

CITY OF COCOA
PLANNING & ZONING BOARD MEETING
MEETING MINUTES
November 7, 2018

A meeting of the Planning & Zoning Board of the City of Cocoa was held on Wednesday, November 7, 2018 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

OPENING MATTERS:

Chairman Dobrin called the meeting to order at 6:00 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
Aleck Greenwood	Board Member
Lawrence Koss	Board Member
Russell Sengel	Board Member
Jake Williams	Board Member
Jeri Blanco	Board Liaison

MEMBERS ABSENT:

Jack Moore	Board Member
Marilyn Green	Alternate Member

OTHERS PRESENT:

Dodie Selig	Planning & Zoning Manager
Robert Loring	Planner
Karen Hamilton	Community Services Director
Kristin Eick	Board Attorney
Monica Arsenault	Board Secretary

APPROVAL OF AGENDA:

1. Approval of Agenda: November 7, 2018.

Chairman Dobrin asked why the zoning map amendment for Lakeside Palms needed to be tabled. In response, Ms. Selig explained that it is a complicated matter and is simply not ready to be presented to the Board.

Motion by Board member Ervin, seconded by Vice Chairman Washington, to approve the agenda of November 7, 2018. The vote on the motion carried unanimously.

2. Approval of Minutes: October 8, 2018.

Board member Greenwood pointed out two grammatical errors and a correction to a statement he made at the previous meeting.

Motion by Board member Greenwood, seconded by Board member Koss, to approve the minutes of October 8, 2018 as amended. The vote on the motion carried unanimously.

OLD BUSINESS:

None.

NEW BUSINESS:

1. PZ-18-02100002 – ZONING MAP AMENDMENT - Lakeside Palms West Subdivision (TABLED)

An Ordinance of the City Council of the City of Cocoa, Brevard County, Florida, changing the zoning map designation of one (1) parcel of real property totaling 27.62 acres, more or less, and generally located on the west side of Clearlake Road, approximately 0.25 miles south of State Road 520 (West King Street), in Cocoa, Florida, more particularly depicted on Exhibit "A" attached hereto, from RU-1-7 (single-family residential district) to RU-2-15 (multiple family dwelling district); Providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date.

Motion by Board member Ervin, seconded by Vice Chairman Washington, to table the item to December 5, 2018. The vote on the motion carried unanimously.

2. PZ-18-006 – ZONING TEXT AMENDMENT - Landscape Code

An Ordinance of the City Council of the City of Cocoa, Brevard County, Florida; Amending Appendix A, Article XIII, Section 22 of the Code of the City of Cocoa to modify the landscape requirements related to tree protection and preservation; Providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

Ms. Selig pointed out that this is an item that has previously been brought before the Board and only one change has been made. She explained that it was previously proposed that some language be removed from the section relating to land clearing but it was determined that the language should be left as it is. It was initially thought that this was a duplication issue of another similar function elsewhere in the Code but after some consideration and review it was decided that the language in this particular section of the Code be left alone.

Board member Greenwood referenced several sections of the drafted Ordinance and asked questions regarding the arborist used by the City as well as the language of Item I, sections (b) and (c), regarding the language of the oak trees.

In response, Ms. Selig explained that staff had taken into account all of the recommendations made by the Board at the previous meeting and made sure to include it in the language of the ordinance. She referenced Item I (c), where the language of the oak trees is mentioned specifically.

Board member Koss asked Board member Greenwood if he would be open to the philosophy of "right tree, right place" so that if an oak tree is removed and it is determined that the location of that oak tree was not appropriate, another type of tree

could replace that tree. In response, Board member Greenwood explained that he still believes that oak trees should be replaced with oak trees as they can be planted in a way in which they do not disrupt sidewalks, water mains, etc.

Board member Koss explained that while he is an advocate for oak trees in the City, he believes there are some examples, particularly one on Indian River Drive, where the tree has basically become part of the road and is in a hazardous location in which someone could hit the tree. He asked if Board member Greenwood would at least be open to the idea of discussing the replacement of a removed tree on a case by case basis if needed.

Ms. Selig commented on the responsibilities of the Tree Board.

Ms. Eick referenced Item I (c) and suggested that the Board include language in the section in which it would be noted that the Board has the option to discuss the replacement of a tree, its species and location.

Additionally, Ms. Eick noted that there are exceptions in which a tree can be removed prior to being reported to the Tree Board and asked if the Board would like to consider adding language in the Ordinance to include that discussion would be held among the Tree Board regarding the type of replacement tree after the tree has been removed.

Board member Williams asked if the members of the Board felt comfortable enough and had enough knowledge to make decisions regarding the types of trees that would be used as replacements or if an expert would be brought in to help provide knowledge and information to the Board.

Ms. Hamilton commented on expectations and noted that the Board needs to understand that an oak tree may not necessarily be replaced with another oak tree in every case. She also stated that the City has an arborist that would be able to come in and provide this information to the Board.

Motion by Board member Greenwood, seconded by Board member Ervin, to recommend approval to City Council of this Ordinance amending Appendix A. Zoning, Article XIII, Section 22 of the City Code, to modify landscape requirements related to tree protection and preservation to include the recommendations made by the Assistant City Attorney. The vote on the motion carried unanimously.

OTHER BUSINESS:

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

Ms. Selig mentioned that the groundbreaking was held for the Cottages at Cocoa Village this morning.

She added that a number of lots were purchased in what was known as "Summer Breeze" by a builder and the City may see some development in the future.

Vice Chairman Washington inquired about the one hundred and five lots that the Planning & Zoning Board previously approved and asked when they will begin construction. Ms. Selig explained that ten permits have been submitted to staff so far.

Chairman Dobrin asked what the next steps are for the hotel. In response, Ms. Selig explained that the Developer will need to submit information to the CRA and then it will go before the City Council.

Ms. Selig shared information regarding the upcoming items that will be presented at the December 5, 2018 meeting.

Furthermore, she asked the Board members how they would feel about limiting the number of seats on the Planning & Zoning Board to the number of seats available at the dais.

Ms. Eick clarified that the City Council is the governing body that would make the decision concerning how many seats are on each Board.

NEXT MEETING:

The Board members established that the next meeting would be held on Wednesday, December 5, 2018.

Chairman Dobrin wished Board member Williams luck in his endeavors as Mayor.

ADJOURNMENT:

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

There being no further business the meeting adjourned at 6:52 P.M.

Approved on this 7 day of November, 2018.



Mike Dobrin, Chairman



Monica Arsenault, Board Secretary