



CITY OF COCOA
Planning & Zoning Board /
Local Planning Agency
City Council Chambers

Cocoa City Hall
65 Stone Street
Cocoa, FL 32922

AGENDA

Regular Meeting
November 9, 2016
6:00 p.m.

I. OPENING MATTERS:

1. CALL TO ORDER
2. ROLL CALL

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Regular Meeting of November 9, 2016
2. MINUTES: Regular Meeting of October 12, 2016

III. OLD BUSINESS:

None

IV. NEW BUSINESS:

A. PZ-16-00200009 – Large-scale Site Plan (East Florida Motor Sales, Inc. & Mike Erdman Motors, Inc.)

Request for approval of a large-scale site plan consistent with Appendix A, Zoning, Article XIII, Section 1, to construct 3 new auto dealerships (Mike Erdman Toyota, Mike Erdman Nissan, and Mike Erdman Pre-owned Cars) and associated accessory buildings, totaling approximately 160,000 square feet of building area on 2 parcels containing approximately 35 acres. The Brevard County Property Appraiser's Office identifies the parcels as Tax Account Number 2460013 and 2407992 and are located on the north side of State Road 520, approximately 0.25 miles west of Interstate 95.

V. OTHER BUSINESS:

None

VI. NEXT MEETING DATE:

December 14, 2016

VII. ADJOURNMENT:

(Over)



NOTICE TO PUBLIC:

This meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing.

All persons and parties are hereby advised that if they should decide to appeal any decision made by this Board with respect to any matter considered at this hearing, they will need a record of the proceedings and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The facility where this public hearing will be held is accessible to the physically handicapped. Interested parties are hereby advised that they may appear at said meeting and be heard with respect to the application. Written comment from the public with regard to the application will also be accepted.

Information pertaining to the above may be inspected at the Planning & Zoning Division at 65 Stone Street, Cocoa, Florida between 8:00 a.m. and 5:00 p.m., Monday through Friday, beginning the Friday before the Board Meeting date, or by phoning (321) 433-8535.



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CITY OF COCOA
PLANNING & ZONING BOARD
MEETING MINUTES
October 12, 2016

A regular meeting of the Planning & Zoning Board of the City of Cocoa was held on Wednesday, October 12, 2016 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

OPENING MATTERS:

Chairman Michael Dobrin called the meeting to order at 6:05 P.M. The Board Secretary called the roll.

MEMBERS PRESENT:

Michael Dobrin	Chairman
Al Washington	Vice-Chairman
Troy Stephan	Board Member
Aleck Greenwood	Board Member
Jake Williams	Board Member
Russell Sengel	Board Member

MEMBERS ABSENT:

Jack Moore	Board Member
Todd Anderson	Board Member

OTHERS PRESENT:

Steven Belden, AICP	Community Services Director
Steven Biel	Senior Planner
Kim Kopp	Board Attorney- via phone
Rachel Unruh	Board Secretary

APPROVAL OF AGENDA & MINUTES:

1. Approval of Agenda: October 12, 2016.

Motion by Jake Williams, seconded by Aleck Greenwood, to approve the minutes of October 12, 2016, as written. Vote on the motion carried unanimously.

2. Approval of Meeting Minutes: August 10, 2016.

Motion by Al Washington, seconded by Russell Sengel, to approve the minutes of August 10, 2016, as written. Vote on the motion carried unanimously.

OLD BUSINESS:

A. PZ-16-02100003 ZONING MAP AMENDMENT (825 Forrest Ave.)

Senior Planner Steven Biel presented exhibits for the Board's review. The applicant is requesting a Zoning Map amendment consistent with Appendix A, Zoning, Article XXII, to rezone the subject parcel from RU-2-15 and RU-2-25 (Multiple Family Dwelling Districts) to INST (Institutional). The subject parcel consists of 5.88 acres, more or less, and is identified by the Brevard County Property Appraiser's Office as Tax Account No. 2421181.

