

**MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
November 2, 2022**

A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on November 2, 2022 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. CALL TO ORDER:

Chairperson Sengel called the meeting to order at 6:00 PM.

ROLL CALL:

Russell Sengel	Chairperson
Marilyn Green	Vice Chairperson
Todd Anderson	Board Member
Michael Dobrin	Board Member
Aleck Greenwood	Board Member
Veronica Lopez	Board Member
Justin Simpson	Board Member
Al Washington	Board Member
Merrybeth Burgess	Alternate Member
Thomas Barton	Alternate Member
Debbie Joyce	School Board Representative

PRESENT:

Russell Sengel	Chairperson
Marilyn Green	Vice Chairperson
Todd Anderson	Board Member
Michael Dobrin	Board Member
Aleck Greenwood	Board Member
Veronica Lopez	Board Member
Justin Simpson	Board Member
Al Washington	Board Member
MerryBeth Burgess	Alternate Member
Thomas Barton	Alternate Member

ABSENT:

Debbie Joyce	School Board Representative
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STAFF PRESENT:

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

Chairperson Sengel led the assembly in the Pledge of Allegiance.

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of November 2, 2022

* **MOTION BY VICE CHAIRPERSON GREEN; SECONDED BY BOARD MEMBER ANDERSON TO APPROVE THE AGENDA AS WRITTEN.**

AYES: SENDEL, GREEN, ANDERSON, DOBRIN, GREENWOOD, LOPEZ, SIMPSON, WASHINGTON, BURGESS, BARTON

MOTION PASSED UNANIMOUSLY (10-0)

III. OLD BUSINESS:

None.

IV. NEW BUSINESS:

1. PZ-22-00000021 – Zoning Text Amendment (Ordinance No. 15-2022)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ARTICLE XI, SECTIONS 18 AND 22 OF THE ZONING ORDINANCE OF THE CITY OF COCOA; CHANGING THE LIST OF SPECIAL EXCEPTION USES IN THE CORE COMMERCIAL ZONING DISTRICT AND COCOA WATERFRONT OVERLAY DISTRICT; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

Mr. Smith provided a presentation¹ and explained that this zoning text amendment will allow printing, engraving, and related reproduction uses within the C-C Zoning District as a Special Exception. Printing, engraving and related reproduction uses will also be added in the Waterfront Overlay as a Special Exception where C-C is the underlying zoning district.

Additionally, this will allow craft breweries as a Special Exception to the Waterfront Overlay where C-C and CBD are the underlying zoning districts, subject to the conditions of each underlying zoning district. This will update the Waterfront Overlay to be consistent with C-C and CBD underlying zoning.

¹ Exhibit A: PZ-22-00000021 – Zoning Text Amendment

Chairperson Sengel opened the hearing to the public. There being no questions or comments the public portion of the hearing was closed.

- * **MOTION BY BOARD MEMBER SIMPSON; SECONDED BY BOARD MEMBER GREENWOOD TO REQUEST APPROVAL TO CITY COUNCIL OF THE REQUESTED ZONING TEXT AMENDMENT TO ALLOW FOR PRINTING, ENGRAVING, AND RELATED REPRODUCTION USES; AND CRAFT BREWERIES AS SPECIAL EXCEPTION USES AS PROVIDED IN ORDINANCE NO. 15-2022.**

AYES: SENDEL, GREEN, ANDERSON, DOBRIN, GREENWOOD, LOPEZ, SIMPSON, WASHINGTON, BURGESS, BARTON

MOTION PASSED UNANIMOUSLY (10-0)

V. OTHER BUSINESS:

1. Tree Board Update

None.

2. Open Discussion

Mr. Smith mentioned the Orchid Lake and Diamondback projects which will be starting to develop soon. He added that hopefully there will be more projects coming before the Board by the beginning of the New Year.

Vice Chairperson Green asked if it would be possible to get a listing of current developments at the beginning of the New Year.

Board member Washington wished to share that he will be resigning from the Board after tonight. He has served for a long time and feels it is time to let someone else serve. He expressed that it was a pleasure working with everyone.

Chairperson Sengel also shared that his term has ended and he will be off the Board after this evening as well. A new Chairperson will need to be elected at the next meeting.

VII. NEXT MEETING DATE:

The next scheduled meeting for the Planning and Zoning Board will be held on Wednesday, December 7, 2022 at 6pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

VIII. ADJOURNMENT:

* **MOTION BY CHAIRPERSON SENDEL; SECONDED BY VICE CHAIRPERSON GREEN TO ADJOURN THE REGULAR MEETING OF NOVEMBER 2, 2022.**

AYES: SENDEL, GREEN, ANDERSON, DOBRIN, GREENWOOD, LOPEZ, SIMPSON, WASHINGTON, BURGESS, BARTON

MOTION PASSED UNANIMOUSLY (10-0)

MEETING WAS ADJOURNED AT 6:12 PM.

Respectfully Submitted By:


Russell Sendel, Chairperson


Monica Arsenault, Recording Secretary