

CITY OF COCOA
PLANNING & ZONING BOARD MEETING
MEETING MINUTES
July 12, 2017

A meeting of the Planning & Zoning Board of the City of Cocoa was held on Wednesday, July 12, 2017 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

OPENING MATTERS:

Chairman Michael 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
Troy Stephan	Board Member
Russell Sengel	Board Member
Jeri Blanco	Board Liaison

MEMBERS ABSENT:

Todd Anderson	Board Member
Jake Williams	Board Member

OTHERS PRESENT:

John Titkanich Jr., AICP	City Manager
Nancy Bunt	Acting Community Services Director
Steven Biel	Senior Planner
Kristin Eick	Board Attorney
Monica Arsenault	Board Secretary

APPROVAL OF AGENDA & MINUTES:

1. Approval of Agenda: July 12, 2017.

Motion by Board member Moore, seconded by Vice Chairman Washington, to approve the agenda of July 12, 2017. The vote on motion carried unanimously.

2. Approval of Meeting Minutes: May 10, 2017.

Motion by Vice Chairman Washington, seconded by Board member Moore, to approve the minutes of May 10, 2017 with one name change amendment. 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 112 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.

Mr. Steven Biel, Senior Planner, stated that single-family residential is a permitted use in the RU-2-15 zoning district but is regulated under the RU-2-10 zoning district as a permitted use. He reviewed the bulk regulations in the RU-2-10 for single-family use.

Mr. Biel explained that Chapter 18, Section 18-88 states that all lots fronting on a curve shall have a minimum width at the front lot line of not less than 25 feet. The lot sizes vary in dimensions and area. The proposed lots on curves are configured within a 35-foot by 125-foot lot dimension and all other lots are at least 50 feet wide.

Additionally, Mr. Biel stated that the future land use designation is Medium Density Residential (MDR) and is consistent with the RU-2-15 zoning designation. The MDR future land use designation permits up to 15 dwelling units per acre. Based on the subject property containing 26.28 acres, approximately 390 lots could potentially be subdivided. The applicant is proposing 112 lots.

Furthermore, Mr. Biel explained that medium density residential areas shall be regarded as areas of moderate density detached and attached housing. Mr. Biel reviewed the criteria that shall be used for determining appropriate locations for medium density residential areas.

Mr. Biel stated that the submitted preliminary subdivision has been reviewed by City staff for consistency with Chapter 18 of the City of Cocoa Code. The Fire Chief noted that there were an inadequate number of fire hydrants and recommended a second entrance. Utilities has requested the proposed lift station be relocated to the Clearlake Road right-of-way. FDOT requires the City of Cocoa to be the permittee for work performed in the FDOT right-of-way. Since the developer would be working under the City's FDOT permit, the City requires a right-of-way agreement between the city and the developer. A landscape plan also needs to be submitted that meets code requirements. There were several other comments provided by City staff, but overall, the proposed preliminary subdivision appears to be in substantial compliance.

Mr. Biel shared that the applicant/developer will be required to submit a final application for concurrency review prior to issuance of any City of Cocoa permits. If capacity issues relating to any public facilities or services regulated by the City of Cocoa adopted Comprehensive Plan is identified, necessary and appropriate mitigation will be required to be addressed prior to construction. No capacity issues related to the adopted level of services have been identified at this time.

Mr. Biel stated that the applicant has submitted a School Facility Planning and Concurrency Application, consistent with the requirements of Article IV, Chapter 15 of the City of Cocoa Code, to the School Board of Brevard County. The application has been reviewed and at this time Endeavor Elementary School is not projected to have enough capacity for the total projected and potential students in school years 2018-2019 through 2021-2022. Because there is a shortfall of available capacity in the concurrency service area of the Lakeside Palms property, the capacity of adjacent service areas are Cambridge Elementary School, Tropical Elementary School, Golfview Elementary School, and Saturn Elementary School. According to

the Brevard County School Board analysis there is sufficient capacity for the total projected student membership to accommodate the proposed Lakeside Palms Subdivision.

City Manager Titkanich stated that an Addendum to PZ-17-0010001, a Concurrency Management/Adequate Public Facilities analysis, has been provided to the Board for reference.

In conclusion, Mr. Biel stated that City staff finds that the proposed Lakeside Palms Preliminary Subdivision is substantially consistent with the requirements of the City of Cocoa Code and with the City of Cocoa Comprehensive Plan; therefore, staff recommends the Planning & Zoning Board recommend to City Council approval of the Preliminary Subdivision, with several conditions. Mr. Biel elaborated on the recommended conditions and comments regarding water, sewer, fire and building, as well as requirements provided by FDOT.

Chairman Dobrin opened the discussion to the Board for questions and comments.

