

**MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
July 6, 2022**

A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on July 6, 2022 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. CALL TO ORDER:

Chairperson Sengel called the meeting to order at 6:00 PM.

ROLL CALL:

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

PRESENT:

Russell Sengel	Chairperson
Marilyn Green	Vice Chairperson
Michael Dobrin	Board Member
Veronica Lopez	Board Member
Justin Simpson	Board Member
Al Washington	Board Member
Aleck Greenwood	Alternate Member
Merrybeth Burgess	Alternate Member
Debbie Joyce	School Board Representative

ABSENT:

Todd Anderson	Board Member
Susan Mock	Board Member

STAFF PRESENT:

Kristin Eick, Board Attorney, Angela Essing, Growth and Economic Development Director and Lori Chabot, Recording Secretary.

Chairperson **SENGEL** led the assembly in the Pledge of Allegiance.

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of July 6, 2022

* **MOTION BY BOARD MEMBER WASHINGTON; SECONDED BY VICE CHAIRPERSON GREEN TO APPROVE THE AGENDA FOR THE REGULAR PLANNING AND ZONING MEETING OF JULY 6, 2022.**

AYES: SENGEL, GREEN, DOBRIN, LOPEZ, SIMPSON, WASHINGTON, GREENWOOD, BURGESS

MOTION PASSED UNANIMOUSLY (8-0)

III. OLD BUSINESS:

None.

IV. NEW BUSINESS:

A. Ordinance No. 06-2022

Attorney Eick presented this item via PPT presentation explaining the item and related attachments, including Residential and Conservation Future Land Use Categories chart.

OPEN TO PUBLIC. NO SPEAKERS.

* **MOTION BY BOARD MEMBER WASHINGTON; SECONDED BY BOARD MEMBER SIMPSON to approve Ordinance 06-2022, a Comprehensive Plan Text Amendment consistent with Chapter 163, Florida Statutes, to correct a scrivener's error in the Future Land Use Element, Figure FLU-1, to provide that the RU-2-10 zoning district is an allowable zoning district only in the Low Density Residential Future Land Use Category.**

AYES: SENGEL, GREEN, DOBRIN, LOPEZ, SIMPSON, WASHINGTON, GREENWOOD, BURGESS

MOTION PASSED (8-0)

B. Ordinance No. 07-2022

Item presented by Angela Essing, Growth and Economic Development Director via a PPT presentation explaining this was a comprehensive amendment and this must also go to the State for approval who is the ultimate decision. Also mentioned the workshop held by developer to build apartment building in the village. Due to large support by locals this was moved forward to bring to the Planning and Zoning. This will include a total of 3 lots with similar type requests. A trifecta of plans that come together and encourage mix-ed use development. The Cocoa Water Front development, and the Cocoa CRA all share the potential for redevelopment in the Cocoa Village. Staff then looked at where would this be appropriate. Locations were chosen based on the ability to balance and preserve the character of the village and the economic vitality of the village, the age and the size. The proposal is to further the intent of mixed use. At this density is where there will be developer interest. Director Essing continued through the slides explaining elements of land use. Proposing to amend the Future land use from 30 DU to 125 DU only on specific lots. This would amend the zoning code. Development agreements would address the restrictions as the ordinance amendment would apply to only 3. Explanations were given as to why Staff believes these sites would be favorable for this type of developments and the benefits to other business. Discussion included the additional infrastructure, transportation, schools, parks, public works, needed for these developments.

Staff recommends approval to the City Council of the ordinance change.

Carolyn Haslam, South Orange Ave., Orlando spoke in favor of Framework and support the ordinance change. These larger mixed-use developments better support the business community.

Nick Herring, Framework, Westshore Blvd, Tampa, FL – He spoke in support of the development in the village and the ordinance change. He also spoke of Framework’s history and their work in the City of Cocoa. “Density represents smart growth”. The additional eyes on the street, full-time residents will assist as crime watch. The specific sites support the Master Plan and the CRA Plan.

Cole Oliver, Delannoy St, Cocoa – Long-time resident, work, live play here. He spoke in favor of the density and ordinance change. Believes the City/Village is ready for it.

Pam Shaia, Brevard Avenue, Cocoa – Spoke in support of the ordinance change. She thanked Framework for coming to the Village. This would be the best thing for the Village.

OPEN TO PUBLIC – NO SPEAKERS

Alternate member Greenwood asked about aesthetics of the developments. Director Essing explained the details of colors or materials have not been looked at. He expressed concern about the look and wants to be sure it fits in the Village. He recommends Staff have this type of discussion early on. He also mentioned character of the village and the age of buildings and Director Essing explained older buildings would be grandfathered in. He asked about how this affects the property at the corner of Rosa L. Jones and Florida Ave. Director Essing replied that location is not part of this request and falls under different guidelines. Asked if applications would come to the board first. Vice Chairperson Green asked about the commercial mixed use large and how many stories. Attorney Eick clarified maximum density would be changed on these sites and any height changes would be through a different process. Also, she had concerns of parking. Chairperson **SENGEL** spoke of sticker shock as regards to the number of people and where will people park. Asked about the unit size. Nick Herring answered the size of the units would be studios to 3 bedrooms. He also stated there would be a structured parking within the apartment building. He asked, at this time, what the height was for those sites. Attorney Eick responded, 5 stories. Board Member Dobrin asked about timeframe for the apartments. Nick Herring replied, construction would start late this year or early next year. Board Member Dobrin expressed concerns of their ability to meet that timeframe. Chair Sengel asked Mr. Herring if he had built anything similar to this proposed development. Nick replied CIRRUS in Cocoa and downtown Lakeland with several developments.

