MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
SPECIAL MEETING
March 17, 2021

A Special meeting of the Planning & Zoning Board Local Planning Agency was held on March 17, 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
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
Russell Sengel	Board Member
Aleck Greenwood	Alternate Member

ABSENT:

Susan Mock	Board Member
Debbie Joyce	School Board Representative

STAFF PRESENT:

Anthony Garganese, Board Attorney; Dodie Selig, Planning & Zoning Manager, Alix Bernard, Senior Planner 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 March 17, 2021

* **MOTION BY BOARD MEMBER ERVIN; SECONDED BY BOARD MEMBER GILLIAM TO APPROVE THE MARCH 17, 2021 AGENDA AS WRITTEN.**

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

MOTION PASSED UNAMIOUSLY (9-0)

2. MINUTES: Meeting of March 3, 2021

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

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

MOTION PASSED UNAMIOUSLY (9-0)

III. OLD BUSINESS:

None

IV. NEW BUSINESS:

A. PZ-21-005 – Comprehensive Plan Map Amendment (from LDR to MDR)

Ms. Selig gave a presentation[1] and explained that the subject parcel has three Future Land Use classifications, Neighborhood Commercial, Low Density Residential and Medium Density Residential.

[1] Exhibit A: Comprehensive Plan FLUM Amendment & Zoning Map Amendment

In an effort to be consistent with the City's Comprehensive Plan, and to further the development of the property, the City is requesting to change the Low-Density Residential portion of the subject property to Medium Density Residential.

She shared the location map, future land use map, and future development map.

Ms. Selig stated that staff recommends that the Planning & Zoning Board recommend approval to City Council of Ordinance 05-2021, a Future Land Use Map (FLUM) Amendment consistent with Florida Statute Chapter 163, for a City Initiated request to change the Future Land Use Map designation of a portion of one (1) parcel from "Low Density Residential" to "Medium Density Residential".

Ms. Selig noted she received an email[2] in opposition of what the Board is considering this evening, although they were not clear on which item they were opposed to. She read the email into the record.

Board Attorney Garganese provided further clarification and explained that there is a portion of the subject property that has a "low-density residential" future land use map designation and the other portion has a "medium-density residential" future land use designation. Additionally, on the portion of the property that has a low-density residential designation there is a medium-density zoning designation which has created several inconsistencies on both sections of the same property. Staff is therefore bringing forth these changes to eliminate the inconsistencies. Ultimately, the goal is to have one medium-density future land use designation and one medium-density residential zoning designation.

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

* **MOTION BY BOARD MEMBER ANDERSON; SECONDED BY BOARD MEMBER GILLIAM TO RECOMMEND APPROVAL TO CITY COUNCIL OF ORDINANCE 05-2021, A FUTURE LAND USE MAP (FLUM) AMENDMENT CONSISTENT WITH FLORIDA STATUTE CHAPTER 163, FOR A CITY INITIATED REQUEST TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF A PORTION OF ONE PARCEL FROM "LOW DENSITY RESIDENTIAL" TO "MEDIUM DENSITY RESIDENTIAL".**

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

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[2] Email from Sharon and Paul D'Entremont

MOTION PASSED UNAMIOUSLY (9-0)

B. PZ-21-010 – Zoning Map Amendment (from RU-2-10 to RU-2-15)

Ms. Selig explained that the RU-2-10 zoning district was created to apply only to those parcels included in the Heart of Cocoa Consent Decree area which is limited to a physical location adjacent to Cocoa Village. It is not intended to be applied to properties in other areas of the city.

Therefore, staff is bringing forth this rezoning action in order to redress this inconsistency and apply the same zoning district to the entirety of the three parcels containing fragments of this last remaining RU-2-10 zoning outside the Consent Decree area.

Ms. Selig showed a map of the location and pointed out that the portion of the three parcels containing the RU-2-10 zoning has a Future Land Use designation of Medium Density Residential (MDR) which allows up to 15 dwelling units per acre. The proposed ordinance would change the zoning of this portion of the three parcels from RU-2-10 to RU-2-15 which is in keeping with the density allowed by the MDR Future Land Use category.

She stated that staff recommends that the Planning & Zoning Board recommend approval to City Council of Ordinance 06-2021, a Zoning Map Amendment consistent with Appendix A, Zoning, Article XXII, changing the Zoning Map designation of a 9.33-acre portion of three (3) parcels of land located south of the intersection of SR524 and London Blvd. from RU-2-10 (Low-Density Single-Family and Multiple-Family District) to RU-2-15 (Multiple-Family Dwelling District).

Board member Anderson if there were wetlands behind the parcel. In response, Ms. Selig responded affirmatively. She added there was a conservation easement done when the London Cove project was approved around ten years ago.

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

* **MOTION BY BOARD MEMBER BLANCO; SECONDED BY BOARD MEMBER ERVIN TO RECOMMEND APPROVAL TO CITY COUNCIL OF ORDINANCE 06-2021, A ZONING MAP AMENDMENT CONSISTENT WITH APPENDIX A, ZONING, ARTICLE XXII, CHANGING THE ZONING MAP DESIGNATION OF A 9.33 ACRE PORTION OF THREE PARCELS OF LAND LOCATED SOUTH OF THE INTERSECTION OF SR 524 AND LONDON BLVD. FROM RU-2-10 (LOW DENSITY SINGLE-FAMILY AND MULTIPLE-FAMILY DISTRICT) TO RU-2-15 (MULTIPLE-FAMILY DWELLING DISTRICT).**

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

MOTION PASSED UNAMIOUSLY (9-0)

V. OTHER BUSINESS:

1. Board Discussion

Board member Ervin pointed out she is moving to Rockledge and this will be her last meeting. She expressed how much she has enjoyed serving on the Board and working with the other Board members.

Alternate member Greenwood asked if there were any Tree Board updates. In response, Ms. Bernard shared that she received one call yesterday.

Board member Blanco shared that College Manor has cut the roots of some trees that were buckling and uprooting the sidewalks and curbing drainage. This has been a project they have been working on for about a month.

VII. NEXT MEETING DATE:

The next scheduled meeting for the Planning and Zoning Board will be held on Wednesday, April 7th at 6pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

VIII. ADJOURNMENT:

* **MOTION BY BOARD MEMBER ANDERSON; SECONDED BY BOARD MEMBER ERVIN TO ADJOURN THE SPECIAL MEETING OF MARCH 17, 2021.**

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

MOTION PASSED UNAMIOUSLY (9-0)

MEETING WAS ADJOURNED AT 6:24 PM.

Michael Dobrin, Chairperson

Respectfully Submitted By:

Monica Arsenault, Recording Secretary