

CITY OF COCOA
PLANNING & ZONING BOARD MEETING
MEETING MINUTES
December 5, 2018

A meeting of the Planning & Zoning Board of the City of Cocoa was held on Wednesday, December 5, 2018 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

OPENING MATTERS:

Chairman Dobrin called the meeting to order at 6:08 P.M. The Board Secretary called the roll.

MEMBERS PRESENT:

Michael Dobrin	Chairman
Al Washington	Vice Chairman
Todd Anderson	Board Member
Sherry Ervin	Board Member
Marilyn Green	Board Member
Lawrence Koss	Board Member
Russell Sengel	Board Member

MEMBERS ABSENT:

Jack Moore	Board Member
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OTHERS PRESENT:

Dodie Selig	Planning & Zoning Manager
Robert Loring	Planner
Nancy Bunt	Interim Community Services Director
Kristin Eick	Board Attorney
Monica Arsenault	Board Secretary

APPROVAL OF AGENDA:

1. Approval of Agenda: December 5, 2018.

Motion by Board member Ervin, seconded by Board member Koss, to approve the agenda of December 5, 2018. The vote on the motion carried unanimously.

2. Approval of Minutes: November 7, 2018.

Motion by Board member Anderson, seconded by Board member Ervin, to approve the minutes of November 7, 2018 as amended. The vote on the motion carried unanimously.

OLD BUSINESS:

None.

NEW BUSINESS:

1. **PZ-18-00100002 – PRELIMINARY SUBDIVISION (London Cove)**

Approval of a preliminary subdivision (London Cove) consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code. The property owner desires to develop the existing vacant site as a mixed residential/commercial project, containing 6 commercial parcels along SR524 and a single parcel for future residential development to the south. The subject property is located on the south side of SR524, immediately west of the Cocoa Commons shopping center and across from London Blvd. and contains +/- 21 acres. The property is identified by Parcel #'s: 24-36-18-00-502 and 24-36-18-00-500.1.

Ms. Selig explained the project summary. She explained that the subject properties contain approximately 18.47 acres and are generally located along the south side of the SR524 intersection to the west of Cocoa Common Shopping Center. The original development concept was proposed in 2007 and was revised in 2009. The plans sought to develop sixty-one (61) townhome units and six (6) commercial parcels. The property to the south comprising roughly fifty-five (55) acres of wetlands was dedicated to the City as a conservation area. The project was approved but never built due to changes in market conditions. The site plan approvals expired, and the land has remained vacant.

The Applicant recently submitted a preliminary subdivision application to develop the site. Initially, roughly nine (9) acres fronting on SR524 will be subdivided into six (6) commercial lots (A-F) which will range from 1.10 acres to 1.98 acres in size. An access drive to the rear of lots B-F will tie in to the Cocoa Commons property directly to the east. The main entry drive will align with London Blvd. to the north and signalization will be provided. The residential component will be developed in a later phase on the remaining acreage to the south of the commercial lots, but the supporting infrastructure will be built in conjunction with the commercial site. This will include a storm water pond as well as two internal drainage easements and a forty-five (45) foot drainage easement connecting to the SR524 right-of-way.

Ms. Selig presented a location map and the Preliminary Subdivision Plat.

Board member Anderson inquired if the buffer in the back is part of the conservation area. In response, Ms. Selig explained that it is, but it was never platted into the Cocoa Conservation Area. She added that it is all the same wetland and it is all tied together but cannot be built upon as it is all wetlands.

Ms. Selig pointed out that as the City does not currently have a Building Official, the plat must be verified by an outside source. She noted that unfortunately she does not have a time frame on the return of the plat but will try to get it back as soon as possible.

Ms. Selig stated that staff recommends the Planning & Zoning Board recommend approval to City Council of the Preliminary Subdivision, with the following condition:

- Any unresolved review comments from City of Cocoa staff, or reviewers engaged on the City's behalf, shall be addressed prior to Final Plat approval by City Council.

Board member Ervin asked the developer if there will be stand-alone buildings on the property. In response, Dave Schmitt, Dave Schmitt Engineering Inc., 12301 Lake Underhill Rd., Orlando, stated that there will be stand-alone outparcels on the lot, however two of the outparcels could be combined to make for a larger use. There will be apartments or townhomes in addition to commercial use.

