MINUTES

CITY OF COCOA
REGULAR MEETING OF THE CITY COUNCIL

March 14, 2017

A Regular City Council meeting was held on Tuesday, March 14, 2017 in City Council Chambers, located in Cocoa City Hall, 65 Stone Street, Cocoa, Florida, as publicly noticed.

I. OPENING MATTERS:

Mayor Parrish called the meeting to order at 6:05 p.m.

Chief Prince provided the invocation and Deputy Mayor Boisvert led the assembly in the Pledge of Allegiance to the Flag of the United States of America.

The City Clerk took the roll.

PRESENT:	Henry U. Parrish	Mayor
	Don Boisvert	Deputy Mayor
	Jeri Blanco	Councilwoman
	Brenda Warner	Councilwoman
	Clarence Whipple, Jr.	Councilman
	John Titkanich, Jr.	City Manager
	Matt Fuhrer	Assistant City Manager
	Carie Shealy	City Clerk
ABSENT:	Anthony Garganese	City Attorney (arrived at 6:10 p.m.)

OTHER STAFF MEMBERS PRESENT:

Tammy Gemmati, Administrative Services Director; Jack Walsh, Utilities Director; Steve Belden, Community Services Director; Gene Prince, Fire Chief; Mike Cantaloupe, Chief of Police; Teri Butler, Finance Director; Ed Wegerif, Public Works Director; Nancy Bunt, Deputy Community Services Director: and Jason McCuen, Helpdesk Support Tech.

II. APPROVAL OF AGENDA AND MINUTES:

1. Agenda: Regular Meeting of March 14, 2017 (17-109)
2. Minutes: (a) Regular Meeting of February 14, 2017 (17-110)
   (b) Mayor's Town Hall Meeting of February 21, 2017 (17-111)

* **MOTION by Deputy Mayor Boisvert; Seconded by Councilwoman Warner, to approve the Agenda for the Regular meeting of March 14, 2017 as presented and the Minutes for the Regular meeting of February 14, 2017 and the Mayor's Town Hall meeting of February 21, 2017 as written.**

AYES: Parrish, Boisvert, Blanco, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

III. AWARDS AND PRESENTATIONS:

None.

IV. DELEGATIONS:

Lawrence Sinclair, 1052 Mitchell St., Cocoa, thanked Council for approving the drainage project in Broadmoor Acres. He provided a recap to Council about the mission and vision for Broadmoor Acres. He personally and publically thanked Bob and Connie Harvey for investing in the neighborhood. Thanks to them, two families are now homeowners and their payments were $300 less than what they were paying in rent. He spoke about future plans for vacant lots in the neighborhood and thanked Councilwoman Warner for her help in getting their 501(C)(3) paperwork filed.

Commissioner Bob Harvey, 29 Riverside Drive, Unit 601, Cocoa, spoke about his investment in Broadmoor Acres. He mentioned that he has seen the work that Mr. Sinclair had been doing for the past two years and there was nothing wrong with it. It was rejuvenating the area. He pointed out that they recently gave a man with children and two jobs home ownership and to see the pride that these residents have when moving into their own home was unspeakable. He believes that this was all happening due to the help from the City and if a three by three block can be turned around than the whole city could be turned around. He thanked Council and staff for their support.

Mayor Parrish agreed and thanked Commissioner Harvey.

Commissioner Harvey advised that if there were a few more folks willing to hold a mortgage or two it would help tremendously. We would be moving absentee landlords out and families in.

Brad Whitmore, 351 Rockledge Drive, and representing HCVA, mentioned a recent customer who shopped at his wife's store. The customer mentioned that while they loved anchoring and visiting the village, it was very difficult to get out of the boat on the docks. Mr. Whitmore reminded Council that he approached them a few meetings ago with a quick fix, which would cost approximately $500. He would be willing to help with installation or find vendors. Additionally, it was about time for the spring migration of boaters. Many were excited to see the cleanup of Lee Wenner Park. In closing he spoke about a workshop he attended where they discussed many different grants that were available for waterfronts and he reminded all that Thursday, March 16th they would be taking the photo under the bridge. They will be meeting at the t-dock at 515 p.m.

Mayor Parrish asked Commissioner Bob Harvey if he could provide his version of a port update at an upcoming meeting.