Board member Greenwood inquired what the setbacks are for the lots. Mr. Biel stated that the front setbacks are 25 feet, the side interior setbacks are 10 feet, corner lot setbacks are 15 feet and the rear setbacks are 20 feet.

Board member Sengel inquired about the number of hydrants being proposed and about the quality of the water.

In response, Mr. Andy Kirbach, 504 N. Harbor City Boulevard, Melbourne, FL., stated that additional hydrants will be installed as required. He stated that originally they depicted an eight inch water main running through the entire north end of the loop, however, a six inch water main is now being proposed from the hydrant at Lot 106 to the hydrant at Lot 84 to allow the water to turn more frequently which would improve the water quality. Mr. Kirbach explained that each hydrant will produce one thousand gallons per minute (GPM).

Board member Sengel asked about the types of curbs being installed. Mr. Kirbach explained that they are known as "drop curbs" or "Miami curbs."

Board member Moore asked which municipality owns the portion of Clearlake Road that runs by the proposed subdivision. He also asked if any road work will be done to support the new traffic that will come with the proposed subdivision. In response, Mr. Kirbach shared that Brevard County owns that portion of Clearlake Road and that the County's right-of-way permit has yet to be approved.

Chairman Dobrin asked Mr. Kirbach if he has a projected construction commencement date. Mr. Kirbach stated that there is no set date, however, they are hoping to begin construction within the next few months.

Vice Chairman Washington asked Mr. Kirbach who the builders will be. Mr. Kirbach shared that D.R. Horton will be building the homes.

Board member Stephan noted that Endeavor Elementary is slotted for the proposed subdivision. He inquired about transportation for students. In response, City Manager Titkanich stated that if there is not sufficient capacity in the existing concurrency area for the school, the School Board is required to look at neighboring concurrency areas to see if there is enough capacity to accommodate the new students.

City Manager Titkanich also addressed Board member Moore's concerns regarding additional traffic along Clearlake Road due to the proposed subdivision. He noted that on the back of the Addendum that was provided to the Board there is a Roadway Analysis that was conducted which states that based on the LOS of D and the Current Maximum Acceptable Volume (15,600) established by SCTPO, there is sufficient capacity on SR501 to support the development.

Board member Greenwood inquired about landscaping and the stormwater pond. In response, Mr. Kirbach stated that there will be a permanent wet retention pond, similar to a lake, and approximately eight to twelve feet in depth. He also shared that the landscaping will be done to code. Mr. Biel stated that the perimeter of the subdivision will have buffers and landscaping, which may include a wall or fence and shrubs.

Mr. Dobrin opened the discussion to the audience.

David Benninghoff, owner of 205 Plumosa Drive, Cocoa, FL., a neighboring property, approached the Board. He stated that his property is currently operating on a septic system. He asked if city sewer will be considered for the surrounding area since the new subdivision will be operating on city sewer. In response, City Manager Titkanich stated that if neighboring properties that are located in the County wish to be connected to city sewer than they would need to annex into the City. He expressed that City staff would be more than happy to meet with Mr. Benninghoff to discuss annexation and provided him his business card.

Mr. Dobrin closed the discussion to the audience.

Motion by Board member Greenwood, seconded by Board member Stephan, to recommend approval of the Preliminary Subdivision with the stated conditions to the City Council. The vote on the motion carried unanimously.

B. PZ-17-02000001 – Zoning Text Amendment (Ordinance No. 10-2017)

An ordinance of the City Council of the City of Cocoa, Brevard County, Florida; amending Appendix A, Article XI, Section 19 of the Cocoa City Code; providing for outdoor propulsion testing facilities as a Special Exception use in the M-2 Manufacturing and Industrial District; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

Mr. Biel explained that the City has received a request from Rocket Crafters, Inc. to engage in static test firings of its 500 lbf (pound-force) thrust lab scale rocket engines. Each test firing lasts approximately twenty seconds, with expectations that there may be three test firings each day. The proposed use is not a permitted use, or use permitted by Special Exception, in the M-2 zoning district. The M-2 zoning district provides for industrial uses, industrial processing, and manufacturing as permitted uses. Research facilities are also a permitted use where the use does not involve creation of excessive noise, fumes, or dirt; damage or interference with other properties; and where all work is done within an enclosed structure. Rocket Crafters, Inc. has indicated that the use is for research and development with the rocket engine testing being performed outside rather than in an enclosed structure which warrants the need for zoning text amendment.

Mr. Biel stated that Rocket Crafters had initially indicated that the test firings would generate a sound level of 90 dBA, however, they have determined that the sound level may be greater than 90 dBA. Mr. Biel shared that Rocket Crafters has offered to perform a test firing so the City can assess the noise produced.

