MINUTES
CITY OF COCOA
PLANNING & ZONING BARD/ LOCAL PLANNING AGENCY
SPECIAL MEETING
JUNE 25, 2019

The special meeting of the Planning & Zoning Board/ Local Planning Agency was held on June 25, 2019 at City Hall, 65 Stone Street, Cocoa, FL, as publically noted.

I. CALL TO ORDER:

Chair Dobrin called the meeting to order at 6:00 p.m.

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
	Aleck Greenwood	Board Member
	Lawrence Koss	Board Member
	Russell Sengel	Board Member
	Kristin Eick	Board Attorney
	Jake Williams Jr.	Board Liaison
PRESENT:	Michael Dobrin	Chairperson
	Al Washington	Vice Chairperson
	Todd Anderson	Board Member
	Sherry Ervin	Board Member
	Trina Gilliam	Board Member
	Aleck Greenwood	Board Member
	Russell Sengel	Board Member
	Kristen Eick	Board Attorney
	Courtney Jackson	Recording Secretary
ABSENT:	Jeri Blanco	Board Member
	Marilyn Green	Board Member
	Lawrence Koss	Board Member

STAFF PRESENT:

Angela Essing	Senior Planner
Dodie Selig	Planning & Zoning Manager
John Titkanich	City Manager

Chairperson Dobrin led the assembly in the Pledge of Allegiance.

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Special Meeting of June 25, 2019

City Manager Titkanich requested that the board table Item A, Section IV titled "PZ-19-021-Text Amendment- Parking as a Special Exception use in Article XI, Section 22" on the agenda. He noted that he was not able to review the item as soon as he had hoped and saw multiple legal issues regarding property rights. He further felt that these legal issues needed to be worked out internally with himself, the City Attorney, and his staff prior to having it be discussed in a public platform.

The board agreed to table the item until the next meeting.

* **MOTION TO APPROVE THE AGENDA WITH AMENDMENTS BY BOARD MEMBER ERVIN; SECONDED BY BOARD MEMBER GILLIAM.**

AYES: Dobrin, Washington, Anderson, Ervin, Gilliam, Greenwood, Sengel

MOTION PASSED UNAMIOUSLY (7-0)

2. MINUTES: Meeting of June 5, 2019

* **MOTION TO APPROVE THE MINUTES AS PRESENTED BY BOARD MEMBER GILLIAM; SECONDED BY BOARD MEMBER ERVIN.**

AYES: Dobrin, Washington, Anderson, Ervin, Gilliam, Greenwood, Sengel

MOTION PASSES UNAMIOUSLY (7-0)

III. OLD BUSINESS:

A. PZ-19-00200005- Large Scale Site Plan (850 Cidco Rd.) Tabled from June 5, 2019

Approval of a Large-Scale Site Plan consistent with Appendix A, Zoning, Article III Section 1(D), to construct a new industrial fabrication building, along with additional concrete equipment pad and associated parking. The property is identified as 850 Cidco Road, Cocoa, Florida. (Parcel ID: 24-35-12-00-6).

Ms. Selig provided a power point[1] presentation where she introduced the applicant, Dale Coxwell with Coxwell Holmes Family Limited Partners. Ms. Selig pointed out that staff is requesting that the Board approve a Large-Scale Site Plan consistent

[1] PowerPoint: Large Scale Site Plan 850 Cidco Rd.

with Appendix A, Zoning, Article III Section 1(D), to construct a new industrial fabrication building, along with an additional concrete equipment pad and associated parking. The intention of the land use is industrial, as it is located in the M-2 (Manufacturing and Industrial) Zoning District where the land's existing use is manufacturing/industrial use.

The site[2] is located at the western end of Cidco Road and has several buildings, as well as outdoor areas for parking, material and equipment storage as well as stormwater retention. The applicant intends to construct a building for industrial fabrication/manufacturing use that will have a metal frame with a fabric covering. Although the exact height has not been determined, the applicant received a Special Exception approval on April 17, 2019 for a maximum height of one hundred and twenty (120) feet for this building. The main existing fabrication building on the site is approximately one hundred forty-five (145) feet wide by three hundred (300) feet long and forty (40) feet in height.

