

**MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
OCTOBER 7, 2020**

A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on October 7, 2020 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. CALL TO ORDER:

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

ROLL CALL:

Michael Dobrin	Chairperson
Al Washington	Vice Chairperson
Todd Anderson	Board Member
Jeri Blanco	Board Member
Sherry Ervin	Board Member
Trina Gilliam	Board Member
Marilyn Green	Board Member
Lawrence Koss	Board Member
Russell Sengel	Board Member
Ariel Glass	Alternate Member
Aleck Greenwood	Alternate Member
Debbie Joyce	School Board Representative
Kristin Eick	Assistant City Attorney

PRESENT:

Michael Dobrin	Chairperson
Al Washington	Vice Chairperson
Todd Anderson	Board Member
Sherry Ervin	Board Member
Marilyn Green	Board Member
Lawrence Koss	Board Member
Russell Sengel	Board Member
Aleck Greenwood	Alternate Member
Debbie Joyce	School Board Representative
Kristin Eick	Assistant City Attorney

ABSENT:

Jeri Blanco	Board Member
Trina Gilliam	Board Member
Ariel Glass	Alternate Member

STAFF PRESENT:

Dodie Selig, Planning & Zoning Manager, Jake Williams Jr., Mayor, and Monica Arsenault, Recording Secretary.

Chairperson Dobrin led the assembly in the Pledge of Allegiance.

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of October 7, 2020

- * **MOTION BY BOARD MEMBER KOSS; SECONDED BY BOARD MEMBER GREEN TO APPROVE THE OCTOBER 7, 2020 AGENDA AS WRITTEN.**

AYES: DOBRIN, WASHINGTON, ANDERSON, ERVIN, GREEN, GREENWOOD, KOSS, SENDEL

MOTION PASSED UNANIMOUSLY (8-0)

2.(a) MINUTES: August 5, 2020

- * **MOTION BY BOARD MEMBER KOSS; SECONDED BY BOARD MEMBER GREEN TO APPROVE THE AUGUST 5, 2020 MINUTES AS WRITTEN.**

AYES: DOBRIN, WASHINGTON, ANDERSON, ERVIN, GREEN, GREENWOOD, KOSS, SENDEL

MOTION PASSED UNANIMOUSLY (8-0)

2.(b) MINUTES: September 2, 2020

- * **MOTION BY BOARD MEMBER KOSS; SECONDED BY BOARD MEMBER GREEN TO APPROVE THE SEPTEMBER 2, 2020 MINUTES AS WRITTEN.**

AYES: DOBRIN, WASHINGTON, ANDERSON, ERVIN, GILLIAM, GREEN, GREENWOOD, KOSS, SENDEL

MOTION PASSED UNANIMOUSLY (8-0)

III. OLD BUSINESS:

None.

IV. NEW BUSINESS:

1. Consideration of a Comprehensive Plan Text Amendment (Ordinance 17- 2020) consistent with Florida Statute Chapter 163: A City initiated request to change the Future Land Use Element related to allowable uses in the Commercial Future Land Use designation.

Ms. Selig explained the item and provided a brief background history.

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

- * **MOTION BY BOARD MEMBER KOSS; SECONDED BY BOARD MEMBER GREEN TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE COMPREHENSIVE PLAN TEXT AMENDMENT CONSISTENT WITH FLORIDA STATUTE CHAPTER 163: A CITY INITIATED REQUEST TO CHANGE THE FUTURE LAND USE ELEMENT RELATED TO ALLOWABLE USES IN THE COMMERCIAL FUTURE LAND USE DESIGNATION.**

AYES: DOBRIN, WASHINGTON, ANDERSON, ERVIN, GREEN, GREENWOOD, KOSS, SENDEL

- * **MOTION PASSED UNANIMOUSLY (8-0)**

2. Consideration of an Ordinance 16-2020 of the City Council of the City of Cocoa, Brevard County, Florida; amending Appendix A, Zoning, Article V, the definition of Building Height.