Staff recommends that the Planning & Zoning Board recommend approval to City Council of the Zoning Map Amendment from RU-2-15 and RU-2-25 (Multiple Family Dwelling Districts) to INST (Institutional).

Mr. Dobrin asked for any questions of staff, there was discussion amongst the Board members and staff.

Mr. Greenwood asked if the rezoning was the only option for permitting a LED sign and if there were plans to adjust the code to prevent applicants from going to this extreme.

Mr. Biel explained that the property is currently zoned residential and that the change would make it consistent with the future land use.

Carlton H Hibbard, Chair Counselor of The Open Door Church, 971 Bellaire Ln, Rockledge, was sworn in, gave testimony that the installation of the sign will start as soon as the request is approved. Mr. Hibbard stated that he has additional questions, as far as location of the sign, once the request is approved but before the project starts.

Mr. Greenwood asked if the new zoning would allow them to conduct additional events that would not have been allowed under the current zoning and what would be an example?

Mr. Hibbard explained that current zoning does not prevent the church from any events.

Mr. Dobrin closed the public hearing for a motion.

Motion by Aleck Greenwood, seconded by Al Washington, to recommend approval to City Council of the Zoning Map Amendment from RU-2-15 and RU-2-25 (Multiple Family Dwelling Districts) to INST (Institutional). 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 November 9, 2016.

ADJOURNMENT:

Motion to adjourn by Al Washington, seconded by Russell Sengel.

There being no further business the meeting adjourned at 6:22 P.M.

Approved on this _____ day of _____, 2016.

Michael Dobrin, Chairman

Rachel Unruh, Board Secretary



City of Cocoa
Planning & Zoning Board

STAFF REPORT

Date:	November 3, 2016
Project Name:	East Florida Motor Sales, Inc. & Mike Erdman Motors, Inc.
Project No:	PZ-16-00200009
Meeting Date:	November 9, 2016
Project Planner:	Steven Biel, Senior Planner
Applicant/Property Owner:	East Florida Motor Sales, Inc. & Mike Erdman Motors, Inc. 445 E. Merritt Island Cswy Merritt Island, FL 32953
Location:	<u>Parcel with Tax Account No. 2460013</u> East Florida Motor Sales, Inc. 445 E. Merritt Island Cswy Merritt Island, FL 32953 <u>Parcel with Tax Account No. 2407992</u> Mike Erdman Motors, Inc. 445 E. Merritt Island Cswy Merritt Island, FL 32953
Requested Action:	APPROVAL OF A LARGE-SCALE SITE PLAN consistent with Appendix A, Zoning, Article XIII, Section 1, to construct 3 new auto dealerships (Mike Erdman Toyota, Mike Erdman Nissan, and Mike Erdman Pre-owned Cars) and associated accessory buildings, totaling approximately 160,000 square feet of building area on 2 parcels containing approximately 35 acres. The Brevard County Property Appraiser's Office identifies the parcels as Tax Account Number 2460013 and 2407992.

I. Project Information

The subject site contains two parcels, totaling approximately 35 acres, and are located on the north side of SR 520, approximately 0.25 miles west of I-95. The applicant is proposing to relocate the majority of the operations for Mike Erdman Toyota, Mike Erdman Nissan, and Mike Erdman Pre-owned Cars from Merritt Island to the subject site.

Mike Erdman Toyota is proposed to be a 2-story building with a total of 82,299 SF floor area, Mike Erdman Nissan is proposed to be a 1-story building with 45,789 SF of floor area and 2,500 SF mezzanine for parts storage, and Mike Erdman Pre-owned is proposed to be a 1-story building with 24,751 SF of floor area as depicted on Exhibit A. Also proposed is a 3,666 SF car wash and a 1,773 SF photo booth and other accessory structure such as shade canopies. Total square footage of these proposed buildings is 160,778 SF.