V. CONSENT AGENDA:

1. Council Approve the City of Cocoa to accept the donation of four ballistic shields and a rifle scope from an anonymous benefactor for use by the members of the Police Department during day to day operations and special operations. (17-93). (Chief of Police)

2. Approve a resolution amending the 2017 Budget; Approve the use of Stormwater Contingency Funds and Approve entering into a co-operative purchase agreement with Everglades Farm Equipment utilizing Florida Sheriff Contract #FSA16-VEH14.0 for the purchase of a John Deere 5100M Cab / 4 WD/ 16 x 16 Tractor with an 18.5 Interstater Right and Left with Rear Mower Attachment CIP CP-SW-16-SM. (17-106). (Public Works Director)

3. Authorize the City Manager to amend the Street Light Agreement between the City of Cocoa and Florida Power and Light (FPL) to allow for the installation of a new street light at the intersection of Fiske Blvd and Barbara Jenkins Street. (17-107). (Public Works Director)

* **MOTION by Councilwoman Warner; Seconded by Councilwoman Blanco, to approve the Consent agenda.**

AYES: Parrish, Boisvert, Blanco, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

VI. PUBLIC HEARINGS:

1. Public Hearing to obtain citizen input and comments on housing and community development needs; Approve recommendations on FY2017-2018 CDBG and HOME program funding; and provide notice to solicit public comment and notice of final public hearing scheduled for May 9, 2017. (17-62). (Community Services Director)

Ms. Bunt advised that this public hearing was for the FY2017-2018 funding and that it was anticipated that the City was receive $169,584 in Community Development Block Grant funds from the U.S. Department of Housing & Urban Development (HUD) as a direct entitlement. The City also anticipated receiving $72,045 in HOME Investment Partnership Program (HOME) funds from HUD as part of the Brevard County HOME Consortium. All grant proposals were reviewed at a staff review meeting and the hearing was being held in order to obtain citizen input about their wants and needs.

Mayor Parrish opened the hearing to the public.

Paula Schroeder, representing Aging Matters in Brevard acknowledged Cindy Flachmeier who was also in attendance. She thanked the City for their support and that this support provided them with the ability to provide meals to many of the elderly residents of Cocoa. She provided statistics on how many meals were served in 2016, pointing out that the total for Brevard County was 254,227. They have a very busy kitchen. They also provide meals for Seniors at Lunch, adult days cares, and other facilities. This is all possible by the hundreds of volunteers that help serve. There are over 300 seniors that get meals every single day.

Cathie Odom, Director of Business Operations with the Early Learning Coalition of Brevard, provided a background of services provided by the Early Learning Coalition. They serve families who were working, disabled, receiving cash assistance or who had been referred to them by Social Services. Families receive services because they are income eligible. The families' portion of what they pay was based on income and size. The ELC works with many agencies in order to provide stable child care. There are currently over 3,500 children served in the school program. 11% of those children reside in Cocoa. No funding would be used for salaries or other services.

Cindy Mitchell, Director at Salvation Army Domestic Violence Program thanked Council and staff for their support. She noted that this was one of 42 shelters in Florida for those in domestic violence situations. They come to the shelters in order to escape from dangerous abusers with or without children. These funds help to provide them with the essentials that they need during their stay. The request for $5,000 helps with food for the shelter for a year. Counseling and advocacy services are also offered so that they victims can walk out of a dangerous relationship and stay safe once they leave. Many tragic things can be avoided if they get the right help.

David Brubaker, President and CEO of the Central Brevard Sharing Center, in Cocoa, provided the mission of the Sharing Center. He advised that they were n place in order to help people on an emergency basis. He provided statistics, pointing out that over 48,000 meals were provided in the 2015/2016 year. Emergency groceries were provided to 11,000 individuals and they also provided services such as clothing, personal hygiene products, and daily meals. The Community Kitchen is open seven days a week and on Sunday they provide bagged lunches. Monday through Saturday hot meals were provided. 100% of the funds would be used to purchase food. He was excited to see all that was going on in Cocoa and the improvements being made to the City.

Marisol Lanza, 436 Satsuma Street, Cocoa, was concerned with squatters in her neighborhood. City Manager Titkanich advised that Delegations were heard at the beginning of the meeting but staff would get her information and someone would contact her.

