MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
December 1, 2021

A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on December 1, 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
Marilyn Green	Board Member
Susan Mock	Board Member
Russell Sengel	Board Member
Justin Simpson	Board Member
Aleck Greenwood	Alternate Member
Jesse Heredia	Alternate Member
Debbie Joyce	School Board Representative

PRESENT:

Michael Dobrin	Chairperson
Al Washington	Vice Chairperson
Todd Anderson	Board Member
Jeri Blanco	Board Member
Marilyn Green	Board Member (via phone)
Susan Mock	Board Member
Russell Sengel	Board Member
Justin Simpson	Board Member
Aleck Greenwood	Alternate Member
Debbie Joyce	School Board Representative

ABSENT:

Jesse Heredia	Alternate Member

STAFF PRESENT:

Kristin Eick, Board Attorney (via phone); Cindy Thurman, Planning and Zoning Manager; 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 December 1, 2021

* **MOTION BY BOARD MEMBER BLANCO; SECONDED BY BOARD MEMBER ANDERSON TO APPROVE THE DECEMBER 1, 2021 AGENDA.**

AYES: DOBRIN, WASHINGTON, ANDERSON, BLANCO, GREEN, GREENWOOD, SENGEL, SIMPSON

NAYES: MOCK

MOTION PASSED (8-1)

2. MINUTES: Meeting of November 3, 2021

* **MOTION BY BOARD MEMBER BLANCO; SECONDED BY BOARD MEMBER SIMPSON TO APPROVE THE NOVEMBER 3, 2021 MINUTES AS WRITTEN.**

AYES: DOBRIN, WASHINGTON, ANDERSON, BLANCO, GREEN, GREENWOOD, MOCK, SENGEL, SIMPSON

MOTION PASSED UNANIMOUSLY (9-0)

III. OLD BUSINESS:

None.

IV. NEW BUSINESS:

A. Large Scale Site Plan

Ms. Thurman explained that this large-scale site plan is simply the next phase of what has already been worked out and this is facilitating the site plan portion of the hotel. She stated that the Board will now need to look at the use and develop it, look at the site plan and send it through the formal site plan process with the City.

Although the engineer and development group submitted all of their documents by the November deadline, staff unfortunately had not had enough time to review everything

thoroughly. She also pointed out that there is a new engineer, Bruce Moya, who is working on the project with staff and supplied them with a fresh set of plans. She spoke with him this morning and he is very excited to work with the City. Additionally, staff has a meeting with the engineer prior to Christmas to get the ball rolling. Part of Factory Street will be vacated to accommodate an in and out for the hotel and there is a lot of extensive work that needs to be done. The developer is at the mercy of FPL and so there are some large utility poles that have to be moved which will be done on FPL's schedule. This creates a window of time for staff and the engineer to work out things that need to be done.

* **MOTION BY BOARD MEMBER BLANCO; SECONDED BY BOARD MEMBER ANDERSON TO APPROVE THE DECEMBER 1, 2021 AGENDA.**

AYES: DOBRIN, WASHINGTON, ANDERSON, BLANCO, GREEN, GREENWOOD, SENGEL, SIMPSON

NAYES: MOCK

MOTION PASSED (8-1)

Chairperson Dobrin asked why there is a new engineer.

In response, Mr. Jack Brown, the developer, explained that the old engineer left the company that they were using and so they had to find a new one.

He provided a brief background of the project, pointing out that he had originally submitted his RFP back in January, 2018, however there have been a lot of delays.

Vice Chairperson Washington asked for clarification as to what is being asked of the Board this evening. In response, Ms. Thurman explained that this is an opportunity for the Board to take a look at a fresh site plan for approval, however the site plan is not technically ready for approval since staff has not had enough time to digest it yet. Any approvals that the Board is willing to make this evening would need to be conditional. After staff and the engineer have had time to make sure that City codes and regulations are met the site plan will be brought back before the Board for final approval.

Ms. Eick added that she did not think it would be appropriate to have a condition where it would be subject to administrative approval. At this time, staff is saying that they have not had adequate time to review the engineering plans and so she strongly suggests that the best possible move forward is to postpone this item to a time certain.

Alternate member Greenwood asked if he needed to recuse himself due to his involvement in the hotel project. In response, Board Attorney Eick responded affirmatively.

Chairman Dobrin opened the hearing to the public.

Kristin Lortie, 5524 Brilliance Cir., Cocoa, asked if this project will incorporate low impact development features or sustainability aspects. She pointed out that there is a lot of citizen

interest in this project and others and mentioned that there was recently a two-day seminar in Brevard sponsored by the Marine Resources Council on this and many of the local officials attended that. At the seminar, they stressed the importance of incorporating low impact development principals into our projects. She went on to share that she drove by the Cirrus Apartments project and noticed that only two trees were maintained in the entire footprint. She would like to encourage the Board to continue to ask questions and think about things that the City can require of the developers to incorporate into the project.

Ms. Eick added that the City Council has already approved a Development Agreement with a conceptual plan and some of the enhancements will include sustainability measures so that has already been taken into account.

Mr. Brown further shared that a conceptual site plan was submitted back in July and what is being presented now is a final conceptual site plan. They have paid a professional $25,000 for a landscaping plan which met the requirements set by the City Code. All the trees on Brevard Avenue have been protected and they will also be re-doing the streets around the property. Additionally, they bought an additional site to compliment the project by doing some of, if not all of, the stormwater control on the adjacent site.

Ms. Thurman assured the Board that if they agree to postpone the meeting, staff will bring before them a completed site plan that staff is confident with.

Board member Simpson asked that if the Board agrees to this, he'd like to ask the Board be given at least two weeks to have time to review an agenda so they have plenty of time to review all of the documents and staff report. In response, Ms. Thurman agreed and also stated that she would be happy to set up an appointment to answer any questions with any Board member.

* **MOTION BY VICE CHAIRPERSON WASHINGTON; SECONDED BY BOARD MEMBER SIMPSON TO TABLE THE ITEM TO THE FEBRUARY 2, 2022 REGULAR PLANNING AND ZONING MEETING.**

AYES: DOBRIN, WASHINGTON, ANDERSON, BLANCO, GREEN, GREENWOOD, MOCK, SENGEL, SIMPSON

MOTION PASSED UNANIMOUSLY (9-0)

Alternate member Greenwood asked about an oak tree that was removed by Green Apples and Ossorio's that was not brought before the Board. He explained the purpose and process of the Tree Board to Ms. Thurman. In response, Ms. Thurman offered to work with Mr. Greenwood on this.

VII. NEXT MEETING DATE:

The next scheduled meeting for the Planning and Zoning Board will be held on Wednesday, January 5, 2022 at 6pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

VIII. ADJOURNMENT:

* **MOTION BY VICE CHAIRPERSON WASHINGTON; SECONDED BY BOARD MEMBER SENGEL TO ADJOURN THE REGULAR MEETING OF DECEMBER 1, 2021.**

AYES: DOBRIN, WASHINGTON, ANDERSON, BLANCO, GREEN, GREENWOOD, MOCK, SENGEL, SIMPSON

MOTION PASSED UNANIMOUSLY (9-0)

MEETING WAS ADJOURNED AT 6:43 PM.

Michael Dobrin, Chairperson

Respectfully Submitted By:

Monica Arsenault, Recording Secretary