

**MINUTES  
CITY OF COCOA  
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY  
REGULAR MEETING  
SEPTEMBER 2, 2020**

**A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on September 2, 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                |
| Trina Gilliam   | Board Member                |
| Marilyn Green   | Board Member                |
| Lawrence Koss   | Board Member                |
| Aleck Greenwood | Alternate Member            |
| Debbie Joyce    | School Board Representative |
| Kristin Eick    | Assistant City Attorney     |

**ABSENT:**

|                |                  |
|----------------|------------------|
| Jeri Blanco    | Board Member     |
| Sherry Ervin   | Board Member     |
| Russell Sengel | 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 September 2, 2020

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

**AYES: DOBRIN, WASHINGTON, ANDERSON, GILLIAM, GREEN, GREENWOOD, KOSS**

**MOTION PASSED UNANIMOUSLY (7-0)**

**III. OLD BUSINESS:**

None.

**IV. NEW BUSINESS:**

**A. PZ-19-00200015 – Large Scale Site Plan (Cocoa Grand Apartments)**

APPROVAL OF A LARGE-SCALE SITE PLAN (Cocoa Grand Apartments) consistent with Appendix A Zoning, Article XIII, Section 1, of the City Code to construct a total of 268 apartment units in fourteen (14) apartment buildings, along with a clubhouse with pool, maintenance building, playground and dog park on one (1) parcel located on the south side of State Road 520, and 0.25 miles east of Range Road. Parcel ID number: 24-36-31-00-265.

Ms. Selig provided a presentation<sup>1</sup> and gave the project summary. She explained that on March 14, 2019, City Council approved a Development Agreement for this property which allowed the developer/owner to develop a multi-family apartment facility with up to three hundred twelve (312) apartment units with several conditions. She reviewed the consistency with the City of Cocoa Code.

Ms. Selig noted that staff is recommending approval of the Large-Scale Site Plan with the following conditions:

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<sup>1</sup> Large Scale Site Plan-Cocoa Grand Apartments

1. No building permits shall be issued for any building on this site with a height measured from finished grade to top of highest roof peak that is greater than thirty-five (35) feet unless or until a Modification to the Development Agreement allowing greater height is approved by City Council.
2. A copy of the signed/recorded Encroachment Agreement between the developer and the Florida Gas Transmission Company shall be provided prior to issuance of the first apartment building permit.
3. Provide a revised site plan set to include the following note: "In areas that require additional soil borings, no additional clearing, grubbing, or excavation will be performed, except for what is required for the geotechnical equipment to gain access. The report, as a result of the additional Geotechnical work, shall be provided to the City of Cocoa, from the Engineer of Record, before the commencement of additional work in those areas. Upon approval from the City, Geotechnical Engineer, and EOR, the contractor may proceed with work."

Ms. Selig read an e-comment<sup>2</sup> from Ralph Perrone into the record.

Board member Green asked if there is only one point of egress and ingress. In response, Ms. Selig explained that there are two.

Board member Koss asked if there is an arborist or consultant that will examine the landscaping to make sure the right tree is going into the right place and won't disrupt sidewalks, etc. He also asked if the roof structures will support solar panels. He additionally asked who will be managing the property. In response, Juston Trimback, Cocoa Grand LLC, explained that he is fifty percent owner/manager and shared that they support energy efficiency and install LED lights, high efficiency appliances and other things to keep utility bills low. They are also mindful of the landscaping and want to make it right.

Board member Koss suggested that any plant areas surrounded by curbing receive stormwater drainage to help water the plants.

Alternate member Greenwood inquired about the future on-site self-storage facility. In response, Mr. Trimback explained that they feel they will have enough tenants that would take advantage of on-site storage facilities and they would like to include them on the property.

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

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<sup>2</sup> E-comment from Ralph Perrone

\* **MOTION BY BOARD MEMBER KOSS; SECONDED BY BOARD MEMBER GREENWOOD TO APPROVE THE LARGE-SCALE SITE PLAN WITH THE RECOMMENDED CONDITIONS PROPOSED BY STAFF.**

**AYES: DOBRIN, WASHINGTON, ANDERSON, GILLIAM, GREEN, GREENWOOD, KOSS**

**MOTION PASSED UNANIMOUSLY (7-0)**

**B. PZ-20-00100001 – Final PUD (Adamson Creek Phase 1C)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ADAMSON CREEK PLANNED UNIT DEVELOPMENT FINAL DEVELOPMENT PLAN FOR PHASE ONE-C; CHANGING THE ZONING MAP DESIGNATION OF ONE (1) PARCEL OF REAL PROPERTY, TOTALING 14.3 ACRES, MORE OR LESS, AND GENERALLY LOCATED DIRECTLY WEST OF I-95, IN COCOA, FLORIDA, MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT “A” ATTACHED HERETO, FROM BREVARD COUNTY G-U (GENERAL USE DISTRICT) TO CITY OF COCOA PUD (PLANNED UNIT DEVELOPMENT DISTRICT) AND INCORPORATING THE PARCEL INTO THE ADAMSON CREEK FINAL DEVELOPMENT PLAN FOR PHASE ONE-C; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE. (PARCEL ID: 24-35-22-00-10).

