

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:

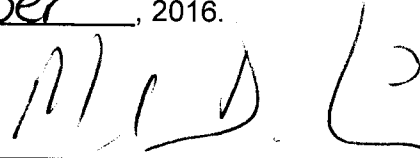
The Board members established that the next meeting would be held on November 9, 2016.

ADJOURNMENT:

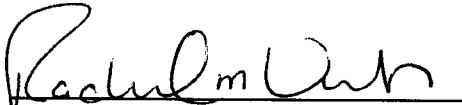
Motion to adjourn by Al Washington, seconded by Russell Sengel.

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

Approved on this 9th day of November, 2016.



Michael Dobrin, Chairman


Rachel Unruh, Board Secretary