MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
January 6, 2021

A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on January 6, 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
Kristin Eick	Assistant City Attorney

PRESENT:

Michael Dobrin	Chairperson
Sherry Ervin	Board Member
Trina Gilliam	Board Member
Marilyn Green	Board Member
Susan Mock	Board Member
Aleck Greenwood	Alternate Member
Debbie Joyce	School Board Representative
Kristin Eick	Assistant City Attorney

ABSENT:

Al Washington	Vice Chairperson
Todd Anderson	Board Member
Jeri Blanco	Board Member
Russell Sengel	Board Member
Ariel Glass	Alternate Member

STAFF PRESENT:

Dodie Selig, Planning & Zoning Manager, Alix Bernard, Senior Planner, Angela Essing, Economic Development Manager, 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 6, 2021

* **MOTION BY BOARD MEMBER ERVIN; SECONDED BY BOARD MEMBER GREEN TO APPROVE THE JANUARY 6, 2021 AGENDA AS WRITTEN.**

AYES: DOBRIN, ERVIN, GREEN, GILLIAM, GREENWOOD, MOCK

MOTION PASSED UNAMIOUSLY (6-0)

III. NEW BUSINESS:

A. PZ-20-00200011 – Large-Scale Site Plan – Project Sunshine

Ms. Bernard provided a summary of the project and explained that the subject property is located off of Grissom Pkwy and the proposed development is comprised of a 202,044 sq. ft distribution/warehouse building on 185 acres of land. The building will be 44 feet high and while the parcel is 185 acres in size, the project will only impact 75.9 acres, with the remainder of the 109 acres of land remaining in its original undisturbed state.

Additionally, all of the oak trees that have to be removed are being replaced at one hundred percent with new oak trees. A development agreement for landscaping requirements is currently in draft form and being presented to City Council.

Alternate member Greenwood asked what size oak trees will be replacing the ones removed. In response, Ms. Bernard shared it has to be 3-inch DBH per the Code.

Board member Green pointed out that the majority of the acreage won't be touched now but asked if it could be developed in the future. In response, Ms. Bernard stated that it would be challenging as well as expensive. This would be something that would need to be looked at if it ever happened.

Jason Lewis, PE Kimley-Horn and Associates, Inc., 116 S. Kentucky Ave., Lakeland, FL 33801 and Michael Woodward, Kimley-Horn and Associates, Inc., 189 S. Orange Ave., Orlando, FL 32801 spoke in regard to the project and the impacts of traffic to the area.

Chairperson Dobrin asked how many people will be employed at the facility. In response, Mr. Lewis answered 200 hundred employees.

Alternate member Greenwood asked about the construction and landscaping. In response, Mr. Lewis explained that it will be a concrete building with a metal roof. Additional landscaping will be planted in the front of the building and there will also be a pond with a fountain. Ms. Bernard also elaborated and pointed out the three points of entrance/exit and noted that there will be landscaping along Grissom Parkway where the entrances/exits are.

Chairperson Dobrin opened the public hearing to the public.

Mr. Dale Coxwell shared he is in favor of the project but noted that his property is "heavy industrial" and asked if the zoning of the property adjacent to him will change with future developments. In response, Ms. Selig explained that the City does not have any plans to propose re-zoning in the area. She added that the area east of Grissom Parkway is zoned M2 and is the City's principal area for heavy industrial and it is an important part of the City that she cannot foresee being changed.

Mr. Robert Fabian, President of Rocket Crafters, shared he is in support of the project; however, he has a few concerns and questions. He shared they are in the process of expanding their testing facility but they want to ensure that their rocket engine testing will not be impacted by this project and that their rocket engine testing will not impact the applicant's project.

Additionally, Mr. Fabian explained that they are also concerned about the buffer zone that surrounds the parcel and they would like to understand what that buffer zone will be and how it will affect the zoning because it directly overlaps their planned safety buffer at their expanded test facility. In response, Ms. Selig shared that the map Mr. Fabian received and was speaking about included a radius map which is drawn around the subject parcel to indicate all the properties that are abutting within this zone. She pointed out that this only serves as a mechanism of informing surrounding properties of the potential project and does not reflect any impacts of the project to those neighboring properties.

Al Mallard, VA Paving, asked the applicant if they would consider local businesses, such as VA Paving, to help construct the project. He added he is in favor of the project.

