CITY OF COCOA
PLANNING & ZONING BOARD MEETING
MEETING MINUTES
September 24, 2018

A meeting of the Planning & Zoning Board of the City of Cocoa was held on Monday, September 24, 2018 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

OPENING MATTERS:

Chairman Mike 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
Aleck Greenwood	Board Member
Jack Moore	Board Member
Todd Anderson	Board Member
Sherry Ervin	Board Member
Jake Williams	Board Member
Lawrence Koss	Board Member (arrived at 6:02pm)
Marilyn Green	Alternate Member
Jeri Blanco	Board Liaison

MEMBERS ABSENT:

Russell Sengel	Board 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: September 24, 2018.

   Motion by Sherry Ervin, seconded by Jake Williams, to approve the agenda of September 24, 2018. The vote on the motion carried unanimously.

OLD BUSINESS: (Tabled to October meeting)

A. Discussion of proposed changes to Art. XIII, Sec. 22 – Landscape Requirement
B. Discussion of parking material standards

NEW BUSINESS:

A. Development Agreement for "The Cottages of Cocoa Village", an 18 unit townhome development on 3 parcels along the north side of Rosa L. Jones Drive between Florida Avenue and John Garren Lane.

Ms. Selig provided a presentation[1] and shared a brief project summary. She pointed out that the agreement is between the City of Cocoa and 120 Barnacle Bay, LLC. The agreement will allow the developer to construct eighteen (18) townhomes on three (3) parcels of land located on the north side of Rosa L Jones Drive between Florida Avenue and John Garren Lane.

Ms. Selig shared a rendering provided by the developer to depict what the townhomes would look like.

She noted that the applicant is seeking to obtain certain variances and waivers from the standards of the City Code. A "Concept Plan" will be attached to the agreement as an exhibit that will guide future permitting.

Ms. Selig explained the need and justification for change.

Additionally, Ms. Selig shared the minimum site requirements which include lot width, depth, size, coverage, and setbacks.

Ms. Selig noted the bona fide need for variances or waivers. She pointed out that the development of the site is constrained by the size of the property as well as the placement of two (2) large Florida Power & Light concrete poles at the edge of the parcel facing Rosa L. Jones Drive. She added that because John Garren Lane was originally the location of the railroad tracks the orientation of buildings that were built on adjoining parcels placed the rear of the buildings facing the train tracks and the front of the buildings facing the street on the other side. Therefore, any townhomes built along John Garren Lane will be facing the rear of the commercial buildings across the road.

Ms. Selig explained that the developer will be adding significant project enhancements that will provide something above and beyond the minimum requirements of the code. This includes:

- Seven additional on-street parking spaces along Rosa L. Jones Drive
- Construction of a concrete sidewalk
- Two streetlights along the Rosa L. Jones frontage
- Lighted walkways within the site
- Pavers at the garage entries
- Underground utilities
- Energy efficient building fixtures

Ms. Selig reviewed the relationship and consistency this project has with the Comprehensive Plan.

She noted that the Development Agreement will need to be approved by City Council and is currently scheduled for the Council meeting on October 10th. If approved, the agreement will be

[1] Exhibit A:

signed and recorded in the Official Records of Brevard County. The developer will then need to submit a combined Preliminary Subdivision and Site Plan application. The last step in the process is the Final Subdivision application which is heard once by the City Council. This last piece is also called a Final Plat and once approved it is recorded in the Official Records of Brevard County. It is this final document that legally creates the individual lots for each townhome.

Ms. Selig pointed out a few last minute changes that were made to the Development Agreement.

Board member Ervin asked how big the lot is. In response, Ms. Selig stated that it is one acre.

Board member Greenwood asked for clarification on the setbacks for the site and inquired about the principals for 120 Barnacle Bay, LLC. In response, Ms. Selig provided clarification on the zoning district and the setbacks. In regards to a list of principals for 120 Barnacle Bay, LLC, Ms. Selig stated that she would allow them to introduce themselves to the Board.

Additionally, Board member Greenwood asked if the pavers will be designed the same way as the ones in the Village. In response, Ms. Selig answered affirmatively.

Board member Greenwood asked for clarification on the layout of the townhomes. He noted that it seems that they are more like two story units with a ground floor garage and asked about the different floorplans. In response, Ms. Selig explained the layouts of the townhomes and pointed out that there is a three bedroom option as well as a four bedroom option.

Lastly, he asked about any oak trees that were going to be removed on the property. In response, Ms. Selig stated that there is one oak tree being removed and one that is being kept.

Board member Koss asked if there will be elevators installed in the units. In response, Ms. Selig explained that elevators are optional but will cost extra.

Board member Anderson asked what the barrier is between Rockledge and the proposed location of the townhomes. He clarified that he is inquiring about a barrier on the south side of the lot, facing the mall. In response, Ms. Selig pointed out that there is an entire parcel between the two that serves as a barrier.

Chairman Dobrin inquired about emergency vehicle access. In response, Ms. Selig explained that staff has spoken with the Fire Department and there will be a "shared alleyway" for emergency vehicles. Off-street parking will not be allowed for this reason.