The required parking requirements for motor vehicle sales (car, trucks, boats) are as follows:

- 1 space per 500 SF of enclosed floor space
- 1 space per 2,000 SF of outdoor display area (this is used to calculate the customer parking)
- 1.5 spaces per employee
- 1.5 spaces per service bay

The required parking spaces required for the proposed auto dealerships are as follows:

- Proposed enclosed floor area for the Toyota, Nissan, and pre-owned buildings is 56,494 SF, which equates to 113 spaces ($56,494 \text{ SF} \div 500 \text{ SF} = 113 \text{ spaces}$)
- 159,310 SF of auto display area equates to 80 spaces ($159,310 \text{ SF} \div 2,000 \text{ SF} = 80 \text{ spaces}$)

Therefore, 193 parking spaces are required for customer parking.

- 200 Toyota employees equates to 300 spaces ($200 \times 1.5 = 300 \text{ spaces}$)
- 125 Nissan employees equates to 188 spaces ($125 \times 1.5 = 188 \text{ spaces}$)

Therefore, 488 parking spaces are required for employee parking.

- 48 Toyota service bays equates to 72 spaces ($48 \times 1.5 = 72 \text{ spaces}$)
- 31 Nissan service bays equates to 47 spaces ($31 \times 1.5 = 47 \text{ spaces}$)
- 22 pre-owned service bays equates to 33 spaces ($22 \times 1.5 = 33 \text{ spaces}$)

Therefore, 152 parking spaces are required for service bay parking.

At the September Board of Adjustment (BOA) meeting, the BOA approved the following waiver request to reduce the required parking spaces from 833 spaces to 523 spaces as depicted on Exhibit B:

- 43 spaces for Toyota customer parking
- 29 spaces for Nissan customer parking
- 12 spaces for pre-owned customer parking

Therefore, the applicant is proposing to provide 84 customer parking spaces.

- 194 spaces for Toyota service/employee parking
- 89 spaces for Nissan service/employee parking
- 156 spaces for pre-owned service/employee parking

Therefore, the applicant is proposing to provide 439 parking spaces for service/employee parking spaces.

The BOA also approved a waiver to the parking space dimensions for non-customer (employee/service) parking spaces from 10 feet by 20 feet to 9 feet by 18 feet as depicted on Exhibit C. The non-customer parking spaces will be inaccessible to customers and the general public by installing gates to the non-customer parking areas. Finally, the BOA approved a variance to allow for an increase in height for a flag pole from 32 feet to 150 feet.

The proposed site plan has been distributed to City staff for review and no major issues have been identified. Staff is awaiting comments from the stormwater engineer.

The proposed development will be accessed by three driveways as noted on the proposed site plan. The middle driveway is existing while the eastern and western driveways will be new. The applicant submitted a Driveway Connection Permit application to FDOT on November 29, 2016 and is awaiting comments from FDOT and/or approval. A traffic study was performed by Lassiter Transportation Group and included in the submission to FDOT. The proposed driveways were supported by this study, including the westbound right turn lane for driveway number 1 (east driveway). The middle and western driveways will be "right in" and "right out." The eastern driveway is proposed to be the main entrance while the middle driveway will primarily serve the pre-owned dealership and the western driveway will be a delivery/service entrance and will be the access point for the delivery of new car inventory.

Future Land Use Designation: Commercial

Zoning District: C-G (General Commercial)

Existing Land Use: Vacant

Council District: District 4 – Deputy Mayor Boisvert

Overview of Surrounding Area:

	Future Land Use Designations	Zoning Districts	Land Uses
North	Neighborhood Commercial (County)	TR-3: Mobil Home Park (County)	Westgate Mobile Home Park & Cocoa Expo Sports Center
South	Neighborhood Commercial (County)	BU-1: General Retail Commercial (County)	Vacant land owned by United Hospitality Group; McDonald's (both located on the south side of SR 520)
East	Commercial (City)	BU-1: General Retail Commercial (County)	Vacant land owned by Erdman Properties, LLC & I-95
West	Community Commercial (County)	BU-1: General Retail Commercial (County)	Cocoa Expo Sports Center

II. Site Plan Analysis

The Department of Community Development's Planning & Zoning Division has reviewed this application.

