

CITY OF COCOA
PLANNING & ZONING BOARD MEETING
MEETING MINUTES
May 10, 2017

A meeting of the Planning & Zoning Board of the City of Cocoa was held on Wednesday, May 10, 2017 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

OPENING MATTERS:

Chairman Michael Dobrin called the meeting to order at 6:00 P.M. The Board Secretary called the roll.

MEMBERS PRESENT:

Michael Dobrin	Chairman
Al Washington	Vice-Chairman
Aleck Greenwood	Board Member
Jack Moore	Board Member
Troy Stephan	Board Member
Jake Williams	Board Member
Todd Anderson	Board Member

MEMBERS ABSENT:

Russell Sengel	Board Member
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OTHERS PRESENT:

John Titkanich Jr., AICP	City Manager
Steven Belden, AICP	Community Services Director
Nancy Bunt	Community Services Deputy Director
Steven Biel	Senior Planner
Ed Wegerif	Public Works Director
Jack Walsh	Utilities Director
Kristin Eick	Board Attorney
Jeri Blanco	Board Liaison
Monica Arsenault	Board Secretary

APPROVAL OF AGENDA & MINUTES:

1. Approval of Agenda: May 10, 2017.

Motion by Board member Williams, seconded by Board member Anderson, to approve the agenda of May 10, 2017. The vote on motion carried unanimously.

2. Approval of Meeting Minutes: April 12, 2017.

Motion by Vice Chairman Washington, seconded by Board member Williams, to approve the minutes of April 12, 2017 as written. Vote on the motion carried unanimously.

OLD BUSINESS:

A. PZ-17-00200001 – Large-Scale Site Plan (Walmart Stores East, LP)

Request by Walmart Stores East, LP for approval of a large-scale site plan consistent with Appendix A, Zoning, Article XIII, Section 1, to construct a distribution center and associated accessory buildings, totaling approximately 631,880 square, more or less, on approximately 157 acres, located on the southeast side of State Road 524, approximately 0.75 miles northeast of Interstate 95. The Brevard County Property Appraiser's Office identifies the parcels as Tax Account Numbers 2407075 and 2407968.

Senior Planner Steven Biel presented exhibits to the Board regarding the large-scale site plan for Walmart Stores East, LP. Mr. Biel explained that the applicant is proposing to construct a 613,886 SF high capacity perishable distribution center on approximately 157 acres which is the site formerly known as Brevard Crossings. The proposed distribution center would also be supported by a truck maintenance garage (13,983 SF), a fuel island (1,796 SF), a fire pump house (1,684 SF) and a guard house (331 SF) for a total of 631,880 SF of buildable area. The distribution center is proposed to be one-story, approximately 82 feet in height. Mr. Biel explained that City staff has reviewed the site plan and determined that there are technical issues related to the City Code and the executed Development Order that have not been completely satisfied. Staff is recommending all outstanding inconsistencies with the City Code or approved Development Order be satisfied as a condition of final site plan approval.

Mr. Biel stated that staff recommends approval of the Large-Scale Site Plan for Walmart Stores East, LP, as depicted on Exhibit A, with the following conditions:

1) Stormwater - Development Order section 3.D. requires stormwater attenuation such that stages (elevations) are not increased in the Cox Road Drainage Basin. The Drainage Report signed and sealed on May 4, 2017 provides data that indicates the project does not achieve this requirement at three offsite Cox Road locations between Right St. and SR 520. The Developer's Engineer has reviewed his computer model and has found an error in the pipe system input file. He has revised the input file and has re-run the model. The results now indicate that the Development Order Section 3.D. requirements have been satisfied. Approval shall be contingent on receiving a revised, signed and sealed Drainage Report that demonstrates that post-development stages at all offsite nodes are equal to or less than pre-development stages in all three storm events modeled.

2) Utilities – See attached correspondence dated May 10, 2017, from John A. "Jack" Walsh, P.E., Utilities Director, to Steven Belden, AICP, Community Services Director. Comments contained in the attached correspondence shall be imposed as a condition of site plan approval.

3) In accordance with Appendix A, Article XIII, Sec. 1, (F)(4), the applicant shall have ninety (90) days from the date of conditional site plan approval to satisfy any such conditions and/or contingencies.

Mr. Biel turned the discussion back over to the Board for questions.

Chairman Dobrin asked if the current property owner of the subject parcels, Canaveral Port Authority, will retain ownership or transfer ownership. Mr. Steven Belden explained that ownership will be transferred in the future.

Board member Anderson asked about the Brevard Crossings Impact Study. Mr. John Titkanich shared information regarding the history of the Impact Study and explained that the current project, Walmart Stores East, LP, has a substantially lower level of intensity in comparison to what was previously approved.

Board member Anderson also shared concerns regarding heavy traffic traveling through the surrounding residential areas. Mr. Titkanich and Mr. Belden shared information regarding previous FDOT workshops, meetings, and corridor studies.

Board member Greenwood inquired about the timeframe of the project. Mr. Titkanich shared that Walmart has an intent to begin shipping product by September 2018.

Board member Greenwood shared a concern regarding noise levels. Mr. Belden stated that there is a noise ordinance in place that Walmart will need to comply with. Mr. Belden also stated that this will be a state of the art facility and that the building will be at least five hundred (500) feet from the road.

Austin Watts, engineer and representative of Walmart Stores East, LP, approached the Board to speak regarding the noise concern. He stated that any noise generated from truck traffic or distribution will be directed towards I-95. The only noise that will be generated on the east side will be due to employee traffic.

Board member Stephan asked Mr. Watts about the wetland mitigation that was done on the property. Mr. Watts explained that the previous developer for Brevard Crossings worked with the St. John's River Water Management District to complete the mitigation on the property as the Army Corps of Engineers did not claim jurisdiction on the property at that time. Mr. Watts explained that since then, the Army Corps of Engineers has claimed jurisdiction on the property and has found approximately 33 acres of wetlands that have previously been mitigated. Mr. Watts shared that the paperwork is in the process of being completed and he should have the proper permits from St. John's River Water Management District in hand on or around Monday, May 15, 2017.

Chairman Dobrin opened the discussion to the audience.

Patricia Scott, 1350 Friday Road, Cocoa, FL 32926, shared several concerns regarding noise and traffic. She also inquired if there will be entrance or exit access on Cox Road. Mr. Belden stated that the current site plan does not show any entrance or exit access on Cox Road.

Chairman Dobrin closed the discussion to the audience.

Motion by Board member Moore, seconded by Board member Greenwood, to approve the large-scale site plan with said conditions for Walmart Stores East, LP. The vote on the motion carried unanimously.

NEW BUSINESS:

None

OTHER BUSINESS:

None

NEXT MEETING:

The Board members established that the next meeting would be held on June 14, 2017.

ADJOURNMENT:

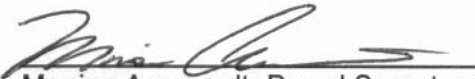
Motion to adjourn by Board member Anderson, seconded by Board member Williams.

There being no further business the meeting adjourned at 6:55 P.M.

Approved on this 12th day of July, 2017.



Michael Dobrin, Chairman



Monica Arsenault, Board Secretary