Board Member Washington asked about the style of apartments. Vice Chair Green replied luxury apartments.

Alternate member Greenwood also spoke of his concern regarding parking. He would like to see parking as a negotiating item.

* **MOTION BY ALTERNATE MEMBER GREENWOOD; SECONDED BY BOARD MEMBER DOBRIN to approve Ordinance 06-2022, a Comprehensive Plan Text Amendment consistent with Chapter 163, Florida Statutes, to correct a scrivener's error in the Future Land Use Element, Figure FLU-1, to provide that the RU-2-10 zoning district is an allowable zoning district only in the Low Density Residential Future Land Use Category.**

AYES: SENDEL, GREEN, DOBRIN, LOPEZ, SIMPSON, WASHINGTON, GREENWOOD, BURGESS

MOTION PASSED (8-0)

C. PZ-21-00100003 – Preliminary Subdivision (River Walk)

Director Essing introduced the item explaining via PPT and the Riverwalk Development site-plan. She explained Staff found that the applicant to be in

compliance. Staff recommends approval with the 3 conditions set forth in the Staff Report.

Mary Sphar of Cocoa, spoke stating she has concerns with the development. The distance between houses, the trees and land clearing. Would like to see developers give consideration of the trees and the third concern is the impact to the roadway.

Cole Oliver, BSE Consultants Engineer and Surveyor of the development. He addressed some of the concerns with regard to landscaping and trees, giving consideration to the tree survey and replacement. He continued, stormwater will be handled 100% on site, utilities connecting to US 1 and Indian River Drive which loops the system. Alternate Member Greenwood asked about the connections. He also mentioned future construction of a dock.

OPEN TO PUBLIC – NO SPEAKERS

Vice Chair Green asked if there would be fencing or natural fencing? He replied natural fencing. She asked also about flood zone and said it was not in flood zone. She said the adjacent area is commercial and would it be possible for high density project, pointing out this project might be the better option. Director Essing replied it could be divided differently.

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MOTION BY BOARD MEMBER GREENWOOD; SECONDED BY VICE CHAIRPERSON GREEN to approve a Comprehensive Plan Text Amendment: In the capacity of Land Planning Agency recommendation to the city council to adopt a large-scale comprehensive plan text amendment (Ordinance No. XX-2022) to create 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 geographical area which is generally located along Brevard Avenue near City Hall and more specifically described by parcel information and map that consists of affected real property of approximately 4.5 acres, more or less, and is designated mixed use on the future land use map and designated Cocoa Village Subdistrict with a commercial/mixed use large (cl) building type on the Cocoa Waterfront Overlay District Regulating Plan; requiring a development agreement by the city council to approve such projects on such real property under certain terms and conditions deemed necessary and acceptable to the City Council; providing factors to be considered by City Council when considering whether to approve such projects by development agreement. The affected parcels in the geographical area depicted on the map are ##s: 2426072, 2426071, 2426074, 2426037, 2426228, 2426229, and 2426230.

AYES: SENDEL, GREEN, DOBRIN, LOPEZ, SIMPSON, WASHINGTON, GREENWOOD, BURGESS

MOTION PASSED (8-0)

D. PZ-21-00X0000X – Large-Scale Site Plan (River Walk)

Director Essing introduced the item. This was similar to the previous.

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MOTION BY VICE CHAIRPERSON GREEN; SECONDED BY ALTERNATE MEMBER GREENWOOD to approve the requested action Chapter 18 Subdivisions and Appendix A Zoning of the City Code. The property owner desires to develop the existing vacant site as a single-family subdivision project containing 25 single-family residential lots with an amendment to add language “that which should not preclude construction of a dock as allowed by code.”

AYES: SENDEL, GREEN, DOBRIN, LOPEZ, SIMPSON, WASHINGTON, GREENWOOD, BURGESS

MOTION PASSED (8-0)

E. Introduction of a Visioning Plan for the Intersection of 520 and US1 and for Properties Zoned CP & CG in the Mixed-Use Future Land Use

Director Essing explained the item and that this was more of a notification of future meeting to include the public that will occur over several times at different locations. **No Motion on this item.**

Alternate Member Greenwood asked about the Car Wash and what their plans were. Director Essing explained the Car Wash is reworking their plans. Discussion ensued over the possible uses of the property and potential for mixed uses.

Alternate Member Greenwood discussed the repainting (across the street from Travis Hardware) and necessity for the board to address exterior designs and be more specific. He also mentioned the recent fireworks display and thinks its important the displays should be at the caliber of attracting a lot of people and not disappointing visitors. He was disappointed in the display at the Village. Board Member Simpson agrees the display was not up to par but asked if this board should govern that kind of event.

VII. NEXT MEETING DATE:

The next scheduled meeting for the Planning and Zoning Board will be held on Wednesday, August 3, 2022 at 6pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

VIII. ADJOURNMENT:

* **MOTION BY CHAIRPERSON SENDEL; SECONDED BY BOARD MEMBER SIMPSON TO ADJOURN THE REGULAR MEETING OF JULY 6, 2022.**

AYES: SENDEL, GREEN, DOBRIN, LOPEZ, SIMPSON, WASHINGTON, GREENWOOD, BURGESS

MOTION PASSED UNANIMOUSLY (8-0)

MEETING WAS ADJOURNED AT 7:54 PM.



Russell Sendel, Chairperson

Respectfully Submitted By:



Lori Chabot, Recording Secretary