

**MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
December 7, 2022**

A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on December 7, 2022 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. CALL TO ORDER:

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

ROLL CALL:

Michael Dobrin	Board Member
Veronica Lopez	Board Member
Justin Simpson	Board Member
Merrybeth Burgess	Alternate Member
Thomas Barton	Alternate Member
Debbie Joyce	School Board Representative

PRESENT:

Michael Dobrin	Board Member
Veronica Lopez	Board Member
Justin Simpson	Board Member
Merrybeth Burgess	Alternate Member
Thomas Barton	Alternate Member
Debbie Joyce	School Board Representative

ABSENT:

STAFF PRESENT:

Kristin Eick, Board Attorney; Bryant Smith, Interim Growth and Economic Development Director; and Joanna Zurinsky, Recording Secretary.

Board member Dobrin led the assembly in the Pledge of Allegiance.

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of December 7, 2022

- * **MOTION BY BOARD MEMBER DOBRIN; SECONDED BY ALTERNATE MEMBER BARTON TO AMEND THE AGENDA TO POSTPONE THE ELECTION OF CHAIR AND VICE CHAIR TO THE JANUARY MEETING.**

AYES: DOBRIN, LOPEZ, SIMPSON, BURGESS, BARTON

MOTION PASSED UNANIMOUSLY (5-0)

2. MINUTES: Meeting of September 7, 2022

- * **MOTION BY ALTERNATE MEMBER BARTON; SECONDED BY BOARD MEMBER SIMPSON TO APPROVE THE MINUTES AS WRITTEN.**

AYES: DOBRIN, LOPEZ, SIMPSON, BURGESS, BARTON

MOTION PASSED UNANIMOUSLY (5-0)

III. OLD BUSINESS:

None.

IV. NEW BUSINESS:

1. PZ-22-00000021 – StorQuest Express Self Storage

Mr. Smith explained that this item is to consider a Large-Scale Site Plan consistent with Appendix A, Zoning, Article XI, Section 12, General Commercial District (C-G) to allow construction of a self-storage facility with recreational vehicle parking with associated infrastructure on a ±6.38-acre portion of a site identified as Parcel 24-35-23-00-505 through the Brevard County Property Appraiser.

Mr. Smith showed the location on a map and pointed out that the parcel is near SR524 and Friday Road. He added that, as a reminder, this was a Special Exception that was approved by Board of Adjustment at their April 20, 2022 meeting.

The project proposes five storage buildings, an office, recreational vehicle storage, and the associated infrastructure related to the construction of this site. The building area includes 329 storage units and an office that totals approximately 57,735 square feet (SF) along with 34,155 SF of recreational equipment storage. The site provides 19 parking spaces, exceeding the minimum 17 parking spaces required per the City Code.

Dave Schmitt, Dave Schmitt Engineering, 12301 Lake Underhill Rd., Orlando, concurs with staff's recommendations and is happy to answer any questions from the Board.

There being no further questions or comments from the Board, Board member Dobrin opened the hearing up to the public.

There being no questions or comments from the public, the public portion of the hearing was closed.

- * **MOTION BY ALTERNATE MEMBER BARTON; SECONDED BY BOARD MEMBER SIMPSON TO STAFF RECOMMENDS APPROVAL OF THE LARGE-SCALE SITE PLAN FOR THE STORQUEST EXPRESS SELF STORAGE WITH THE CONDITIONS RECOMMENDED BY STAFF.**

AYES: DOBRIN, LOPEZ, SIMPSON, BURGESS, BARTON

MOTION PASSED UNANIMOUSLY (5-0)

Tree Board Update: None.

Recent Development Update:

Mr. Smith shared that Quail Ridge is an apartment complex project that was previously approved by the Board but it has since expired and has to make its way through the process again before it can come back before the Board.

Open Discussion by Board Members: None.

VII. NEXT MEETING DATE:

The next scheduled meeting for the Planning and Zoning Board will be held on Wednesday, January 4, 2023 at 6pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

VIII. ADJOURNMENT:

- * **MOTION BY BOARD MEMBER SIMPSON; SECONDED BY ALTERNATE MEMBER BARTON TO ADJOURN THE REGULAR MEETING OF DECEMBER 7, 2022.**

AYES: DOBRIN, LOPEZ, SIMPSON, BURGESS, BARTON

MOTION PASSED UNANIMOUSLY (5-0)

MEETING WAS ADJOURNED AT 6:17 PM.

Planning & Zoning Board
Regular Meeting
December 7, 2022

A handwritten signature in black ink, appearing to read 'M. Dobrin', written over a horizontal line.

Michael Dobrin, Board member

Respectfully Submitted By:

A handwritten signature in black ink, appearing to read 'Monica Arsenault', written over a horizontal line.
Monica Arsenault, Recording Secretary