Consistency with Code of the City of Cocoa

Consistent with Appendix A, Article XIII, Section 1(D), "All site plans shall be required to meet all current applicable code requirements."

City staff has reviewed the site plan and determined that it generally meets the minimum requirements of all applicable City Code requirements.

Consistency with Comprehensive Plan Policies and Objectives

Comprehensive Plan, Policy 1.1.2.9: Commercial (COMM)

Commercial areas are intended to be areas that serve several neighborhoods, sub-regional and regional areas and provide an array of retail, personal and professional uses. The following criteria shall be used for determining appropriate locations for commercial land use designations on the future land use map:

- A. Commercial areas shall have direct access from a four-lane collector or two-lane arterial.*

The subject property will be accessed from State Road 520. The City of Cocoa Comprehensive Plan 2010-2020, Volume 1 Goals, Objectives, & Policies, Map M-II-2: Functional Roadway Classification Map identifies State Road 520 as an arterial road.

- B. New commercial areas shall be discouraged from linear development and shall be encouraged to develop in clusters, with coordinated parking facilities, and with frontage roads where practical.*

Staff believes the proposed auto dealerships are clustered, especially when comparing the current locations on Merritt Island where the Toyota dealership is over a mile to the east from the Nissan dealership. In addition, the proposed location is easily accessible to I-95.

Concurrency Management/Adequate Public Facilities

Section 15-22, Code of the City of Cocoa, provides for a concurrency management system to ensure public facilities and services needed to support development are available concurrent with the impacts of such development and that development orders and development permits are not issued in a manner that will not result in a reduction in the levels of service below the adopted level of service standards adopted by the City for public facilities and services, as contained in the City's adopted Comprehensive Plan.

Consistent with the requirements of Article IV (Concurrency Management System), Chapter 15 of the Code of the City of Cocoa, the applicant/developer will be required to submit a final application for concurrency review prior to issuance of any City of Cocoa permits. If capacity

issues relating to any public facilities or services regulated by the City of Cocoa adopted Comprehensive Plan is identified, necessary and appropriate mitigation will be required to be addressed prior to construction.

III. Recommendation

Staff recommends **approval** of the Large-Scale Site Plan for East Florida Motor Sales, Inc. and Mike Erdman Motors, Inc., as depicted on Exhibit A, with the following conditions:

1. Any unresolved review comments from City of Cocoa staff, or FDOT staff, shall be addressed as a condition of final site plan approval.



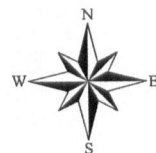
Location Map

4640 & 4750 State Road 520



Legend

-  Subject Property
-  Water Bodies
-  Publish.GISDL.CityBoundary

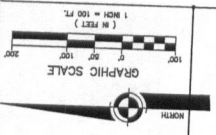


0 0.125 0.25 Miles

Disclaimer: Maps are for reference purposes only and do not replace official documents.

City of Cocoa GIS - 2016

Approved Waiver to Reduce Parking Space Dimensions



TAX PARCEL #641 (LOT 1000) PAGE 4800

A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 24 SOUTH, RANGE 20 EAST, MIAMI COUNTY, FLORIDA, COMMENCING AT A POINT BY 4 INCH CONCRETE MONUMENT, BEING THE CORNER OF SAID SECTION 26, THENCE S89°15'00\"

TAX PARCEL #641 (LOT 1000) PAGE 4800

A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 24 SOUTH, RANGE 20 EAST, IN MIAMI COUNTY, FLORIDA, COMMENCING AT THE POINT OF BEGINNING, BEING THE CORNER OF SAID SECTION 26, THENCE S89°15'00\"

SITE DATA:

Zone: C-2
Future Land Use: Commercial
Building Footprint: 137,277 sq. ft.
Total Area: 137,277 sq. ft.