Chairman Dobrin asked if staff denied any of the variances brought forward by the applicant as there are eighteen (18) townhomes and many various variances that needed to be approved. In response, Ms. Selig explained that there were a few design changes that were made but this project is similar to the one that initially proposed.

John Haley, Managing Partner of 120 Barnacle Bay, LLC, provided a brief summary of the project. He thanked the Board for their consideration and noted that he is a local developer. To answer the question posed by Board member Greenwood regarding the principals of the company, he mentioned his partners, who are locals from Florida as well. He shared that his partner, Thomas Bangert, owns fifty percent (50%) of the company and he owns the other half. He also pointed out that he brought his engineer, Erin Trauger, to answer questions.

Board member Ervin asked what the price point will be. In response, Mr. Haley explained that the price point is two hundred and fifty thousand dollars ($250,000) but will range all the way up to about three hundred and fifty thousand dollars ($350,000).

Mr. Haley added that as a point of clarification, each unit is able to accommodate an elevator so that even if an elevator is not installed initially, it can be added later.

Chairman Dobrin asked what the average square footage for each unit will be. In response, Mr. Haley stated that each unit will be about two thousand two hundred (2,200) square feet.

Vice Chairman Washington inquired if there will only be a single car parking garage for each unit. In response, Mr. Haley clarified that there are two car garages located at each townhome. Their goal is to also exceed the parking expectations.

Board member Koss asked if the units will be LEED certified. In response, Mr. Haley assured the Board that the City has set requirements that the developers will have to follow.

Board member Koss also asked if these townhomes will have the capability to be equipped with solar panels. In response, Ms. Hamilton confirmed that solar is an option for these units.

The developer's engineer, Tommy Barraza, noted that the townhomes will not be LEED certified, however, the developers will follow the requirements set in the agreement. Additionally, he elaborated on solar panels.

Chairman Dobrin asked about the cost of elevators. In response, Mr. Barraza noted that it depends on how many stories the building is, but on average a two story unit could be around fifteen thousand dollars ($15,000).

Board member Williams mentioned how appreciative he is to have a local developer bring forth this project.

Chairman Dobrin asked if this developer is going to be developing anything else in the Village. In response, Mr. Barraza answered affirmatively and shared that they are looking to develop on the lot across the street.

Mr. Jim Stripling, 41 River Ridge Dr., Rockledge, noted that he owns property closely to where this site is being developed. He pointed out that he is in favor of the project but is concerned about the aesthetics of the development, such as dish satellites, etc. In response, Mr. Haley assured Mr. Stripling that they are focused on the aesthetics of the townhomes and will be mindful of surrounding neighbors.

Mr. Stripling noted that he would also like to see more "green" rather than less "green". Mr. Haley pointed out that they will continue the landscaping that can be seen along Florida Avenue and will also be adding trees, as requested by staff, along Rosa L. Jones Drive.

Mr. Stripling inquired about parking. In response, Mr. Haley explained that there was a lot of discussion held regarding parking. There will be additional parking added along Rosa L Jones Drive.

Board member Greenwood pointed out that there is additional parking located in the circular area across the street.

Additionally, Board member Greenwood asked if there is room to plant an oak tree near the one that is being saved. He added that he understands why one of the trees has to be removed but would like to know if another can be planted in its place in another area. In response, Mr. Haley explained the root system of oak trees and noted that their roots can crack foundations. He explained that discussion was held with City staff to plant maple trees and other types of trees.

Board member Greenwood expressed concerns regarding the replacement of oak trees.

Chairman Dobrin asked about an estimated completion date. In response, Mr. Haley shared a timeline of their goals.

Ms. Koss referenced a Florida Statute which notates that there cannot be restrictions placed on solar.

Board alternate Green inquired about lot coverage percentages. In response, Mr. Haley provided clarification on the percentages noted by Ms. Green.

Board alternate Green asked about storm water drainage. In response, Ms. Trauger provided clarification and explained that in addition to decreasing the amount of impervious, the storm water drainage will be increased. This is an enhancement that goes above and beyond what is required. They are also proposing "paved drains" in the right of way.

Motion by Aleck Greenwood; Seconded by Sherry Ervin to recommend approval of the Development Agreement to the City Council as written but with the contingency to add an oak tree if possible. The vote on the motion carried unanimously.

OTHER BUSINESS:

A. Tree Board Update
B. Recent Development Update

NEXT MEETING:

The Board members established that the next meeting would be held on October 8, 2018.

Board member Greenwood added that he wished to commend Ms. Selig on her hard work.

Chairman Dobrin added that there is a meeting being held on October 3, 2018 at the Cocoa Civic Center for anyone interested in attending.

ADJOURNMENT:

Motion to adjourn by Al Washington, seconded by Sherry Ervin.
There being no further business the meeting adjourned at 7:09 P.M.

Approved on this 8 day of October, 2018.

Al Wash

Michael Dobrin, Chairman

Monica Arsenault, Board Secretary