Mayor Parrish closed the public portion of the hearing to the public.

Ms. Bunt provided staff recommendations, which were as follows and advised that staff requested that Council approve the recommendations. There would be a thirty (30) day public comment period noticed which will list the proposed projects along with the corresponding Action Plan. It would be advertised in Florida Today newspaper. The second and final public hearing would be on May 9, 2017.

CDBG Public Services – Maximum 15% allowed $25,437			
Name of Agency	**Description of services to be provided**	**Amount Requested**	**Amount Recommended**

Community Services Council of Brevard – Senior Nutrition Program.	Provide 13,990 well-balanced nutritional meals to 80 frail and nutritionally at risk seniors.	$10,000	$6,943*
Central Brevard Sharing Center	Provide daily nutritional meals to 1,048 low/mod income persons.	$10,000	$6,940*
Early Learning Coalition of Brevard, Inc.	Provide subsidized childcare services to 28 low/mod income eligible children.	$12,000	$6,554*
The Salvation Army North Central Brevard Corps	Provide daily nutritional meals and provide basic necessities to 23 residents of their domestic violence shelter.	$5,000	$5,000
Grandparents Raising Grandchildren	Provide Children's Services to 54 Senior Services to 88	$10,943	$0.00
CDBG Other/Public Improvements - $110,231			
Housing Rehabilitation	Rehabilitation of substandard housing	$90,231	$90,231
Community Services – Demolition/Clearance	Code enforcement initiated demolitions of 5-7 vacant, substandard units.	$20,000	$20,000
CDBG Administration - 20% - $33,916			
City Staff			$32,916*
Fair Housing			$1,000
Total CDBG Admin			$33,916
Total CDBG Allocation			***$169,584***
****Any increase or decrease in funding will be deducted from the award.***			

* **MOTION by Deputy Mayor Boisvert; Seconded by Councilwoman Blanco to approve.**

AYES: Parrish, Boisvert, Blanco, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Ordinance 03-2017/2nd and Final Reading: Amending Appendix A, Zoning, Related to the Administrative Appeal Process for Adverse Decisions of Administrative Officials and Providing Amendments Related to Administrative Verification of Nonconforming Uses. (17-112). (Community Services Director)

Attorney Garganese read Ordinance No. 03-2017 into the record, by title only, as follows and advised that this was the second and final reading of the ordinance.

ORDINANCE NO. 03-2017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ZONING, OF THE CITY CODE; PROVIDING AMENDMENTS RELATED TO THE ADMINISTRATIVE APPEAL PROCESS FOR ADVERSE DECISIONS OF ADMINISTRATIVE OFFICIALS; PROVIDING AMENDMENTS RELATED TO ADMINISTRATIVE VERIFICATION OF NONCONFORMING USES; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, INCORPORATION INTO THE CODE, AND AN EFFECTIVE DATE.

Mayor Parrish opened the hearing to the public. There being no response, the public portion of the hearing was closed.

* **MOTION by Councilwoman Blanco; Seconded by Councilman Whipple, to approve Ordinance No. 03-2017 on second and final reading.**

AYES: Parrish, Boisvert, Blanco, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

VII. COUNCIL BUSINESS:

1. Consideration of a Code Enforcement Lien Reduction request for the property located at 10 South Street, CE 12-061, current owner Jim Stripling. (17-101) (Community Services Director)

Mr. Belden presented the item advising that on April 19, 2012, the Code Enforcement Board held a public hearing and at that time they found the owner Debra A. Mauch in violation of the following. Section 6-1003(j), Stairs, Decks, Porches; Section 6-1003(b), Protective Treatment; Section 6-1003(f), Exterior Walls; and Section 6-1203(a-c), Plumbing Fixtures.

The Code Enforcement Board provided the owner sufficient time to correct the said violations. Therefore, consistent with the Code Board's Order a lien was recorded against the property effective March 18, 2012. The lien ran at $100 per day from March 18, 2012 until compliance was achieved by demolition of the structure on March 11, 2016. The lien is $145,400.00 and the current owner, Jim Stripling, was requesting that the lien be reduced to the cost incurred by the City.

Based on all of the factors considered, the Code Enforcement Board recommended that the lien be reduced to $1,000 and staff was recommending to follow the Code Enforcement's decision to reduce the lien to $1,000.