The new building will be located directly behind (to the north) of the existing fabrication building in an open area that was previously used for material delivery and storage. This area was depicted on the prior site plan as part of the location of phase III, a one hundred (100) foot expansion of the main building.

Ms. Selig explained that staff has reviewed the site plan and determined that there are some criteria related to the City Code that have not been completely satisfied. Staff is recommending all outstanding inconsistencies with the City Code be satisfied as a condition of final site plan approval. One condition is a modification to the Special Exception Approval Note language on sheet C-202.
The other condition is a series of comments provided by the Fire Department.

Ms. Selig discussed concurrency management and noted there are facilities available for the proposed use. The footprint area of the new building is already a stabilized surface so no additional stormwater facilities are required. The new building will only require electric service. The parking requirements for an industrial use are one space for every two employees plus one space for every company vehicle. Additional parking is being provided based on the estimated number of employees provided by the applicant, and there are no company vehicles anticipated at this time.

Ms. Selig shared the consistency with Comprehensive Plan Policies and Objectives as follows:

Policy 1.1.2.10 - Industrial areas shall be regarded as appropriate for activities associated with industrial development, which can include materials processing, materials assembly, product manufacturing and storage of finished products.

[2] Board Member Aleck Greenwood left the room at 6:07 & returned at 6:09

She shared that staff recommends approval of the Large-Scale Site Plan for 850 Cidco Road consistent with Appendix A, Zoning, Article III, Section 1(D), to construct a new industrial fabrication building, along with additional concrete equipment pads and associated parking with the following two (2) conditions:

1) On page C-202 the Special Exception Approval Note shall read as follows, "PZ-19-00000008 – Special exception request from Appendix A, Zoning, Article XI, Section 19 (c) (1) of the City of Cocoa Code to allow for a principle structure in excess of 60' in height and up to a maximum of 120' in height in the M-2 (Manufacturing and Industrial) zoning district."

2) Fire Department- the Fire Department has listed seven (7) conditions as the following:

    1) Durable perimeter road-drive of at least 20 feet in width, surface drive shall be designed to support the imposed loads of fire apparatus and be provided with an all-weather driving surface approved by the AHJ.
    2) Install additional hydrant to rear of property, as per discussion.
    3) Turn existing hydrants, steamer connections to face toward drive.
    4) Need building permit and inspection for installed Argon gas stationary equipment by a qualified person.
    5) Metal storage containers located on property used for the storage of flammable and combustible liquids, hazardous materials shall be approved for such storage, Containers shall not be located in a flood prone area, Container shall be properly ventilated to prevent ignitable vapors and provide breathable air for occupants, Containers shall be located in a manner accessible by emergency responders and signed with proper NFPA 704 signage to warn first responders.
    6) Gasoline-Diesel Above Ground Tanks and dispensing equipment installed. Such fuel dispensing equipment located near drive, not protected by vehicle traffic with post. Missing required portable fire extinguisher and post No Smoking. Tanks and fueling equipment shall be UL listed and in compliance with NFPA 30 Above Ground tank Installation.
    7) Space X to report reportable quantities of hazardous materials with state guidelines. Florida Division of Emergency Management Technological Hazards Section, Local Emergency Planning Committee (LEPC) Tier II Report Compliance. Using E-Plan.

Ms. Selig noted that the applicant has been made aware of all of the conditions and they are currently being addressed.

Board Member Ervin asked if the site was in a flood-prone area. In response, Ms. Selig replied she would have to check with the engineer for a specific response, but did not think the whole area was flood-prone.

Dale Coxwell, 850 Cidco Rd., shared that many of the concerns the Fire Department has listed has already been addressed in the site-plan and anything above and beyond their scope he would like to implement. He would be to utilize a local civil engineering firm that they can reach out to ensure they have done everything that needs to be done. He added there very few items that are not on the site-plan, but the majority is.

Rip Jenkin, (Canaveral Groves) asked for the location map from the power point to be brought up. He pointed out where his property was and expressed his concerns about the water runoff towards the lake and future access to the lake being pushed farther away.

Board Member Ervin inquired about where he currently has water access. In response, Mr. Jenkin stated he did not currently have any access. He explained that he is landlocked. He noted he was not against the construction, but just wanted to simply express his concerns.