Mr. Martin McClellan, 3595 Grantline Road, Mims, FL., who is employed by Rocket Crafters, approached the Board and explained that Rocket Crafters is collaborating with Coastal Steel, located at 770 Cidco Road, Cocoa, FL., to perform the proposed outdoor testing of rocket engines. He explained that both the plume and the engine are approximately two feet in length. He stated that the fuel is 3D printed and will not detonate. He also stated that the pressure waves will not even come close to touching the street.

Chairman Dobrin asked where the big engines will be launched once they get to that stage. Mr. McClellan stated that they are considering a launch pad in Cape Canaveral.

Vice Chairman Washington asked what it is about this business that would attract other businesses to the area. In response, Mr. McClellan stated that small satellite testing businesses are beginning to boom and Rocket Crafters may attract other similar businesses to Cocoa. They would be the first small satellite testing business to come to Cocoa.

They are currently working with Florida Institute of Technology and will be having a test firing on Monday, July 17th for any that would like to come and witness the launch.

Board member Greenwood inquired if a fence barrier is required. City Manager Titkanich explained that a fence is not required because there are limitations being placed on the noise level.

Mr. McClellan shared that they are only looking to perform three tests per day, approximately three times per week, but are allowed a maximum of five tests per day by the proposed Ordinance.

He also stated that lab scale testing will be performed even after the short term test firings are finished until their main facility is built at Tyco. Lab scale testing may even continue at this location thereafter.

Board member Stephan asked Mr. McClellan to clarify his response to question three of Appendix A, regarding any hazards that could be released in the area. Mr. McClellan stated that the amount of nitrogen that would be released could be compared to a small smart car.

Chairman Dobrin asked how long they have been in business. Mr. McClellan stated that they have been in business since 2010 but he has been with the company since 2015.

Board Liaison Blanco asked how many employees they currently have. Mr. McClellan shared that they currently have eleven but hope to have at least one hundred within six months.

Dale Coxwell, 804 Chatsworth Drive, Melbourne, FL, co-owner of Coastal Steel, approached the Board. He explained that Coastal Steel has vacant acreage that they would like to expand on and their hope is to keep Rocket Crafters in Cocoa. He expressed his gratitude to the City for considering Rocket Crafters as he sees a lot of potential in their business. He expressed that Rocket Crafters will be a perfect fit for Coastal Steel as they are currently working with other companies such as NASA and Lockheed.

Board member Stephan asked what their five year plan is. Mr. McClellan explained that for the next five years they would like to remain in Cocoa, however, some of the business will move due to product demands from customers as well as their inability to launch all of their rockets from Kennedy Space Center. They would like to continue to manufacture the rockets in Cocoa and then potentially transport the rockets from Port Canaveral to Puerto Rico to be launched there.

Board Liaison Blanco asked why they've chosen to come to Cocoa. In response, Mr. McClellan shared that Rocket Crafters was already considering Brevard County because of the Kennedy Space Center, however, with the assistance of City staff and Mr. Coxwell they were able to create an opportunity for Rocket Crafters to come to Cocoa. Mr. McClellan expressed his gratitude to City staff and Mr. Coxwell as they see and appreciate the value that Rocket Crafters can offer the City of Cocoa.

City Manager Titkanich asked Mr. Coxwell to elaborate on the history and fabrication of Coastal Steel. Mr. Coxwell explained that about eight years ago they began to chase the Aero Space industry. Their facility is expandable. Business is currently a little slower and so currently that are employing approximately sixty five people, however, when business was booming they employed as many as one hundred and ten people. Moving forward, they will be dependent on sweat equity and compensation to keep the business afloat. Coastal Steel has been in business in Brevard County since 1976.

Chairman Dobrin closed the discussion to the audience.

Motion by Board member Stephan, seconded by Vice Chairman Washington, to recommend approval to the City Council of Ordinance No. 10-2017 amending Appendix A, Zoning, Article XI, Section 19 of the City Code, providing for outdoor propulsion testing facilities as a Special Exception use in the M-2 District. The vote on the motion carried unanimously.

NEW BUSINESS:

None

OTHER BUSINESS:

None

NEXT MEETING:

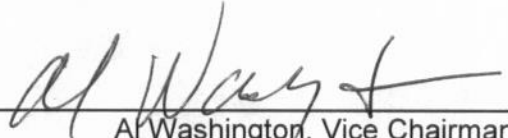
The Board members established that the next meeting would be held on August 9, 2017.

ADJOURNMENT:

Motion to adjourn by Vice Chairman Washington, seconded by Board member Greenwood.

There being no further business the meeting adjourned at 7:08 P.M.

Approved on this 14th day of August, 2017.



Al Washington, Vice Chairman



Monica Arsenault, Board Secretary