MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
January 20, 2021

A Special meeting of the Planning & Zoning Board Local Planning Agency was held on January 20, 2021 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
Susan Mock	Board Member
Russell Sengel	Board Member
Ariel Glass	Alternate Member
Aleck Greenwood	Alternate Member
Debbie Joyce	School Board Representative

PRESENT:

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
Susan Mock	Board Member
Russell Sengel	Board Member
Aleck Greenwood	Alternate Member
Debbie Joyce	School Board Rep. (via phone)

ABSENT:

Ariel Glass	Alternate Member

STAFF PRESENT:

Kristin Eick, Board Attorney; Dodie Selig, Planning & Zoning Manager, Alix Bernard, Senior Planner, Lavander Hearn, Board Liaison, 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 January 20, 2021

* **MOTION BY BOARD MEMBER ERVIN; SECONDED BY BOARD MEMBER GREEN TO APPROVE THE JANUARY 20, 2021 AGENDA AS WRITTEN.**

AYES: DOBRIN, WASHINGTON, ANDERSON, BLANCO, ERVIN, GILLIAM, GREEN, GREENWOOD, MOCK, SENGEL

MOTION PASSED UNAMIOUSLY (10-0)

2. MINUTES: Meeting of December 15, 2020

* **MOTION BY BOARD MEMBER ANDERSON; SECONDED BY BOARD MEMBER GILLIAM TO APPROVE THE JANUARY 20, 2021 AGENDA AS WRITTEN.**

AYES: DOBRIN, WASHINGTON, ANDERSON, BLANCO, ERVIN, GILLIAM, GREEN, GREENWOOD, MOCK, SENGEL

III. ELECTION OF OFFICERS AND PRESENTATIONS:

A. Election of Chair and Vice Chair

* **MOTION BY ALTERNATE MEMBER GREENWOOD; SECONDED BY BOARD MEMBER ERVIN TO REAPPOINT MICHAEL DOBRIN AS CHAIRPERSON.**

AYES: DOBRIN, WASHINGTON, ANDERSON, BLANCO, ERVIN, GILLIAM, GREEN, GREENWOOD, MOCK, SENGEL

MOTION PASSED UNAMIOUSLY (10-0)

Board member Sengel put his name in to be considered for Vice Chairperson, however after discussion with the current Vice Chairperson, Al Washington, he withdrew his submittal.

* **MOTION BY ALTERNATE MEMBER GREENWOOD; SECONDED BY BOARD MEMBER GILLIAM TO REAPPOINT AL WASHINGTON AS VICE CHAIRPERSON.**

AYES: DOBRIN, WASHINGTON, ANDERSON, BLANCO, ERVIN, GILLIAM, GREEN, GREENWOOD, MOCK, SENGEL

MOTION PASSED UNAMIOUSLY (10-0)

B. Presentation by Larry Koss on Low Impact Development

A presentation[1] was provided by Mr. Larry Koss, former Planning and Zoning Board Member, on low impact development.

IV. OLD BUSINESS:

A. PZ-20-00300003 – Cirrus Mixed-Use PUD – Tabled

* **MOTION BY BOARD MEMBER ERVIN; SECONDED BY BOARD MEMBER GREEN TO TABLE THE ITEM TO THE FEBRUARY 3, 2021 MEETING.**

AYES: DOBRIN, WASHINGTON, ANDERSON, BLANCO, ERVIN, GILLIAM, GREEN, GREENWOOD, MOCK, SENGEL

MOTION PASSED UNAMIOUSLY (10-0)

B. Consideration of an Ordinance (Zoning Text Amendment)

Ms. Selig explained that the City has identified an issue related to the construction of single-family dwellings under the RU-2-10, Low Density Single-Family and Multiple-Family zoning district regulations. This district allows for single-family dwellings to be constructed on lots with a minimum area of 5,000 square feet and no required open space or community amenities, due to the close proximity of the Cocoa Village area's many such spaces and amenities.

The RU-2-10 zoning district applies to an area bound by State Road 520 on the north, Florida Ave. on the east, Rosa L. Jones Dr. on the south and US1 on the

[1] Presentation given by Larry Koss – Restoring Rain's Natural Path – Low Impact Design (A Tool in the Restoration of the Indian River Lagoon)

west, which is known as the Heart of Cocoa neighborhood, and which is subject to the Substitute Consent Decree as ordered on January 28, 2009.