PARKING CALCULATIONS:

1 space per 500 sq. ft. of enclosed floor space, plus 1 space per 500 sq. ft. of vehicle display area, plus 1 1/2 spaces per employee, plus 1 1/2 spaces per service bay.
Total required parking: 1,108 spaces

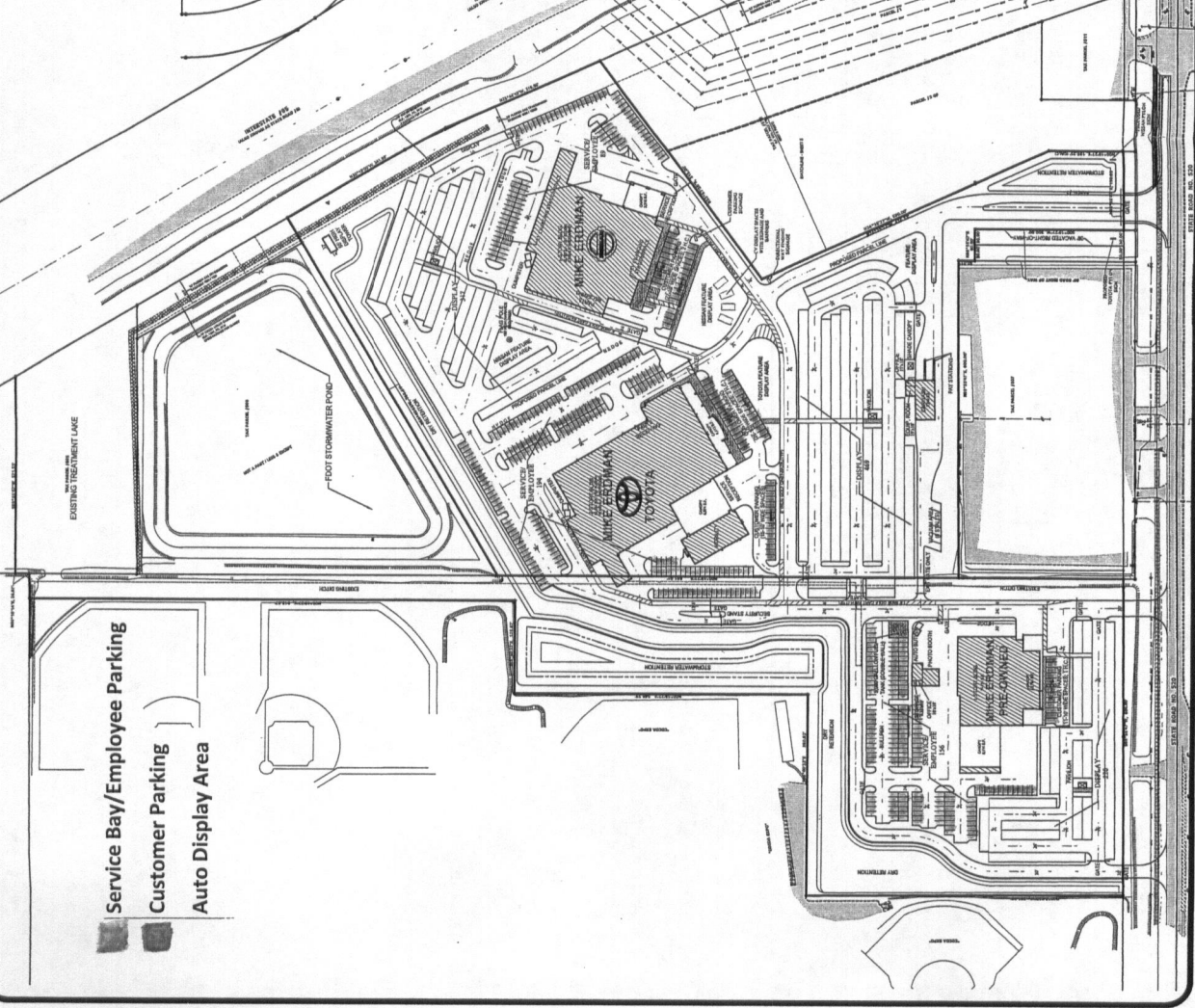
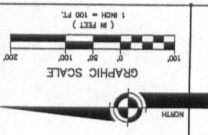
Mike Erdman Toyota & Nissan
Mike Erdman Toyota & Nissan
Mike Erdman Toyota & Nissan

