

**MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
August 3, 2022**

A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on August 3, 2022 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. CALL TO ORDER:

Vice Chairperson Green called the meeting to order at 6:09 PM.

ROLL CALL:

Russell Sengel	Chairperson
Marilyn Green	Vice Chairperson
Todd Anderson	Board Member
Michael Dobrin	Board Member
Veronica Lopez	Board Member
Justin Simpson	Board Member
Susan Mock	Board Member
Aleck Greenwood	Alternate Member
Merrybeth Burgess	Alternate Member
Debbie Joyce	School Board Representative

PRESENT:

Marilyn Green	Vice Chairperson
Todd Anderson	Board Member
Michael Dobrin	Board Member
Veronica Lopez	Board Member
Justin Simpson	Board Member
Aleck Greenwood	Alternate Member
Merrybeth Burgess	Alternate Member

ABSENT:

Russell Sengel	Chairperson
Susan Mock	Board Member
Al Washington	Board Member
Debbie Joyce	School Board Representative

STAFF PRESENT:

Angela Essing, Growth and Economic Development Director; Kristin Eick, Board Attorney; Lavander Hearn, Board Liaison; and Monica Arsenault, Recording Secretary.

Vice Chairperson Green led the assembly in the Pledge of Allegiance.

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of August 3, 2022

- * **MOTION BY ALTERNATE MEMBER GREENWOOD; SECONDED BY BOARD MEMBER SIMPSON TO AMEND THE AGENDA TO ADD TREE BOARD UPDATES AND OPEN DISCUSSION BY BOARD MEMBERS UNDER OTHER BUSINESS.**

AYES: GREEN, ANDERSON, BURGESS, DOBRIN, GREENWOOD, LOPEZ, SIMPSON

MOTION PASSED UNANIMOUSLY (7-0)

2. MINUTES: Meeting of May 4, 2022
Meeting of July 6, 2022

- * **MOTION BY BOARD MEMBER SIMPSON; SECONDED BY BOARD MEMBER DOBRIN TO APPROVE THE MINUTES FOR THE MAY 4, 2022 REGULAR PLANNING AND ZONING BOARD MEETING WITH AMENDMENTS.**

AYES: GREEN, ANDERSON, BURGESS, DOBRIN, GREENWOOD, LOPEZ, SIMPSON

MOTION PASSED UNANIMOUSLY (7-0)

- * **MOTION BY BOARD MEMBER SIMPSON; SECONDED BY BOARD MEMBER ANDERSON TO APPROVE THE MINUTES FOR THE JULY 6, 2022 REGULAR PLANNING AND ZONING BOARD MEETING AS WRITTEN.**

AYES: GREEN, ANDERSON, BURGESS, DOBRIN, GREENWOOD, LOPEZ, SIMPSON

MOTION PASSED UNANIMOUSLY (7-0)

III. OLD BUSINESS: None

IV. NEW BUSINESS:

A. Ordinance No. 10-2022

Ms. Essing shared a presentation¹ and explained that staff is requesting that the Board make a recommendation to the City Council to adopt an amendment to Appendix A, Article XI, Section 13 of the Zoning Ordinance of the City of Cocoa; adopting conforming zoning amendments to the Central Business District Regulations consistent with Ordinance 07-2022 adopting a policy in the Future Land Use Element Authorizing the City Council to approve by Development Agreement residential densities of up to 125 Dwelling Units per acre related to vertical mixed use projects within a very limited area which is generally located along Brevard Ave. The affected parcels in the geographical area depicted on the map are ##s: 2426072, 2426071, 2426074, 2426037, 2426228, 2426229, and 2426230.

Ms. Essing provided background information on the item and explained that at the Board's previous meeting on July 6, 2022, the Board recommended approval to the City Council of Ordinance 07-2022, amending the City's Comprehensive Plan to allow possible residential densities of up to 125 dwelling units per acre within a very limited geographical area in the Central Business District – Cocoa Village Overlay zoning district, subject to multiple conditions.

Ms. Essing reiterated that staff is requesting that the Board recommend approval of amendments to the zoning code consistent with the changes in the Future Land Use that were given a recommendation of approval at the last meeting.

Ms. Essing reviewed the need and justification for the changes and the relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program.

Board member Dobrin asked what percentage of future land use amendments go to the State for approval. In response, Ms. Essing shared all of them go to the State for review.

Board member Dobrin further asked how long it takes for a response. In response, Ms. Essing shared approximately thirty to sixty days.

Board member Anderson asked if height restrictions are mentioned in the Comp Plan. In response, Ms. Essing shared that the height restrictions on these particular projects are addressed in the Waterfront Overlay District. She also clarified that they have a cap on stories based on the type of architecture that is chosen.

