MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
February 3, 2021

A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on February 3, 2021 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. CALL TO ORDER:

Chairperson Dobrin called the meeting to order at 6:00 PM.

ROLL CALL:

Michael Dobrin	Chairperson
Al Washington	Vice Chairperson
Todd Anderson	Board Member
Jeri Blanco	Board Member
Sherry Ervin	Board Member
Trina Gilliam	Board Member
Marilyn Green	Board Member
Susan Mock	Board Member
Russell Sengel	Board Member
Ariel Glass	Alternate Member
Aleck Greenwood	Alternate Member
Debbie Joyce	School Board Representative

PRESENT:

Michael Dobrin	Chairperson
Al Washington	Vice Chairperson
Todd Anderson	Board Member
Sherry Ervin	Board Member
Trina Gilliam	Board Member
Marilyn Green	Board Member
Susan Mock	Board Member
Russell Sengel	Board Member *(via phone)*
Aleck Greenwood	Alternate Member

ABSENT:

Ariel Glass	Alternate Member
Debbie Joyce	School Board Rep.
Jeri Blanco	Board Member

STAFF PRESENT:

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

Also present via phone was Chris Challis of Sooner Investment who is the property owner of the project.

Chairperson Dobrin led the assembly in the Pledge of Allegiance.

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of February 3, 2021

* **MOTION BY BOARD MEMBER GREEN; SECONDED BY BOARD MEMBER ERVIN TO APPROVE THE February 3, 2021 AGENDA AS WRITTEN.**

AYES: DOBRIN, WASHINGTON, ANDERSON, ERVIN, GILLIAM, GREEN, GREENWOOD, MOCK, SENGEL

MOTION PASSED UNANIMOUSLY (9-0)

2. MINUTES: Meeting of January 6, 2020

* **MOTION BY BOARD MEMBER WASHINGTON; SECONDED BY BOARD MEMBER ERVIN TO APPROVE THE JANUARY 6, 2021 MINUTES AS WRITTEN.**

AYES: DOBRIN, WASHINGTON, ANDERSON, ERVIN, GILLIAM, GREEN, GREENWOOD, MOCK, SENGEL

MOTION PASSED UNANIMOUSLY (9-0)

3. MINUTES: Meeting of January 20, 2020

* **MOTION BY BOARD MEMBER ANDERSON; SECONDED BY BOARD MEMBER WASHINGTON TO APPROVE THE JANUARY 20, 2021 MINUTES AS WRITTEN.**

AYES: DOBRIN, WASHINGTON, ANDERSON, ERVIN, GILLIAM, GREEN, GREENWOOD, MOCK, SENGEL

MOTION PASSED UNANIMOUSLY (9-0)

III. OLD BUSINESS: Included in New Business

IV. NEW BUSINESS:

Approval of a BINDING DEVELOPMENT AGREEMENT / Final PLANNED UNIT DEVELOPMENT (PUD) REZONING / PRELIMINARY SUBDIVISION / LARGE SCALE SITE PLAN consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code for the Cirrus Mixed-Use PUD Project.

Ms. Selig presented information on a Binding Development Agreement/Final Planned Unit Development (PUD) Rezoning/Preliminary Subdivision/Large Scale Site Plan binding agreement to board giving a summary of project.

The Cirrus Project will consist of two phases. Phase 1 to be 280 apartments in 2 buildings with amenities, and Phase 2 being future commercial use.

Phase 1 to be two apartment buildings with the possibility of a skybridge connecting the two buildings and Phase 2 being a future commercial use.

Phase 1 apartments will include studio, 1, 2, 3 bedroom units, two courtyards with a pool, grilling area, outdoor gathering areas, vertical clubhouse, rooftop lounge/launch viewing area, dog park, and walking trail around pond/wetland.

Phase 2 could be developed as one or two lots for commercial use. Ms. Selig continued discussing PUD Analysis, involving traffic capacity, traffic impact analysis, site plan analysis and staff's recommendation for approval of the Large-Scale Site Plan with the agreements regarding items such as the effective date, waivers, covenants, easements, landscape plans, sidewalk/landscape buffers, and parking.

Discussion ensued among the board about the parking spaces, garage, skybridge, apartment sizes, the lounge, car chargers and other features of the project.

Marilyn Healy, Attorney for developer and Nick Herring, Senior VP of Development for Framework LLC both spoke on the project and answered board questions explaining the time involved with project design and showed renderings of the apartments.

Alternate Board Member Greenwood complimented the design, asking whether the construction was concrete and if they would later sell apartments? Mr. Herring responded the construction was wood frame and they would not be selling the apartments. Alternate Board Member Greenwood added the project was an overall asset to the city.

Chairperson Dobrin asked about the lounge areas and square footage of the 2 and 3 bedrooms. Mr. Herring replied and described the lounge area.

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Jason Steel, Real Estate Broker for the project was also present and expressed the value the this project was to the City of Cocoa.

*** MOTION BY ALTERNATE BOARD MEMBER GREENWOOD; SECONDED BY BOARD MEMBER WASHINGTON TO APPROVE a BINDING DEVELOPMENT AGREEMENT / Final PLANNED UNIT DEVELOPMENT (PUD) REZONING / PRELIMINARY SUBDIVISION / LARGE SCALE SITE PLAN consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code for the Cirrus Mixed-Use PUD Project.**

AYES: DOBRIN, WASHINGTON, ANDERSON, ERVIN, GILLIAM, GREEN, GREENWOOD, MOCK, SENGEL

MOTION PASSED UNANIMOUSLY (9-0)

V. OTHER BUSINESS:

Discussion ensued about development, status of the hotel, other outside arborist services, the new city permitting process coming in March/April.

VI. UPDATES AND STAFF REPORTS:

A. Development Summary of 2020:

Ms. Selig provided a brief summary.

B. Outside Arborist Services (Dana Sussmann)

Ms. Selig. reported to the Board that she had spoken with Ms. Sussmann and that she would be happy to provide an educational training event at a future meeting if the board members wished, but that she could not provide arborist services to the board regarding specific trees.

B. Board Discussion

VII. NEXT MEETING DATE:

The next scheduled meeting for the Planning and Zoning Board will be held on Wednesday, March 3rd at 6pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

VIII. ADJOURNMENT:

* **MOTION BY ALTERNATE BOARD MEMBER GREENWOOD; SECONDED BY BOARD MEMBER GILLIAM TO ADJOURN THE REGULAR MEETING OF February 3, 2021.**

AYES: DOBRIN, WASHINGTON, ANDERSON, ERVIN, GILLIAM, GREEN, GREENWOOD, MOCK, SENGEL

MOTION PASSED UNANIMOUSLY (9-0)

MEETING WAS ADJOURNED AT 6:55 PM.

Michael Dobrin, Chairperson

Respectfully Submitted By:

Lori Chabot, Recording Secretary