CITY OF COCOA
PLANNING & ZONING BOARD
MEETING MINUTES
December 14, 2016

A regular meeting of the Planning & Zoning Board of the City of Cocoa was held on Wednesday, December 14, 2016 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
Troy Stephan	Board Member
Todd Anderson	Board Member
Jack Moore	Board Member
Russell Sengel	Board Member
Jake Williams	Board Member

MEMBERS ABSENT:

Aleck Greenwood	Board Member

OTHERS PRESENT:

Steven Belden, AICP	Community Services Director
Steven Biel	Senior Planner
Kristin Eick	Board Attorney- via phone
Rachel Unruh	Board Secretary

APPROVAL OF AGENDA & MINUTES:

1. Approval of Agenda: December 14, 2016.

Motion by Al Washington, seconded by Todd Anderson, to approve the agenda of December 14, 2016, as written. Vote on the motion carried unanimously.

2. Approval of Meeting Minutes: November 9, 2016.

Motion by Al Washington, seconded by Jake Williams, to approve the minutes of November 9, 2016, as written. Vote on the motion carried unanimously.

OLD BUSINESS:

None

NEW BUSINESS:

Steve Belden, Community Service Director, stated for the record that Kristin Eick was filling in for Kim Kopp as City Attorney.

A. PZ-16-00200009 – Large-scale Site Plan (East Florida Motor Sales, Inc. & Mike Erdman Motors, Inc.)

Consideration of an ordinance establishing a temporary moratorium within the jurisdictional limits of the City of Cocoa, prohibiting any and all medical cannabis activities during the moratorium period as described in the ordinance.

Senior Planner Steven Biel presented exhibits for the Board's review. The applicant, The City of Cocoa, is requesting for consideration of an ordinance establishing a temporary moratorium within the jurisdictional limits of the City of Cocoa, prohibiting any and all medical cannabis activities during the moratorium period as described in the ordinance.

Mr. Biel stated that Staff recommends that the Planning and Zoning Board recommend approval to City Council of Ordinance No. 18-2016.

Steve Belden, Community Service Director, added additional information regarding the moratorium to the Board members. Mr. Belden stated that the moratorium is for up to 270 days and staff will be directed to research the potential effects and to develop land regulations for locations and the use. Then staff will prepare an ordinance for the Planning and Zoning Board and City Council.

Russell Sengel asked about the proposal that had been brought before the Board several years back, if had been approved or was denied.

Mr. Belden explained that proposal was not adopted. He continued with explaining that the amendment offered clarification in several areas of the Bill therefore that is why staff was requesting for the moratorium.

Todd Anderson inquired as to how far staff's search had gotten from the proposed ordinance that was not approved.

Mr. Belden stated that the staff had previously identified areas that would be appropriate and other areas that it wouldn't be.

Discussion amongst the Board members and staff.

Mr. Sengel expressed concerns that the length of the moratorium would hinder potential businesses looking to invest within the City limits and the prospects would move on to other locations in surrounding areas due to the length of the moratorium.

Kristin Eick, City Attorney, explained the Department of Health was given 6 months to promulgate regulations; she continued, part of the 270 days is to see what regulations will be adopted and gives staff time to make the appropriate adjustments before presenting an ordinance to the Board and Council.

Additional discussion amongst the Board members and staff.

Mr. Dobrin opened the public hearing to the audience.

No one wished to speak.

Mr. Dobrin closed the public hearing to the audience.

Motion by Jake Williams, seconded by Todd Anderson, to approve Staff's recommendation for an ordinance establishing a temporary moratorium prohibiting any and all medical cannabis activities during the moratorium period. Vote on the motion carried 6 to 1, Russell Sengel objected.

OTHER BUSINESS:

None

NEXT MEETING:

The Board members established that the next meeting would be held on January 17, 2017.

ADJOURNMENT:

Motion to adjourn by Jack Moore, seconded by Al Washington.

There being no further business the meeting adjourned at 6:30 P.M.

Approved on this 11th day of January, 2017.

Michael Dobrin, Chairman

Rachel Unruh, Board Secretary