CITY OF COCOA
PLANNING & ZONING BOARD
MEETING MINUTES
November 9, 2016

A regular meeting of the Planning & Zoning Board of the City of Cocoa was held on Wednesday, November 9, 2016 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

OPENING MATTERS:

Chairman Michael Dobrin called the meeting to order at 6:07 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
Todd Anderson	Board Member

MEMBERS ABSENT:

Jack Moore	Board Member
Russell Sengel	Board Member
Jake Williams	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: November 9, 2016.

Motion by Al Washington, seconded by Troy Stephan, to approve the agenda of November 9, 2016, as written. Vote on the motion carried unanimously.

2. Approval of Meeting Minutes: October 12, 2016.

Motion by Al Washington, seconded by Troy Stephan, to approve the minutes of October 12, 2016, as written. Vote on the motion carried unanimously.

OLD BUSINESS:

None

NEW BUSINESS:

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

Consideration 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.

Senior Planner Steven Biel presented exhibits for the Board's review. The applicant is requesting 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.

Mr. Biel stated that 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.

Mr. Dobrin asked the Board members if they had questions for staff. There was a brief discussion between staff and the Board members.

Mr. Anderson had concerns regarding the intersection of Friday Rd and SR 520, he questioned if the City had heard if a traffic light was going to be installed in the future and if not could the City help with getting one installed.

Steve Belden stated he would look into with Public Works.

Mr. Dobrin asked what the time line was for the start of the project.

Scott Nickle of Bussen-Mayer Engineering Group, 100 Parnell St, Merritt Island, was sworn in. Mr. Nickle stated the applicant approves staff recommendations and conditions. He also gave a brief statement regarding the time line of the project and that there will be no median opening into the location just a west bound turn lane.

Discussion amongst the Board members and Mr. Nickle.

Mr. Dobrin opened the public hearing to the audience.

Susan Young, 400 Friday Rd, was sworn in. Ms. Young had concerns on the location of the three driveways and a traffic light at Friday Rd and SR 520.

Discussion amongst the Board members and Ms. Young regarding her concerns.

Mr. Dobrin closed the public hearing to the audience.

Motion by Todd Anderson, seconded by Al Washignton, to approve the large-scale site plan request with conditions recommended by staff. Vote on the motion carried unanimously.

OTHER BUSINESS:

None

NEXT MEETING:

The Board members established that the next meeting would be held on December 14, 2016.

ADJOURNMENT:

Motion to adjourn by Todd Anderson, seconded by Al Washington.

There being no further business the meeting adjourned at 6:30 P.M.

Approved on this 14th day of December, 2016.

Michael Dobrin, Chairman

Rachel Unruh, Board Secretary