Ms. Selig gave a presentation<sup>3</sup> and provided a project summary. She explained that the applicant has requested approval of a Final PUD (Rezoning) / Preliminary Subdivision / Large Scale Site Plan for Phase 1C of the Adamson Creek single-family subdivision. Phase 1C consists of three parcels of land (62.4 acres) on the east side of Adamson Road between the existing homes and I-95. Two of these parcels were part of the original Phase One PUD approval in 2006. The third parcel that has been added was intended to be combined with the first two as a future phase 3, but the recession in 2007 froze the project before the development got that far.

Ms. Selig shared the overall project was first developed as a Planned Unit Development (PUD) in 2005 consisting of four hundred thirty-one (431) single-family homes on one hundred seventy-eight (178) acres with forty-four (44) acres of open space and amenities. Phase 1 was approved and recorded in 2006. Phase 1A was recorded in 2007 with one hundred fifty-four (154) single-family homes and Phase 1B was recorded in 2019 with ninety-four (94) single-family homes.

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<sup>3</sup> Final PUD/Preliminary Subdivision/Large-Scale Site-Plan Adamson Creek Phase 1C

Additionally, she pointed out the consistency with the City of Cocoa Code. She noted that staff is recommending the Planning & Zoning Board recommend approval to City Council of the Final PUD and the Preliminary Subdivision for Adamson Creek Phase 1C with the conditions set forth below, as well as approval of the Large-Scale Site Plan with the following conditions:

1. The Large-Scale Site Plan shall not be effective until and unless the Final PUD/Preliminary Subdivision have been approved by City Council.
2. Provide a revised Title Opinion with no date limitation to the search for property information.
3. Revise Plat note #5.C to read "An easement to the City of Cocoa and Brevard County for emergency access and maintenance over all private road rights-of-way, private drainage easement and storm water management tracts."
4. Revise Plat note #9 to eliminate the last two sentences.
5. Revise Plat note #15 as dedication should be to Brevard County not the City.
6. Revise the Open Space calculations table (Plat and Civil plans) to remove the line "Required Open Space (25% of 62.4 acres) - 15.6". Add a line indicating that 33.83 acres were provided in Phase 1A and B or provide the full open space table.
7. Provide a revised amenities schedule updating changes and including new tracts.
8. Remove the required condition from the original PUD approval that lighting be provided along the walking trail and boardwalk in Tracts M and I.
9. Provide drawing(s) of signage indicating that the walking trail around the stormwater pond in Tract I and in Tract M will only be open from dawn to dusk. Show location of said signs on civil plans.

Board member Anderson asked if there has been any discussion between FDOT, the developer or the City regarding a sound barrier wall in this area. In response, Ms. Selig explained that she was not aware of any discussion but that question could be posed to the engineer. In response, Mr. Ken Ludwa stated that he is also not aware of any discussion that was held regarding sound wall barriers.

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

\* **MOTION BY BOARD MEMBER KOSS; SECONDED BY BOARD MEMBER ANDERSON TO RECOMMEND APPROVAL TO CITY**

**COUNCIL OF THE FINAL PUD AND THE PRELIMINARY SUBDIVISION FOR ADAMSON CREEK PHASE 1C AND AN AMENDMENT TO A PREVIOUSLY APPROVED PUD, A RE-ZONING ORDINANCE 15-2020, OF ONE PARCEL FROM BREVARD COUNTY (GU) TO CITY OF COCOA (PUD) AND INCORPORATING INTO PHASE 1C FINAL PUD AND PRELIMINARY SUBDIVISION WITH THE CONDITIONS PROPOSED BY STAFF. ADDITIONALLY RECOMMEND APPROVAL OF THE LARGE SCALE SITEPLAN WITH THE CONDITION THAT IT NOT BE EFFECTIVE UNTIL AND UNLESS THE FINAL PUD/PRELIMINARY SUBDIVISION HAS BEEN APPROVED BY CITY COUNCIL.**

**AYES: DOBRIN, WASHINGTON, ANDERSON, GILLIAM, GREEN, GREENWOOD, KOSS**

**MOTION PASSED UNANIMOUSLY (7-0)**

**V. TREE BOARD:**

None.

**VI. OTHER BUSINESS:**

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

An email<sup>4</sup> was handed out to the board members from Board Member Blanco.

Chairperson Dobrin asked for a brief update on the hotel project in Cocoa Village.

Discussion was held in regard to inviting a fully licensed arborist from the Department of Agriculture to come speak before the Board. Ms. Selig noted she would reach out to the Interim City Manager as well as the arborist prior to the Board making a decision.

Board member Koss raised a suggestion about the City conducting a data analysis for the amount of impervious and pervious areas in the City. In response, Ms. Selig offered to include this information in the study next year.

**VII. NEXT MEETING DATE:**

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<sup>4</sup> Email from Jeri Blanco

The next regularly scheduled meeting for the Planning and Zoning Board will be held on Wednesday, October 7<sup>th</sup> at 6pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

**VIII. ADJOURNMENT:**

- \* **MOTION BY BOARD MEMBER WASHINGTON; SECONDED BY BOARD MEMBER KOSS, TO ADJOURN THE REGULAR MEETING OF SEPTEMBER 2, 2020.**

**AYES: DOBRIN, WASHINGTON, ANDERSON, GILLIAM, GREEN, GREENWOOD, KOSS**

- \* **MOTION PASSED UNAMIOUSLY (7-0)**

**MEETING WAS ADJOURNED AT 7:15 PM.**

  
Michael Dobrin, Chairperson

**Respectfully Submitted By:**

  
Monica Arsenault, Recording Secretary