CITY OF COCOA
PLANNING & ZONING BOARD
MEETING MINUTES
May 11, 2016

A regular meeting of the Planning & Zoning Board of the City of Cocoa was held on Wednesday, May 11, 2016 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

OPENING MATTERS:

Chairman Michael Dobrin called the meeting to order at 6:06 P.M. The Board Secretary called the roll.

MEMBERS PRESENT:

Michael Dobrin	Chairman
Al Washington	Vice-Chairman
Todd Anderson	Board Member
Billy Meyers	Board Member
Jake Williams	Board Member
Aleck Greenwood	Board Member

MEMBERS ABSENT:

Jack Moore	Board Member
Russell Sengel	Board Member

OTHERS PRESENT:

Steven Belden, AICP	Community Services Director
Steven Biel	Senior Planner
Kim Kopp	Board Attorney
Rachel Unruh	Board Secretary

APPROVAL OF AGENDA & MINUTES:

1. Approval of Agenda: May 11, 2016.

Motion by Jake Williams, seconded by Billy Meyers, to approve the agenda of May 11, 2016. Vote on the motion carried unanimously.

2. Approval of Meeting Minutes: April 13, 2016.

Motion by Al Washington, seconded by Jake Williams, to approve the minutes of April 13, 2016, as written. Vote on the motion carried unanimously.

OLD BUSINESS:

None

NEW BUSINESS:

A. PZ-16-00500001 CONSIDERATION OF A SMALL-SCALE COMPREHENSIVE PLAN MAP AMENDMENT

Senior Planner Steven Biel presented exhibits for the Board's review. The applicant is requesting to amend the Future Land Use Map (FLUM) designation of the subject parcel from "Medium Density Residential" to "Neighborhood Commercial." Mr. Biel stated that the proposed Future Land Use Map Amendment meets the criteria established in Chapter 15 (a-h), Article II, Section 15 of the City Code and is consistent with the "Neighborhood Commercial" Future Land Use Policy 1.1.2.8. He also stated that the intent of the "Neighborhood Commercial" future land use designation is for low-impact development that serves the needs of the immediate residential area. The property is currently vacant and non-conforming for RU-1-7 zoning. The applicant is proposing to renovate the building to provide for office, medical and/or professional uses. The applicant held two community meetings, one in April on 2015 in which approximately 6 citizens attended and one meeting on March 14, 2016 in which no citizens attended

There was discussion among the Board and staff regarding the length of time the property has been vacant.

The applicant, Wazir Mohammed, 14828 Pellicer Dr., Olrando, was sworn in. Mr. Mohammed explained to the Board that they had not pursued renting the building out for the use of multi-family due to the City stating it was non-conforming for that use.

Mr. Greenwood asked if Mr. Mohammed had anyone interested in the use for Neighborhood Commercial. Mr. Mohammed replied that several different companies have expressed interest.

Michael Dorbin asked what the time frame was for the company to finish the construction for the structure. Mr. Mohammed stated once they receive final approval the construction it would be completed within 6 months.

Mr. Dorbin opened the public hearing to the audience.

Ann Bouey, 712 Howard Street, was sworn in. Ms. Bouey stated she was representing other residents in the neighborhood against the rezoning; 705 Howard St, 708 Howard St, 711 Howard St, 712 Howard St and 808 Rose L Jones. Ms. Bouey stated her concerns are the repairs to the structure, what are the types of businesses that will be zoned to go into the building, buffering between the business & the homes and the parking.

Mr. Dorbin asked for staff to reply to Ms. Bouey's concerns regarding the repairs to the building, Steven Belden stated that the City has already conducted multiple inspections to the building and there will be inspections conducted throughout the permitting process. Mr. Belden added that if the property is zoned Commercial that they would have additional requirements to the exterior areas of the property, such as buffering which would be in addition to the structural repairs that will be required.

There was additional discussion among the Board members, staff and Ms. Bouey regarding Ms. Bouey concerns.

Todd Anderson asked Mr. Belden what is the current occupancy of the apartment building just to the west of 820 Rosa L Jones. Mr. Belden didn't have the current occupancy but did state that the current owner bought the property in the last few years and has done a lot of repairs to the building. Mr. Anderson inquired into the ownership of the two vacant lots on the west of the currently occupied apartment building; Mr. Belden stated that they are owned by the Diamond Square Redevelopment Agency. Mr. Anderson has concerns about moving forward with the rezoning of 820 Rosa L Jones due to the original long term goals when the DSRA acquired the two vacant lots west of 826 Rose L Jones.