Ms. Selig provided a brief history on the item and explained the need and justification for the proposed changes. She shared the existing definition of "building height", which is as follows:

The vertical distance from the established average sidewalk or street grade or finished grade at the building line, whichever is the highest, to (a) the highest point of a flat roof; (b) the deck line of a mansard roof, or (c) the peak of gable, hip or gambrel roofs.

Furthermore, the proposed definition is as follows:

The vertical dimension of a structure as measured from the finished grade at the building line to the highest ceiling point of heated and/or air-conditioned habitable space. Stair and elevator access to a roof deck shall not be considered habitable space.

Ms. Selig explained that the proposed definition removes the uninhabited attic space of a building from the height calculation. The net effect is that there is no change to the maximum number of floors allowed in any zoning district in the city. But the attic space, so long as it remains uninhabited space, is not counted as part of the building height. This allows a building to have a flat roof, a low sloped roof or a highly pitched steep roof depending on the applicant's design and budget. Revising the current definition will allow developers in Cocoa to stay competitive with the current market trends. Thus, providing a higher quality product, which will help to stabilize the housing market and increase property value.

Board member Sengel inquired about recreational or open space on the roof and wondered if this language would hinder something like this.

Board member Ervin made a point regarding the language of the ordinance to which Ms. Selig agreed and suggested keeping "from the established average sidewalk or street grade" and "whichever is highest" language in the ordinance rather than eliminate it.

Discussion was held regarding including language that this would only effect multi-family homes and not single-family residences.

Chairperson Dobrin opened the hearing to the public.

Mr. Gregg Stoll, 2203 Salem Dr., Cocoa, made remarks in regard to the item and noted that he would imagine that this is something that would need to be aesthetically pleasing to an individual's neighbors. He added that if the person is not messing with an existing roof line then they should be able to go ahead and do what they want to do.

Additionally, Mr. Stoll asked what the zoning is for the Cocoa Grand Apartment project. In response, Ms. Selig shared the zoning is RU-215.

There being no further questions or comments the public portion of the hearing was closed.

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MOTION BY BOARD MEMBER KOSS; SECONDED BY BOARD MEMBER ERVIN TO RECOMMEND APPROVAL TO CITY COUNCIL OF ORDINANCE NO. 16-2020, AMENDING APPENDIX A, ZONING, ARTICLE V, THE DEFINITION OF BUILDING HEIGHT, WITH THE AMENDMENT TO KEEP THE "ESTABLISHED AVERAGE SIDEWALK OR STREET GRADE OR FINISHED GRADE" AND "WHICHEVER IS THE HIGHEST" IN THE LANGUAGE OF THE ORDINANCE.

AYES: DOBRIN, WASHINGTON, ANDERSON, ERVIN, GREEN, GREENWOOD, KOSS

NAYES: SENDEL

MOTION PASSED UNANIMOUSLY (7-1)

V. TREE BOARD:

None.

VI. OTHER BUSINESS:

1. Tree Board Update:
2. Recent Development Update
3. Open Discussion by Board members

Board member Koss asked to take 10-15 minutes at the next meeting to share information regarding low impact development.

VII. NEXT MEETING DATE:

A Special meeting for the Planning and Zoning Board will be held on Thursday, October 22nd at 6pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

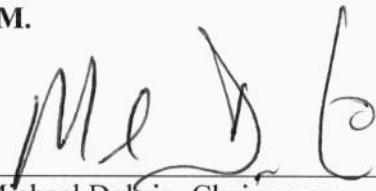
VIII. ADJOURNMENT:

- * **MOTION BY BOARD MEMBER KOSS; SECONDED BY BOARD MEMBER ERVIN TO ADJOURN THE REGULAR MEETING OF OCTOBER 7, 2020.**

AYES: DOBRIN, WASHINGTON, ANDERSON, ERVIN, GREEN, GREENWOOD, KOSS, SENDEL

- * **MOTION PASSED UNANIMOUSLY (8-0)**

MEETING WAS ADJOURNED AT 7:15 PM.


Michael Dobrin, Chairperson

Respectfully Submitted By:


Monica Arsenault, Recording Secretary