Additionally, there are two other zoning districts which allow the construction of dwelling units under the provisions of the RU-2-10 zoning district. These are the RU-2-15 (Multiple Family Dwelling District) and the RU-2-25 (Multiple Family Dwelling District). The RU-2-15 district allows "Single-family and multi-family dwellings of not more than three (3) units per building as regulated by section 4A, RU-2-10" and the RU-2-25 district allows "Single-family and Multi-family dwellings of not more than four (4) units per building as regulated by section 4A, RU-2-10".

However, the Substitute Consent Decree specifically limits the application of the RU-2-10 zoning district regulations to the lands subject to the decree. In addition, the City Council has expressed the desire to limit building of dwelling units on small parcels of land without accompanying amenities.

Ms. Selig noted that it is therefore necessary that the City revise both the RU-2-15 and RU-2-25 zoning districts to remove reference to the RU-2-10 district and provide new zoning regulations for such dwelling unit construction. The proposed changes to the RU-2-15 regulations will allow the construction of single-family, and multi-family of not more than 3 units per building, under a choice of two options. Development would have the option to build under the RU-1-7 (Single Family Dwelling District) regulations, which require a minimum lot size of 75 feet by 100 feet, without amenities. Or to build under the RU-2-15 regulations which allow a minimum lot size of 50 feet by 100 feet, but require the developer to provide a percentage of the gross acreage as open space/recreation amenities.

The proposed changes to the RU-2-25 regulations will allow the construction of single-family under a minimum lot area, lot width and setbacks that are comparable to those under the RU-2-15 district.

Board member Mock expressed her concerns about the setbacks and noted that she feels they should be reconsidered, such as the 25 foot setbacks which could be reduced to 20 feet in the front and 20 feet in the back of a property and the 8 foot side setbacks could be reduced to 5 feet. Board member Mock added that corner setbacks should be increased from 15 feet to 20 feet. Additionally, Board members Greenwood and Gilliam agreed with Board member Mock.

Ms. Selig provided further clarification and shared several scenarios in which development can take place where the proposed changes would apply.

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

Alternate member Greenwood asked how this will affect the Consent Decree. In response, Ms. Selig shared that it will not.

Alternate member Greenwood suggested that the item be tabled until further research can be conducted by staff.

* **MOTION BY ALTERNATE MEMBER GREENWOOD; SECONDED BY BOARD MEMBER MOCK TO TABLE THE ITEM.**

AYES: DOBRIN, WASHINGTON, ANDERSON, BLANCO, ERVIN, GILLIAM, GREEN, GREENWOOD, MOCK, SENGEL

MOTION PASSED UNAMIOUSLY (10-0)

Board Attorney Eick advised that in order to preserve the advertising the motion to table should be to a date certain.

* **MOTION BY ALTERNATE MEMBER GREENWOOD; SECONDED BY BOARD MEMBER MOCK TO RESCIND THE ORIGINAL MOTION.**

AYES: DOBRIN, WASHINGTON, ANDERSON, BLANCO, ERVIN, GILLIAM, GREEN, GREENWOOD, MOCK, SENGEL

MOTION PASSED UNAMIOUSLY (10-0)

* **MOTION BY ALTERNATE MEMBER GREENWOOD; SECONDED BY BOARD MEMBER GREEN TO TABLE THE ITEM TO MARCH 3, 2021.**

AYES: DOBRIN, WASHINGTON, ANDERSON, BLANCO, ERVIN, GILLIAM, GREEN, GREENWOOD, MOCK, SENGEL

MOTION PASSED UNAMIOUSLY (10-0)

V. NEW BUSINESS:

None.

VI. UPDATES AND STAFF REPORTS:

A. Workshop – Accessing Meeting Agendas

Ms. Selig provided a brief tutorial on how to access and navigate the Planning and Zoning Board agendas online and via email.

B. Board Discussion

Alternate member Greenwood shared that he provided contact information to Ms. Selig for a neutral, licensed arborist who would be willing to come and speak before the Board if the City Manager and Board would allow it. In response, Ms. Selig explained that she has plans to discuss this at the next meeting.

VII. NEXT MEETING DATE:

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

VIII. ADJOURNMENT:

* **MOTION BY BOARD MEMBER ANDERSON; SECONDED BY BOARD MEMBER SENGEL TO ADJOURN THE REGULAR MEETING OF JANUARY 20, 2021.**

AYES: DOBRIN, WASHINGTON, ANDERSON, BLANCO, ERVIN, GILLIAM, GREEN, GREENWOOD, MOCK, SENGEL

MOTION PASSED UNAMIOUSLY (10-0)

MEETING WAS ADJOURNED AT 7:38 PM.

Michael Dobrin, Chairperson

Respectfully Submitted By:

~~Monica Arsenault,~~ Recording Secretary
Loei Chabot