DATE: JULY 23, 2016
SCALE: 1" = 100'
PROJECT NO.: 20160008
SHEET NO.: 6 OF 77

ISSUED FOR PERMITTING PURPOSES ONLY

Approved Waiver to Reduce the Number of Required Off-Street Parking Spaces

2X4 PANEL #451 (D.L. 2006, PAGE 4000)



Service Bay/Employee Parking
Customer Parking
Auto Display Area

SITE DATA:

Zoning: C-4
Total area of proposed building: 5
Building Materials: Concrete walls/Flat roof

SITE AREAS
1,500,000 sq. ft. ±
Building footprint area: 137,077 sq. ft. ±
Total impervious area: 234,000 sq. ft. ±
Total paved area: 234,000 sq. ft. ±
Total area: 1,500,000 sq. ft. ±

BUILDING AREAS
Total area: 137,077 sq. ft. ±
Building footprint area: 137,077 sq. ft. ±
Total impervious area: 234,000 sq. ft. ±
Total paved area: 234,000 sq. ft. ±
Total area: 1,500,000 sq. ft. ±

BUILDING HEIGHTS
Total height: 25'-0"
Building height: 25'-0"
Total height: 25'-0"
Building height: 25'-0"
Total height: 25'-0"
Building height: 25'-0"

PARKING CALCULATIONS:

1 space per 500 sq. ft. of enclosed floor area, plus 1 space per 2,000 sq. ft. of vehicle display area, plus 1 1/2 spaces per employee, plus 1 1/2 spaces per service bay.
DOCS NOT include the service area, employee only area, complete, customer service reception area, car wash
DOCS include customer lounge, administrative support and pre-owned vehicle sales building.

Proposed enclosed floor area (Toyota, Nissan, Pre-owned) is 137,077 sq. ft., less 6,277 sq. ft. storage (100%) = 130,800 sq. ft.
Parking display area is 130,800 sq. ft.
130,800 sq. ft. @ 1 1/2 spaces per 2,000 sq. ft. = 98,100 spaces
120 Toyota Employees @ 1 1/2 spaces per employee = 180 spaces
200 Nissan Employees @ 1 1/2 spaces per employee = 300 spaces
21 service bays @ 1 1/2 spaces per service bay = 31.5 spaces
Total required parking = 98,581.5 spaces
Total available parking = 100,000 spaces

Available Spaces
Total available parking = 100,000 spaces
Total required parking = 98,581.5 spaces
Total surplus parking = 1,418.5 spaces

SETBACKS:

REQUIRED	NEAREST PROPOSED
FRONT	40'
SIDE	15'
REAR	20'

150.00' (PRE-OWNED)
203.00' (TOYOTA)
125.00' (NISSAN)
153.00' (TOYOTA)

MIKE ERDMAN TOYOTA & NISSAN
MASTER LAYOUT PREPARED FOR
Bussen - Moyer Engineering Group, Inc.
City of Cocoa
100 PALMVIEW DRIVE
COCOA, FLORIDA 32926
TEL: (321) 450-0010 FAX: (321) 450-0010
WWW.BUSSENMOYER.COM

DATE: JULY 28, 2018
SCALE: 1" = 100'
SHEET NO. 6 OF 11

ISSUED FOR PERMITTING PURPOSES ONLY