Chairman Dobrin asked what the commercial use would be. In response, Mr. Schmitt shared that there is potential for a fast food restaurant or a bank as well as retail.

Chairman Dobrin inquired what the time frame is on the project. In response, Mr. Schmitt stated that they are eager to get started but he does not know exactly how long the project will take. Once they get started he believes the project will move quickly.

Board member Green inquired about the flood plains. She asked if there was an overlay to compare to the new zoning map. In response, Ms. Selig stated no, and referenced the preliminary subdivision plat to show the wetlands and the buffer.

Chairman Dobrin opened the discussion to the audience. There being no questions or comments the public portion of the discussion was closed.

Motion by Board member Ervin, seconded by Board member Koss, to recommend approval to City Council of the Preliminary Subdivision Plat to include the conditions recommended by staff. The vote on the motion carried unanimously.

2. PZ-18-00100004 – PRELIMINARY SUBDIVISION (The Cottages)

Approval of a preliminary subdivision (The Cottages) consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code. The property owner desires to construct eighteen (18) townhomes on three (3) parcels of land (Parcel #'s: 24-36-33-80-20-5, 24-36-33-80-20-4 and 24-36-33-80-20-2) totaling 1.03 acres and located on the north side of Rosa L. Jones Dr. between Florida Ave. and John Garren Ln.

Ms. Selig shared the project summary and explained that the property is located at the northeast corner of Rosa L Jones Dr. and Florida Ave. The property lies in the Central Business District (CBD) zoning district. The developer of the property, 120 Barnacle Bay LLC, is seeking approval for a Preliminary Subdivision for eighteen (18) unit townhome lots on three (3) parcels totaling approximately 1.03 acres. The project was initially granted approval through the use of a Developmental Agreement by City Council on October 10, 2018. A Modification of the Development Agreement was approved by the City Council on November 28, 2018, which allowed a reduction to the rear setback for lots 1-4 resulting from a shift of those lots due to an FPL easement. Additionally, an FPL easement exists over the proposed Lot 5. A condition of approval has been added to address the future development of Lot 5.

Ms. Selig shared the Overlay District Map and the Preliminary Subdivision Plat.

She explained that staff is recommending the Planning & Zoning Board recommend to City Council approval of the Preliminary Subdivision Plat with the following conditions:

1. Any unresolved review comments from City of Cocoa staff or its designated reviewers shall be addressed prior to Final Plat approval by City Council.

2. The existing FPL easement, located in the approximate NW corner of the property, must be successfully vacated to accommodate placement of a structure on Lot #5. Vacation of that portion of the easement must be completed prior to applicant submittal for a Final Subdivision.
3. Tract A shall be owned, maintained and controlled by the Cottages at Cocoa Homeowner's Association for the purposes of private road, private storm water management facilities, private walkways, common area, and recreational amenities. A perpetual easement shall be dedicated to the City of Cocoa over the entirety of Tract A for the purposes of emergency maintenance and inspection of such private facilities, but under no circumstances shall the City of Cocoa have any obligation, burden, responsibility, or liability to enter upon the subject property and take any action to repair or maintain a private system, facility, or amenity. Further, a perpetual public utility easement over the entirety of Tract A shall be dedicated to the City of Cocoa and Florida Power and Light, as provided in the Development Agreement, for the purpose of installation, operation, and maintenance of public utilities.
4. The Cottages at Cocoa Homeowner's Association shall grant to the present and future owners of all lots and their guests and invitees, and to delivery, pick-up and fire protection services, police and other authorities of law, United States mail carriers, representatives of utilities, holders of mortgage liens on such lands, and such other persons as owners, their successors and assigns, may from time to time designate, a non-exclusive and perpetual right of ingress and egress over and across Tract A.
5. The applicant shall be required to provide updated title work within thirty (30) days of the Planning and Zoning's Board's recommendation to the City Council.
6. The plat note related to Tract B shall be amended as necessary to reflect the maintenance responsibility of the sidewalk installed.

Ms. Selig added that the developer had reached out to her and had shared that they had concerns with the second recommendation put forward by staff. She shared that they are concerned with the vacation of that portion of the easement.

Ms. Eick suggested that one acceptable resolution to the issue would be to include a revision to the second condition that the creation of Lot 5 shall be conditioned upon the vacation of the Florida Power & Light easement, and should the vacation not occur, Lot 5 would be removed from the plat, and the plat would be renumbered.