Chairperson Dobrin asked when they would like to begin construction. In response, it was stated March 1st ideally.
Ms. Bernard noted that staff recommends approval of a Large-Scale Site Plan consistent with Appendix A, Zoning, Article XIII, Section 1, to construct a

warehouse/distribution center totaling approximately 202,044 square feet on 185 acres with the following conditions:

1. The Applicant shall be required to demonstrate to city staff's satisfaction that City of Cocoa Comprehensive Plan Policy 6.1.3.6 is observed and met, which requires that compensatory storage shall be provided through excavation of a volume equivalent to the loss of storage within the 100-year floodplain resulting from the placement of fill in adjacent upland areas (above the 100-year floodplain) where such compensatory storage can be accomplished in an environmentally sound and economically feasible manner. In the event that city staff concludes that compensatory storage can be accomplished in an environmentally sound and economically feasible manner on the property, the Applicant shall be required to amend the site plan to provide compensatory storage on the site prior to commencement of construction, which may require further approval of the Planning and Zoning Board through a major site plan amendment or of the Community Development Director through a minor site plan amendment, as applicable.

2. The Applicant shall be required to demonstrate to city staff's satisfaction that the City of Cocoa Comprehensive Plan Policy 12.1.5.4 is observed and met, which requires that development approval in areas which have been identified as providing habitat of a size and character that is suitable for long term protection of a viable population of one or more listed species (including threatened species scrub jay, gopher tortoise and wood stork) shall be contingent upon the formulation of a management plan which would to the greatest extent possible eliminate adverse effects to any listed species which occur or are discovered on the development site. Further, city staff shall follow Policy 12.1.5.5, which provides that the City shall consult with the FGFWFC and/or the FDEP in the review of listed species management plans prepared by private developers, and shall implement the recommendations of those agencies in the issuance of development orders. Accordingly, the Applicant shall be required to prepare a threatened species management plan and comply with any recommendations of the City and appropriate wildlife protection agencies incorporated in the plan prior to commencement of construction. Should the site plan need to be altered to comply with the threatened species wildlife management plan, the Applicant shall be required to seek further approval of the Planning and Zoning Board through a major site plan amendment or of the Community Development Director through a minor site plan amendment, as applicable.

3. The Applicant shall be required to obtain all other applicable state and federal permits necessary for the development prior to commencement of the development, which shall include, but not be limited to, a Brevard County Right-of-Way Permit, a permit from the Florida Fish and Wildlife Conservation Commission, and the St. John's River Water Management District permit. Issuance of a development permit by the City does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

4. Approval of the site plan shall be dependent upon City Council approval and execution of the related Development Agreement and subject to all terms and conditions contained therein.

* **MOTION BY BOARD MEMBER ERVIN; SECONDED BY ALTERNATE MEMBER GREENWOOD TO RECOMMEND APPROVAL TO CITY COUNCIL OF A LARGE-SCALE SITEPLAN CONSISTENT WITH APPENDIX A, ZONING, ARTICLE XIII, SECTION 1, TO CONSTRUCT A WAREHOUSE/DISTRIBUTION CENTER TOTALING APPROXIMATELY 202,044 SQUARE FEET ON 185 ACRES TO INCLUDE THE CONDITIONS RECOMMENDED BY STAFF.**

AYES: DOBRIN, ERVIN, GREEN, GILLIAM, GREENWOOD, MOCK

MOTION PASSED UNAMIOUSLY (6-0)

VI. OTHER BUSINESS:

None.

VII. NEXT MEETING DATE:

The next scheduled meeting for the Planning and Zoning Board will be held on Wednesday, January 20th at 6pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

VIII. ADJOURNMENT:

* **MOTION BY ALTERNATE MEMBER GREENWOOD; SECONDED BY BOARD MEMBER ERVIN TO ADJOURN THE REGULAR MEETING OF JANUARY 6, 2021.**

AYES: DOBRIN, ERVIN, GREEN, GILLIAM, GREENWOOD, MOCK

* **MOTION PASSED UNAMIOUSLY (6-0)**

MEETING WAS ADJOURNED AT 6:42 PM.

Michael Dobrin, Chairperson

Respectfully Submitted By:

~~Monica Arsenault,~~ Recording Secretary
Lori Chapot