CITY OF COCOA
PLANNING & ZONING BOARD MEETING
MEETING MINUTES
August 14, 2017

A meeting of the Planning & Zoning Board of the City of Cocoa was held on Monday, August 14, 2017 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

OPENING MATTERS:

Vice Chairman Al Washington called the meeting to order at 6:03 P.M. The Board Secretary called the roll.

MEMBERS PRESENT:

Al Washington	Vice Chairman
Aleck Greenwood	Board Member
Jack Moore	Board Member
Troy Stephan	Board Member
Russell Sengel	Board Member
Todd Anderson	Board Member

MEMBERS ABSENT:

Michael Dobrin	Chairman
Jake Williams	Board Member
Jeri Blanco	Board Liaison

OTHERS PRESENT:

Karen Hamilton	Community Services Director
Cindy Thurman	Planning & Zoning Manager
Kristin Eick	Board Attorney (attended via telephone)
Monica Arsenault	Board Secretary

APPROVAL OF AGENDA & MINUTES:

1. Approval of Agenda: August 14, 2017.

   Motion by Jack Moore, seconded by Todd Anderson, to approve the agenda of August 14, 2017. The vote on motion carried unanimously.

2. Approval of Meeting Minutes: July 12, 2017.

   Motion by Jack Moore, seconded by Todd Anderson, to approve the minutes of July 12, 2017. Vote on the motion carried unanimously.

OLD BUSINESS:

A. PZ-17-00100001 – Preliminary Subdivision (Lakeside Palms, LLC)

Request for approval of a Preliminary Subdivision in accordance with Appendix A, Zoning, Chapter 18 of the City of Cocoa Code in order to subdivide one (1) parcel containing 26.28 acres, more or less, into 105 single-family lots. The property is located at 100 Clearlake Road, on the east side of Clearlake Rd., approximately 0.25 mile south of SR 520. The Brevard County Property Appraiser's Office identifies the parcel as Account Number 2424142.

Cindy Thurman, Planning and Zoning Manager, reviewed the staff report with the Board. She stated that the preliminary subdivision is consistent with Chapter 18 of the City of Cocoa Code and that the parcel contains 26.28 acres and will be subdivided into 105 single-family lots. She stated that there will be fire hydrants installed every one hundred and fifty feet as well as one located just inside the entrance of the subdivision.

Board member Moore inquired where the City right-a-way is located as he heard there is a lift station being installed.

Andy Kirbach, 504 Harbour City Boulevard, Melbourne, FL 32935 approached the Board to answer Mr. Moore's question. Ms. Thurman pointed out the location on the map.

Board member Sengel asked if the map that was provided is conceptual as some of the lot numbers are missing. In response, Mr. Kirbach stated that he would look into having the error corrected. He noted that several changes had been made to the plans and they had been sent to Bob Packard for review. Mr. Kirbach said that they were still waiting to receive Mr. Packard's comments.

Mr. Kirbach also noted that the water line will be one continuous eight (8) inch loop within the site.

Board member Greenwood asked about the retention pond located in the center of the subdivision. He asked if the pond will be deep enough to hold water permanently. In response, Mr. Kirbach stated that it will be a wet detention pond and will resemble a lake. Board member Greenwood asked if there will be any decorative landscaping around the lake to which Mr. Kirbach shared that there will only be grass.

Board member Stephan asked if there will be any fencing around the retention pond for safety purposes. Mr. Kirbach stated that there will not be any fencing installed, however, the slope around the pond will meet the Saint Johns River Water Management standards which does not require the pond to be fenced. Mr. Kirbach shared that the pond will be approximately twelve (12) feet deep but the slope of the pond is gradual so it would allow someone the ability to get out if they happened to fall in.

Board member Anderson asked if this would be block construction, to which Mr. Kirbach replied in the affirmative. Board member Anderson asked what the average size of each home will be to which Mr. Kirbach responded that each home would be approximately two thousand (2,000) square feet. Board member Anderson stated that the felt the lot sizes seemed small. Mr. Kirbach stated that the smallest lot was approximately fifty-six (56) feet wide and one hundred and twenty five (125) feet deep.

Vice Chairman Washington opened the discussion to the audience.

David Benninghoff, 3705 Audrey Drive, Titusville, Florida, approached the Board to follow up on some of the questions he had from the last meeting regarding sewer and septic water hookups. He inquired about the annexing process as he is interested in annexing into the City. He stated that he owns a property adjacent to the proposed subdivision. Karen Hamilton, Community Services Director, stated that she would be happy to reach out to Mr. Benninghoff to answer his questions and concerns.

Francis Grijalva, 217 Coral Way, Cocoa, Florida approached the Board to share his concerns regarding drainage.

Motion by Board member Moore, seconded by Board member Greenwood, to recommend approval to the City Council of the preliminary subdivision consistent with Chapter 18 of the City of Cocoa Code for a 105-lot subdivision consisting of approximately 26.28 acres with the recommended conditions.

Motion carried unanimously (6-0).

NEW BUSINESS:

None

OTHER BUSINESS:

None

NEXT MEETING:

The Board members established that the next meeting would be held on September 13, 2017.

ADJOURNMENT:

Motion to adjourn by Jack Moore, seconded by Troy Stephan.

There being no further business the meeting adjourned at 6:29 P.M.

Approved on this 14 day of February, 2018

Michael Dobrin, Chairman

Monica Arsenault, Board Secretary