Board member Ervin inquired if the lot was lost if it could be used for additional parking. In response, Ms. Selig stated that this is something she could look into. Additionally, Ms. Eick explained that it would depend on whether FPL would allow paving over their easement and could also require a site plan amendment.

Board member Koss inquired if there are currently any utilities underground beneath this easement. In response, Ms. Selig stated that she is not aware of any but would defer the question to the developer.

Board member Ervin referenced the third recommendation put forward by staff, specifically where it notes that "...a perpetual public utility easement over the entirety of

Tract A shall be dedicated to the City of Cocoa and Florida Power and Light..." and inquired about changing the language to include all utilities on the site, not just FPL. In response, Ms. Eick stated that she believed the language could be changed from "Florida Power and Light" to "public utilities".

Ms. Erin Trauger, Civil Engineer for the project, explained that as the project was moving along the FLP easement was discovered through a title search. She explained that when the title search was conducted this was not listed as a public utility easement, but rather a FPL easement, which is why it is noted that way in the recommendation. She added that she does not believe FPL currently has any facilities in that easement on the property but they are in the process of verifying this with FPL. Once everything has been confirmed FPL would then need to approve the vacation of this easement.

Chairman Dobrin opened the discussion to the audience. There being no questions or comments the public portion of the discussion was closed.

Board member Koss asked, for purposes of clarification, if there are utilities located in that easement if it can still be built upon. In response, Ms. Selig explained that FPL would need to vacate the easement in order for the lot to be developed. Ms. Eick clarified that should FPL decide not to vacate that easement in the event that they may want to utilize that lot later they would have the power to do so, even if there are no utilities there now. In this case Lot 5 would still need to disappear from the plat.

Chairman Dobrin asked if there were any costs associated with this if it would be deferred to the Developer. In response, Ms. Selig replied affirmatively.

Chairman Dobrin asked if all goes well what the anticipated time frame is for the project to begin. In response, Ms. Trauger explained that the developer is prepared to begin at any time but it will depend on what comes of the easement issue and the time it takes to complete the paperwork.

Motion by Board member Ervin, seconded by Board member Koss, to recommend approval to City Council of the Site Plan and the Preliminary Subdivision Plat to include the conditions recommended by staff. The vote on the motion carried unanimously.

Motion by Board member Koss, seconded by Board member Ervin, to recommend approval to City Council of the Preliminary Subdivision Plat with the conditions recommended by staff, to include a revision to the second condition that the creation of Lot 5 shall be conditioned upon the vacation of the Florida Power & Light easement, and should the vacation not occur, Lot 5 shall be removed from the plat, and the plat will be renumbered; and a revision to the third condition to include that the public utility easement over the entirety of Tract A shall be dedicated to the City of Cocoa and other utility providers. The vote on the motion carried unanimously.

3. **PZ-18-009 - DEVELOPMENT AGREEMENT (Lakeside Palms West)**
4. **PZ-18-02100001 – REZONING (Lakeside Palms West)**

Ms. Selig shared that items three and four on the agenda are correlated together. She shared the project summary and explained that the applicant requested an amendment to the Zoning Map designation of approximately 27.62 acres of land from RU-1-7 (Single

Family Residential) to RU-2-15 (Multiple-Family Residential) as depicted on Exhibit "A". The applicant intends to construct a single-family subdivision with eighty-seven (87) lots (approximately 5 units per acre). The subject property was annexed from

Brevard County in 2003 and had an AU/Agricultural zoning designation. The City rezoned to RR-1 (Rural Residential) District. On April 11, 2006 the City Council approved a rezone of the property from RR-1 to RU-1-7 (Single Family Residential) District.

RU-1-7 zoning district is a low-density residential zoning designation which allows up to 7 single-family dwelling units per acre. The RU-2-15 zoning district would allow up to 15 multiple-family dwelling units per acre. However, for single-family development the RU-2-15 bulk regulations, minimum living areas, and minimum yard requirements are regulated by RU-2-10 standards. Single-family development in the RU-2-15 district is regulated by Article XI, Section 4A of the Zoning Code, the RU-2-10 district which allows a smaller lot dimension and does not require provisions for tree preservation and usable common open space and recreational facilities as are required under the RU-2-15 zoning district. Importantly, however, this application for rezoning shall be considered in conjunction with a binding Development Agreement, which limits the uses that may be constructed on the Property to single-family development. Although more intense uses are generally allowed through RU-2-15 zoning, those uses will not be permitted to be constructed in this case.

