rezoning. These criteria address issues such as the established land use pattern, population density, the comprehensive plan, living conditions in the adjoining neighborhood, traffic congestion, public safety, drainage, property values, public welfare, and others related to the impact of the proposed change.

Additionally, staff found that the proposed rezoning is nearly identical to the existing Brevard County zoning classification. The land use pattern along the northern side of W. King Street in this area consists of commercial, retail, and light industrial-type uses. Parcels located to the west and on the south side of W. King Street are vacant land. Changed or changing conditions make the passage of the proposed amendment necessary. The subject property is seeking to apply a City zoning district designation as a result of the recent annexation of the parcel into the City of Cocoa.

Ms. Selig shared the location map and added that staff is recommending that the Planning & Zoning Board recommend approval to City Council of the Zoning Map Amendment consistent with Appendix A, Zoning, Article XXI, to change the Zoning Map designation of one parcel (0.6 acres) from Brevard County IU (Light Industrial) to City of Cocoa M-1 (Light Industrial and Warehouse) as depicted on Exhibit A.

Discussion continued and Ms. Selig clarified the location for the board members. The property owner, Ann Miner was in attendance and expressed she was in favor of the change. It would allow her to do as she would like with the property, to create business space. Board Member Greenwood expressed the advantages and what an asset it would be.

For the Record- No one was in the audience other than the property owner.

* **MOTION BY ALTERNATE MEMBER GREENWOOD; SECONDED BY VICE CHAIRPERSON WASHINGTON TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE ZONING MAP AMENDMENT CONSISTENT WITH APPENDIX A, ZONING, ARTICLE XXI, TO CHANGE THE ZONING MAP DESIGNATION OF ONE PARCEL (0.6 ACRES) FROM BREVARD COUNTY IU TO CITY OF COCOA M-1 AS DEPICTED ON EXHIBIT A.**

AYES: DOBRIN, WASHINGTON, GREEN, GREENWOOD, HEREDIA, MOCK, SENGEL, SIMPSON

MOTION PASSED UNANIMOUSLY (8-0)

VII. NEXT MEETING DATE:

The next scheduled meeting for the Planning and Zoning Board will be held on Wednesday, July 7th at 6pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

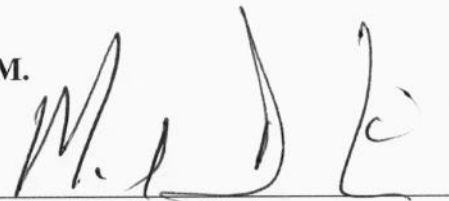
VIII. ADJOURNMENT:

* **MOTION BY VICE CHAIRPERSON WASHINGTON; SECONDED BY BOARD MEMBER SENDEL TO ADJOURN THE REGULAR MEETING OF JUNE 2, 2021.**

AYES: DOBRIN, WASHINGTON, GREEN, GREENWOOD, HEREDIA, MOCK, SENDEL, SIMPSON

MOTION PASSED UNANIMOUSLY (8-0)

MEETING WAS ADJOURNED AT 6:43 PM.


Michael Dobrin, Chairperson

Respectfully Submitted By:


Lori Chabot, Recording Secretary