¹ August 3, 2022 P&Z Regular Meeting Power Point Presentation

There being no further questions or comments by the Board, the discussion was opened to the public. There being no one in attendance the discussion was closed to the public.

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MOTION BY ALTERNATE MEMBER GREENWOOD; SECONDED BY BOARD MEMBER SIMPSON TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE PROPOSED AMENDMENT TO APPENDIX A, ARTICLE XI, SECTION 13 OF THE ZONING ORDINANCE OF THE CITY OF COCOA; ADOPTING CONFORMING AMENDMENTS TO THE CENTRAL BUSINESS DISTRICT REGULATIONS CONSISTENT WITH ORDINANCE 07-2022.

AYES: GREEN, ANDERSON, BURGESS, DOBRIN, GREENWOOD, LOPEZ, SIMPSON

MOTION PASSED UNANIMOUSLY (7-0)

V.

OTHER BUSINESS:

1. Tree Board Update: (none)
2. Recent Development Update
3. Open Discussion by Board members

Vice Chairperson Green asked for an update on the Vision Plan. In response, Ms. Essing explained that staff is committed to the Visioning Plan, however the Planning and Zoning department recently suffered two resignations and the city is currently seeking to fill a Planning & Zoning Manager position, a Senior Planner position as well as a new position which is a Planner/GIS specialist.

In the meantime, the City has entered into a temporary contract with East Central Florida Regional Planning Council who will be assisting staff in preparing items that will come before the Board as well as helping with some of the Visioning projects.

Alternate member Greenwood asked if there were any Tree Board updates. In response, Ms. Essing shared that staff has not received any applications nor any information from Public Works regarding any tree updates, removal of trees, etc. She pointed out that the City Code has also helped to save a lot of the trees.

Alternate member Greenwood mentioned a discussion about fireworks that was brought up at the last Board meeting and wished to share information with the Board. He asked for a consensus from the Board to hear this information. In response, Vice Chairperson Green stated that the issue of fireworks was not the Board's responsibility. Alternate member Greenwood asked the Board Attorney if she could provide clarification.

Ms. Eick stated that she would tend to agree that the topic of fireworks is not included within the scope of the Board's duties. The Board is intended to perform certain functions such as looking at Comprehensive Plan amendments or making recommendations on land development regulations but fireworks would not be one of those things.

Discussion was held on whether or not Cocoa Village is historic. Ms. Eick clarified that Cocoa Village is not actually designated as a historic site.

In regards to the item that was approved tonight, Alternate member Greenwood mentioned that there are people in the community that are saying that this is affecting the historic character of the village, however he does not feel that this is true because the areas that are being looked at for renovations or new construction are not historic. He pointed out that the Bank of America building was built in 1957 and the Chase Bank building was built in 1956 which does not make these buildings historic.

Alternate member Greenwood shared buildings in Cocoa Village that are historic but are not being affected. These buildings include:

- 415 Brevard Avenue – 1920
- The Trafford Building - 1925
- The Wasdin Building - 1916
- Cocoa Village Playhouse – 1926
- Café Margaux - 1925
- Travis Hardware - 1907
- the Black Tulip -1920
- The Historic Library - 1939

Alternate member Greenwood further explained his concern that he believes a lot of the people that are making comments that the City is ruining the historic significance of Cocoa Village don't even live in the Village. He shared that he felt that the Board might be interested in knowing about the significance of the buildings that are historic compared to the ones that the Board had just voted on.

VI. NEXT MEETING DATE:

The next scheduled meeting for the Planning and Zoning Board will be held on Wednesday, September 7, 2022 at 6pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

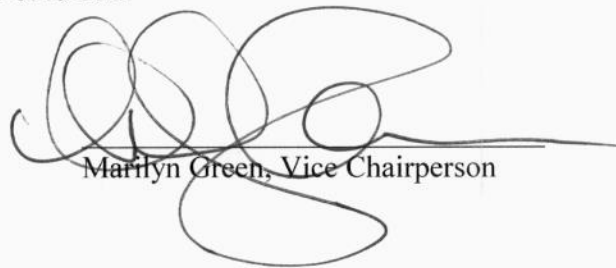
VIII. ADJOURNMENT:

* **MOTION BY BOARD MEMBER ANDERSON; SECONDED BY BOARD MEMBER SIMPSON TO ADJOURN THE REGULAR MEETING OF AUGUST 3, 2022.**

AYES: GREEN, ANDERSON, BURGESS, DOBRIN, GREENWOOD, LOPEZ, SIMPSON

MOTION PASSED UNANIMOUSLY (7-0)

MEETING WAS ADJOURNED AT 6:45 PM.



Marilyn Green, Vice Chairperson

Respectfully Submitted By:



Monica Arsenault, Recording Secretary