The RU-2-10 (Low-Density, Single-Family and Multiple-Family District) zoning district was intended to promote compact urban infill development and primarily used in the Heart of Cocoa and older grid-designed neighborhoods, which are already close to urban amenities and services. Utilization of RU-2-10 standards in the development of new subdivisions with smaller lot sizes of five thousand (5,000) square feet (minimum lot width 50 ft. and minimum lot depth 100 ft.) without corresponding shared amenities can result in single-family housing without a sense of community and prone to economic depression.

For that reason, on October 24, 2018, the Cocoa City Council gave direction to staff to prepare an amendment to the Zoning Ordinance of the City of the Cocoa specifically related to developing single-family housing utilizing the provisions of the RU-2-10 zoning district regulations outside of the Heart of Cocoa and other infill and or redevelopment areas. That amendment will be placed on a future P&Z Board agenda for consideration.

Since the application for this rezone was already received by the time the City Council gave its direction to staff on October 24, 2018, the applicant agreed to enter into a Development Agreement, taking into consideration the City Council's direction. The Development Agreement restricts future development on the property to single-family construction based on RU-2-10 lot standards but requires the developer to provide amenities for the future subdivision.

Specifically, a tot lot, benches, pavilion and multi-use field, a pedestrian crosswalk, boardwalk and viewing deck over water, and a board walk and viewing deck over the wetland area will be provided. The creation of common amenities reduces the number of homes from eighty-nine (89) to eighty-seven (87). The applicant submitted a revised Preliminary Subdivision and a revised Plat (Exhibit "B") showing the proposed

subdivision inclusive of the wetland conservation area and the two tracts dedicated to open space and recreation.

Ms. Selig shared a location map and a preliminary subdivision plat.

Board member Green asked if this is backed up to car dealerships. In response, Ms. Selig shared that it is not.

Board member Sengel inquired what the zoning is on the east side. In response, Ms. Selig stated it is RU-2-15. Additionally, Board member Sengel asked if they would be able to change their project to something such as apartments if the zoning permits it. In response, Ms. Selig stated no as they would be bound by a development agreement.

Ms. Selig shared that staff's recommendation is that the Planning & Zoning Board recommend approval to City Council of the Development Agreement and that the Planning & Zoning Board also recommend approval to City Council of the Zoning Map Amendment consistent with Appendix A. Zoning, Article XXII, to change the Zoning Map designation of one parcel (27.62 acres) from RU-1-7 (Single Family Residential) to RU-2-15 (Multiple Family Dwelling) as depicted on Exhibit "A".

Chairman Dobrin opened the discussion to the audience. There being no additional comments or questions the public portion of the discussion was closed to the audience.

Ms. Eick added that staff prepared a draft ordinance for the zoning map amendment and she wished to make it clear that in the ordinance it does provide that the zoning is conditional upon the Development Agreement. She expressed that this is required for the rezoning to occur.

Motion by Board member Anderson, seconded by Vice Chairman Washington, to recommend approval to City Council of the Development Agreement. The vote on the motion carried unanimously.

Motion by Vice Chairman Washington, seconded by Board member Ervin, 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 one parcel (27.62 acres) from RU-1-7 (Single Family Residential) to RU-2-15 (Multiple Family Dwelling) as depicted on Exhibit "A".

The vote on the motion carried unanimously.

5. PZ-18-00200012 - PRELIMINARY SUBDIVISION / LARGE SCALE SITE PLAN
(Lakeside Palms West)

Approval of a Development Agreement / Rezoning / Preliminary Subdivision / Large-Scale Site Plan (Lakeside Palms West) consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code. The property owner desires to develop the existing vacant site as a single-family subdivision project containing eighty-seven (87) residential lots. A rezone from RU-1-7 to RU-2-15 for this project will also be considered at the same hearings, which was separately advertised. The subject property is located on the west side of Clearlake Road, approximately 0.25 miles south of State Road 520 (West King Street) and contains +/- 27.62 acres. The property is identified by Parcel #: 24-36-31-00-750.