Mr. Greenwood questioned the applicant if their company had thoughts of an Assisted Living Facility instead of the professional business offices. Mr. Belden explained the zoning for the ALF would allow for other uses that might not be compatible for that area. Mr. Belden and staff decided that the "Neighborhood Commercial" Future Land Use designation was the lowest impact for the neighborhood.

Tony Hickson, 711 Howard St, was sworn it. Mr. Hickson stated he has concerns about the run-off from 820 Rosa L Jones, the building water run-off is washing out his property. He asked what can be done about the building not having gutters to redirect the run-off. Mr. Belden stated the inspector will inspect the location and have it addressed immediately with the owner.

Staff recommended that the Planning & Zoning Board recommend approval of the Small-Scale Comprehensive Plan Map Amendment changing the Future Land Use Map designation of the subject property from "Medium Density Residential" to "Neighborhood Commercial."

Motion by Jake Williams, seconded by Al Washington, to recommend approval to City Council of the proposed Small-scale Comprehensive Plan Map amendment changing the Future Land Use Map designation of the subject property from "Medium Density Residential" to "Neighborhood Commercial." Vote on the motion carried 5 to 1, Anderson voted nay.

B. **PZ-16-02100002 ZONING MAP AMENDMENT**

Senior Planner Steven Biel presented exhibits for the Board's review. The applicant is requesting approval of a Zoning Map Amendment to rezone the subject parcel from RU-1-7 (Single Family Residential) to P-S (Professional, Offices and Services). Mr. Biel explained that the request for the rezoning is in accordance with City Code Appendix A, Article XXII, Sec. 1(G) and the proposed zoning amendment meets criteria a-p and that the rezoning to P-S would allow the applicant to re-purpose the existing building to provide space for uses compatible with the surrounding area. The structure currently is vacant and is considered non-conforming.

Staff recommended that the Planning & Zoning Board recommend approval to City Council of the rezoning of 820 Rosa L Jones to P-S so that it would allow the applicant to re-purpose the existing building to provide space for uses compatible with the surrounding area.

There was discussion among the Board members and staff.

Mr. Dobrin opened the public hearing and with no one speaking the public hearing was closed.

Motion by Jake Williams, seconded by Al Washington, to recommend approval to City Council of the Zoning Map Amendment to rezone the subject parcel from RU-1-7 (Single Family Residential) to P-S (Professional, Offices and Services). Vote on the motion carried 5 to 1, Anderson voted nay.

C. **PZ-16-02000003 CONSIDERATION OF AN ORDINANCE TO THE CWOD REGULATING PLAN**

Senior Planner Steven Biel presented exhibits for the Board's review. The City of Cocoa is the applicant and staff is requesting consideration of an ordinance amending Appendix A, Article XI, Section 22 of the City Code to allow single story commercial buildings on certain properties within the Cocoa Waterfront Overlay District, Cocoa Village (CV) sub district. Mr. Biel presented the need and justification for the change. Mr. Biel explained that staff has identified an inconsistency in the Cocoa Village sub districts of the Regulating Plan.

There was discussion among the Board members and staff.

Staff recommends that the Planning and Zoning Board recommend approval to City Council of Ordinance No. 10-2016 amending Appendix A, Article XI, Section 22 of the City Code to allow single story commercial buildings on certain properties within the Cocoa Waterfront Overlay District, Cocoa Village (CV) Sub district.

Motion by Todd Anderson, seconded by Al Washington, to recommend approval to City Council for an ordinance amending Appendix A, Article XI, Section 22 of the City Code to allow single story commercial buildings on certain properties within the Cocoa Waterfront Overlay District, Cocoa Village (CV) sub district. Vote on the motion carried unanimously.

OTHER BUSINESS:

None

NEXT MEETING:

The Board members established that the next meeting would be held on June 8, 2016.

ADJOURNMENT:

There being no further business the meeting adjourned at 7:08 P.M.

Approved on this 10th day of August, 2016.

Michael Dobrin, Chairman

Rachel Unruh, Board Secretary