

CITY OF COCOA
PLANNING & ZONING BOARD MEETING
MEETING MINUTES
April 12, 2017

A meeting of the Planning & Zoning Board of the City of Cocoa was held on Wednesday, April 12, 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
Russell Sengel	Board Member
Aleck Greenwood	Board Member
Jack Moore	Board Member

MEMBERS ABSENT:

Troy Stephan	Board Member
Jake Williams	Board Member
Todd Anderson	Board Member

OTHERS PRESENT:

Steven Belden, AICP	Community Services Director
Steven Biel	Senior Planner
Kristin Eick	Board Attorney
Jeri Blanco	Board Liaison
Monica Arsenault	Board Secretary

APPROVAL OF AGENDA & MINUTES:

1. Approval of Agenda: April 12, 2017.

Motion by Vice Chairman Washington, seconded by Board member Sengel, to approve the agenda of April 12, 2017, with the exception that item 4C be tabled until a further date. Vote on the motion carried unanimously.

2. Approval of Meeting Minutes: March 8, 2017.

Motion by Vice Chairman Washington, seconded by Board member Sengel, to approve the minutes of March 8, 2017. Vote on the motion carried unanimously.

OLD BUSINESS:

None

NEW BUSINESS:

A. PZ-17-00500002 – Future Land Use Map Amendment (2075 W. King Street Land Trust)

Senior Planner Steven Biel presented exhibits to the Board regarding the consideration of an ordinance of the City Council of the City of Cocoa, Brevard County, Florida, relating to Comprehensive Planning; providing for adoption of an amendment to the Future Land Use Map for one (1) parcel of real property within the City of Cocoa consisting of approximately 102.2 total acres, more or less, generally located on the south side of W. King Street, approximately 0.25 miles east of S. Range Road, in Cocoa, changing the Future Land Use Map designation from "Low Density Residential" to "Medium Density Residential." The Brevard County Property Appraiser identifies the subject property as Tax Account Number 2423993.

The applicant, Kimberly Rezanka, on behalf of 2075 W. King Street Land Trust, is requesting approval of a Large-Scale Comprehensive Plan Map Amendment consistent with Florida Statute, Chapter 163. The property owner is requesting approval to amend the Future Land Use Map designation of 1 parcel (102.0 acres of the total 130.66-acre parcel) from "Low Density Residential" to "Medium Density Residential", and further designate those portions of the subject property identified as wetlands to the "Conservation" Future Land Use designation.

Staff recommends the Planning and Zoning Board recommend approval of the Large-Scale Comprehensive Plan Map Amendment to City Council.

Chairman Michael Dobrin opened the public hearing to the audience.

Ralph Perrone, 2120 N. Indian River Drive, Cocoa, approached the Board to share his concerns. Mr. Perrone stated that he owns the property south of the subject property and is looking to potentially build a home there. He stated that he is in favor of an assisted living facility; however, he is concerned that the property will become an apartment complex or something similar in the future. Mr. Perrone shared his concerns regarding the height of the facility and the possibility of constructing a wall to separate the facility from its neighbors.

Mr. Steven Belden, Community Services Director, explained that the issue regarding the wall can be addressed during the special exception process. Mr. Belden suggested that the issue be brought to the attention of the Board of Adjustment to impose a condition.

Scott Isner, 298 S. Range Road, Cocoa, approached the Board to share his concerns regarding irrigation and flooding issues on the subject property, which is located east of his property.

Mr. Belden stated that any on-site drainage would need to be maintained up to a certain flow to ensure that adjacent properties would not be impacted.

Sharon Davis, 2100 Pluckebaum Road, Cocoa, approached the Board to discuss her dilemma regarding flooding issues that are currently taking place on her property and her concern regarding the amount of flooding that will take place once the site is developed.

Mr. Aleck Greenwood suggested that Ms. Davis appear before City Council to share her concerns.

Penny Isner, 298 S. Range Road, approached the Board to share her concerns.

Chairman Michael Dobrin closed the public hearing to the audience.

Motion by Board member Greenwood, seconded by Vice Chairman Washington to recommend approval to City Council of the Large-scale Comprehensive Plan Map amendment changing the Future Land Use Map designation of the subject property from "Low Density Residential" to "Medium Density Residential", and further designate those portions of the subject property identified as wetlands to the "Conservation" Future Land Use designation. Vote on the motion carried unanimously.

B. PZ-17-02100003 – Zoning Map Amendment (2075 W. King Street Land Trust)

Consideration of an ordinance of the City Council of the City of Cocoa, Brevard County, Florida, changing the Zoning Map designation of one (1) parcel of real property totaling 102.0 acres, more or less, and generally located on the south side of W. King Street, approximately 0.25 miles east of S. Range Road, in Cocoa, Florida, from RR-1 (Rural Residential) to RU-2-15 (Multiple Family Dwelling). The Brevard County Property Appraiser identifies the subject property as Tax Account Number 2423993. The rezoning exhibits were presented previously during the Future Land Use Map Amendment presentation.

Chairman Michael Dobrin opened the public hearing to the audience.

Ms. Davis inquired about the number of housing units permitted in a "Medium Density Residential" designation.

Mr. Belden explained that fifteen (15) units are allowed per acre; however, the wetlands and lake will restrict the amount of development that can be built on the property.

Mr. Biel stated that the maximum height of the homes can only be thirty-five (35) feet per the zoning code.

Discussion ensued between the audience and staff.

Ms. Rezanka approached the podium to share further details regarding the proposed project. She stated that a conceptual site plan has been submitted and that her client is proposing to build one-hundred (100) units along the lake. Ms. Rezanka explained that the plans are currently in the engineering process so it is unknown at this time what the limitations may be. She shared that the homes could potentially be two story homes but will likely be one story.

Several audience members raised concerns about the future intent of the property should the designation be changed.

Leslie Merritt, of 1074 Gray Road, Cocoa, approached the Board to ask if the area of the lake is deducted from the total acreage of the property when determining the amount of units permitted per acre.

Mr. Belden explained that the assisted living facility is not calculated in terms of density. Mr. Belden stated that the lake will be included in the calculations but the wetlands will not as they do not have a designation.

Motion by Board member Greenwood, seconded by Vice Chairman Washington, to recommend approval to City Council of the Zoning Map Amendment consistent with Appendix A, Zoning, Article XXII, to change the Zoning Map designation of a portion of one parcel (102.2 acres of the total 130.66-acre parcel) from RR-1 (Rural Residential) to RU-2-15 (Multiple Family Dwelling). Vote on the motion carried unanimously.

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

OTHER BUSINESS:

None

NEXT MEETING:

The Board members established that the next meeting would be held on May 10, 2017.

ADJOURNMENT:

Motion to adjourn by Board member Moore, seconded by Board member Sengel.

There being no further business the meeting adjourned at 6:58 P.M.

Approved on this 10 day of May, 2017.



Michael Dobrin, Chairman



Monica Arsenault, Board Secretary