Ms. Selig explained that staff has reviewed the Preliminary Subdivision application under the RU-2-10 zoning district regulations as follows:

- Minimum Lot Area: 5,000 sq.ft.
- Minimum Lot Width: 50 ft.
- Minimum Lot Depth: 100 ft.
- Maximum Lot Coverage: 40%
- Maximum Height: 35 ft.

The majority of the lots created by this subdivision are between fifty-six (56) and fifty-eight (58) feet in width and one hundred twenty-five (125) feet in depth which equates to seven thousand (7,000) sq. feet of lot area. Lots on roadway curves are allowed a minimum width of twenty-five (25) feet, and corner lots are required to be fifteen percent larger than interior lots. This subdivision plat meets these requirements. The Lot Coverage and Maximum Height requirements are addressed when a building permit is applied for.

Ms. Selig explained the first review of the subdivision application resulted in a number of comments from several departments. After the applicant resubmitted their plans the following comments from staff reviewers remain as follows:

Planning Division

- Provide a tree survey of all existing trees on the site.
- Sheet C-4- The concrete sidewalk at the entrance needs a connector to the crosswalk. Provide truncated domes/ traversable mat at each landing as required. Provide a detail of the truncated dome/ traversable mat as a part of the Subdivision Plan Set.
- Sheet C-4- Provide a crosswalk connecting the 2 internal sidewalk landings with a truncated dome between Lot #55 and Lot #54.
- Sheet C-4- Internal speed limit signs and Pedestrian Crossing signs are required and should be shown on the subdivision plan set- provide details of each in the Plan Set.
- Sheet C-4- please provide radius and lengths for C-25, C-26, C-27 on lots #66, 67, 68.
- Sheet C-4 'SITE DATA'- Please indicate the individual tract uses on the plan set.
- A Street Lighting Plan is required w/ 1 street light required every 300' (See Chapter 18 'Subdivisions' Division 2, Section #18-74).
- Provide a landscape plan for the subdivision. This should include the open space tracts (not including the wetland area), the required 1 tree for every 30 linear feet and a continuous hedge along Clearlake Road (Art. XIII, Sec. 5), as well as the subdivision entrance sign areas.

Utilities Department

- Water

- Lot 54; change the water main to DIP and move into the road right of way, under the sidewalk.
- Sewer
 - Label on the plans the method of installation of the Clearlake Road crossing.
 - Provide a plan and profile of the Clearlake Road force main crossing.
 - The 36" storm pipe cannot be installed through the Lift Station property. The site needs to be unencumbered by other facilities.
- Reclaimed Water
 - Reclaimed water main at Lots 3 through 8; move the reclaimed water main into the road right of way, under the sidewalk.
 - Reclaimed water main at Lots 18 and Tract D; move the reclaimed water main into the road right of way, under the sidewalk.
 - Reclaimed water service is not currently available to the project. Provide plans that connect the main to the existing main on SR 520 and the Lakeside Palms subdivision across the street.
 - Add a 4" gate valve between Lots 16 and 17.
- Hydraulic Analysis Report
 - Provide a system graph or a modeled pump curve used to determine the reservoir pressure at the required flows.
 - The Required Fire Flow needs to be worst case or farthest point in the system. The fire flow needs to be placed at FH5. The domestic flows are acceptable as they appear in the model.
 - Please review reducing the size of the water main on the back loop of the subdivision. Can't the water main be downsized from an 8" to a 6" from the hydrant at Lot 62 to the hydrant at Lot 81?
- Lift Station Calculations
 - The Lift Station rim elevations on the plans and calculation are different. Review the rim and sump elevations.
 - The head pressure loss in the existing force main appears to be high. I have provided a force main pressure chart for your use.

Public Works Department

- Swale along the East, North, and South sides of the property to be owned and maintained by Victory Judgement LLC, or HOA, not the City of Cocoa.
- Public Works proposes that a sidewalk be constructed on the West side of Clearlake Road along the frontage of the proposed development with a marked crosswalk connection from Lakeside Palms East to Lakeside Palms West.

Additional Plat review comments were provided by the City Attorney's office as follows:

1. The dedication shall be updated with the correct name of the property owner. Streets shall be dedicated to the public.
2. Updated title work shall be provided within 30 days of the Planning and Zoning Board's recommendation to the City Council.