Vice Chairperson Washington stated the applicant's representatives should answer the question.

Chairperson Dobrin added that the developer does generally try to work with the property owner and try to resolve any outstanding issues.

Board Member Ervin asked if there was going to be more build up on the site or if it is leveled. In response, Ms. Selig noted that the north end of the road is a retention road right now and there should not be any more impact to other properties. It is hard to say if there will be any more build up on the land but they are currently discussing implementing more parking.

Board Member Ervin clarified her question by asking if there was going to be any more fill put in. In response, City Manager Titkanich stated that the property owner would be able to develop a property however they wish as long as they are within the confines of the existing land development and zoning regulations. With regards to Mr. Jenkin's access, he was unsure how the property owner or city would bear the responsibility to provide him access when his house is already landlocked.

* **MOTION TO APPROVE WITH STAFF RECOMMENDATIONS BY BOARD MEMBER SENGEL; SECONDED BY VICE CHAIRPERSON WASHINGTON.**

AYES: Dobrin, Washington, Anderson, Ervin, Gilliam, Greenwood, Sengel

MOTION PASSED UNAMIOUSLY (7-0)

IV. NEW BUSINESS:

A: PZ-19-021- Text Amendment- Parking as a Special Exception use in Article XI, Section 22

An ordinance of the city council of the city of cocoa, Brevard county, Florida; amending appendix A, article XI, section22 of the zoning ordinance of the city of cocoa to allow parking as a special exception use in the cocoa village sub district of the coca waterfront overlay district providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability.

ITEM TABLED UNTIL THE NEXT REGULARY SCHEDULED MEETING ON JULY 17, 2019

V. OTHER BUSINESS:

Vice Chairperson Washington expressed his concerns on why the Board Members need the full agenda with site-plans provided. He noted they are not designers or city inspectors, and does not think it's their job to tell others how to design their properties. In response, Ms. Selig noted that the Board points out things that are often overlooked and the board brings a fresh outlook on site-plans.

City Manager Titkanich added that it is their job as a Board Member to verify and validate that the applicant is meeting all the conditions of the code and holds staff accountable.

Board Member Ervin recalled when she was a Board Member on the City of Rockledge's Planning & Zoning Board. She pointed out that one time after looking at the entire Site Plan the Board Members noticed a mistake that was overlooked by staff.

Mayor Williams recalled a time that the questions the Planning & Zoning Board asked the applicant helped Council better understand the site-plan and stated the board is a recommendation board for Council.

Board Member Anderson pointed out they are part of the vetting process for these applicants.

Board Member Greenwood agreed and said the more information that is out there, the better the outcome. It also will save time by eliminating the need to continuously meeting back and forth to gain more information.

City Manager Titkanich stated that he will work on providing larger and legible designs that are easier to view and understand.
Vice Chairperson Washington mentioned having a birthday party on July 27th at 1806 Oak Dr., Rockledge, and will send out more information at a later time.

Board Member Greenwood asked Ms. Selig when the agenda will reflect the section he requested under "Other Business" that will allow Board Members to bring up and discuss additional topics. In response, Ms. Selig replied that because tonight was a special meeting, it was not listed. She affirmed that the next agenda for July's regular meeting will reflect that change listed as "Other Business Section C".

Ms. Selig asked if Vice Chairperson Washington could provide her with his birthday party information so she can work with Ms. Jackson to distribute the information.

City Manager Titkanich thanked everyone who attended the meeting as the applicant was on a time crunch and expressed his appreciation.

Board Member Ervin expressed that Space X coming to Cocoa will be great for Cocoa's economy.

A. Tree Board Update – None.

B. Recent Development Update – None.

VI. NEXT MEETING DATE:

July 17, 2019 at 6pm

VII. ADJOURNMENT:

* **MOTION TO ADJOURN BY BOARD MEMBER ANDERSON; SECONDED BY BOARD MEMBER ERVIN.**

AYES: Dobrin, Washington, Anderson, Ervin, Gilliam, Greenwood, Sengel

MOTION PASSES UNAMIOUSLY (7-0)

MEETING WAS ADJOURNED AT 6:32 p.m.

Respectfully submitted by:

Michael Dobrin, Chairperson

Courtney Jackson, Recording Secretary