3. Utility easements shall be furnished on all side and rear lot lines and shall be at least 10 feet wide and 5 feet on each side of the lot line.
4. The following easements shall be dedicated to the Lakeside Palms West Homeowner's Association of Brevard, Inc.:
 - 5-foot access easement for purposes of maintenance of Tract A along the rear of Lots 56 through 66 and 74 through 87.
 - 5-foot access easement for the purposes of maintaining fences or buffer walls for the subdivision along the rear of lots 29 through 53 and 1 through 13.
 - The 10-foot public utility easement along the front of all lots shall also include sidewalks, which shall be maintained by the Lakeside Palms West Homeowner's Association of Brevard, Inc.
 - 5-foot drainage easements along the side of each tract shall be dedicated to the Lakeside Palms West Homeowner's Association of Brevard, Inc.
5. A conservation easement for Tract C shall be provided in accordance with s. 704.06, Florida Statutes.
6. A perpetual easement shall be dedicated to the City of Cocoa over all drainage easements, rear easement for Lots 56 through 66 and 74 through 87, and Tract A for the purposes of emergency maintenance and inspection of such private facilities, but under no circumstances shall the City of Cocoa have any obligation, burden, responsibility, or liability to enter upon the subject property and take any action to repair or maintain a private system, facility, or amenity.
7. A utility and access easement shall be dedicated to the City of Cocoa over Tract B (lift station) but shall not be owned by the City of Cocoa. Lift station to be maintained by the Lakeside Palms West Homeowner's Association of Brevard, Inc.

Staff is still awaiting comments from the City's surveyor which will need to be addressed. In addition, the buildable portion of the property is impacted by the existing wetland such that it is largely located in the AE flood zone area. This necessitates an additional review step which was formerly handled by the City's Building Official who was also the Flood Plain Manager. Since the Building Official position is not filled at this time, staff is still looking for an outside individual to provide a flood plain review. For these reasons, staff has added a condition to its recommendation that all outstanding review comments will have to be resolved prior to Council approval of the Preliminary Subdivision application.

The submitted preliminary subdivision/large-scale site plans have also been reviewed by City staff for consistency with Appendix A Zoning of the City of Cocoa Code. The initial review of the plans resulted in a number of comments from several reviewers which have not yet been addressed. As stated above, staff has provided a condition to the recommendation that all outstanding review comments will have to be resolved prior to Council approval of the Preliminary Subdivision application.

Ms. Selig provided the Preliminary Subdivision Plat and shared staff's recommendation which includes the conditions set forward.

Board member Koss asked if the street lights will be solar lights or LED. In response, Mr. Andy Kirbach, of Morgan & Associates Consulting Engineers, Inc., 504 N. Harbor City

Blvd., Melbourne, clarified that FPL will be the deciding factor in regards to the street lights. The developers are hopeful to begin in February or March.

He explained mitigation and sustainability which will be coordinated with FPL.

Chairman Dobrin opened the discussion to the audience. There being no additional questions or comments the public portion of the discussion was closed.

Motion by Board member Koss, seconded by Board member Anderson, to recommend approval to City Council of the Preliminary Subdivision Plat with the conditions recommended by staff. The vote on the motion carried unanimously.

Motion by Board member Green, seconded by Board member Ervin, to recommend approval to City Council of the Large-Scale Site Plan with the conditions recommended by staff. The vote on the motion carried unanimously.

OTHER BUSINESS:

- A. Tree Board Update – None.
- B. Recent Development Update

Board member Koss added that there are three individuals at the Extension Office on Lake Drive who may be interested in coming to share information about trees before the Board. He asked the Board if they would consider allowing him to arrange for them to come to a P&Z meeting to share this information.

There was a consensus from the Board for Board member Koss to correspond with them.

NEXT MEETING:

The Board members established that the next meeting would be held on Wednesday, January 2, 2018.

Vice Chairman Washington added that he felt the design review was only about thirty percent complete as there were still a lot of comments and questions that needed to be resolved. He stated that he felt that these types of things should not come before the Board for consideration until they are at least ninety percent complete. The Board members agreed with Vice Chairman Washington's statement that these types of items shouldn't be brought before the Board for consideration until they are about ninety percent complete.

ADJOURNMENT:

Motion to adjourn by Board member Koss, seconded by Vice Chairman Washington. The vote on the motion carried unanimously.

There being no further business the meeting adjourned at 7:19 P.M.

Approved on this _____ day of _____, 2018.



Mike Dobrin, Chairman



Monica Arsenault, Board Secretary