* **MOTION by Councilwoman Warner; Seconded by Councilman Whipple, to approve staff's recommendation and reduce the lien to $1,000.**

AYES: Parrish, Boisvert, Blanco, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

Councilwoman Warner thanked Mr. Stripling for paying off the demo lien so promptly.

VIII. CITY BUSINESS:

1. Approve a Development Agreement between North Brevard Charities Sharing Center (NBCSC) and the City to construct a replacement home; Approve a SHIP Replacement Housing Agreement with NBCSC, Stephenson and Edwina Peek and the City in the amount of $150,000; Approve the transfer of ownership of 434 Barbara Jenkins Street from the City of Cocoa to NBCSC; Direct the City Attorney's office to prepare any and all necessary documents and contracts with

the City, NBCSC and the Peek's; and Authorize the City Manager to execute any and all necessary documents and contracts on behalf of the City to implement the requested action. (17-103). (Community Services Director)

Ms. Bunt presented the item and advised that the SHIP program had a demolition reconstruction program and the Peek's were eligible for the program. She mentioned there were eight families on the list and the Peek's were the first family to receive assistance. She spoke in furtherance about the program and pointed out that appraisals of homes were rising the in the Diamond Square area.

* **MOTION by Councilman Whipple; Seconded by Councilwoman Blanco to approve the item.**

AYES: Parrish, Boisvert, Blanco, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Approve the City of Cocoa Development Order Related to the Brevard Crossings Regional Activity Center for the Cocoa Logistics and Business Center between the City of Cocoa and Wal-Mart Stores East, L.P. (17-105). (Community Services Director)

Mr. Belden provided a presentation[1] regarding the development order for the Cocoa Logistics and Business Center.

He provided a map which detailed the location of where the center would be located. He reiterated staff's requested action and provided a brief history of the project. He advised that in 2002, City Council approved the Brevard Crossings Development of Regional Impact (DRI) and issued a DRI Development Order pursuant to Sec. 380.06, F.S. Mr. Belden spoke in furtherance about other important dates in regards to the projects history.

A plan was provided of the originally approved plan which included a 1.1 million square foot regional shopping mall. It also included 610,000 square foot commercial out parcels, 3,300 seat cinema, and a 300 room hotel. A few years later the project took a downturn due to the economy and in 2010 the amended Brevard Crossings Development Order began and that would have been a mixture of uses throughout the property.

Walmart, as contract purchaser and successor to Brevard Crossings, submitted a request to amend and restate the October 26, 2010 City of Cocoa Development Order in furtherance of a proposed development project which will be named the Cocoa Logistics and Business Center.

[1] EXHIBIT A: City of Cocoa Development Order for the Cocoa Logistics and Business Center presentation

Mr. Belden provided the proposed changes to the development program and what it entailed. He compared the current uses to the proposed uses.

He noted that one of the biggest issues was the transportation impact that happens with these projects and advised that the current Development Order projected to generate 3,560 net new external pm peak hour trips per day (34,233 daily trips).

The proposed Development Order projects 638 net new external pm peak hour trips per day (6,287 daily trips). This corresponds to a reduction of nearly 3,000 pm peak hour trips per day and nearly 28,000 daily trips per day.

The Development Assurances were discussed which state the following:

- All work shall be in compliance with applicable environmental laws and permits.
- No work shall result in the harming, pursuit or harassment of wildlife species classified as endangered, threatened, or species of special concern.
- Mitigation of wetlands has been completed as prescribed in Environmental Resource Permits issued by the SJRWMD.
- Surface water management system shall be constructed, regularly inspected, and maintained in accordance with SJRWMD permit approvals.
- Phase 2 of the project shall be designed, constructed and operated utilizing low impact development strategies and techniques as set forth in the City's Comprehensive Plan.
- Stormwater facilities shall be designed to not increase the flood stage experienced by properties in the Cox Road drainage basin.
- The project shall be vested for 638 pm peak hour trips. Any increase above this number shall require an agreement between the developer, City, and FDOT to mitigate impacts to S.R. 524.
- Access road connection to Cox Road shall be constructed by the Developer. Signalized intersection requested by the Developer. Developer shall be responsible for costs.
- Only class 6 trucks and lower shall be permitted to utilize Cox Road.

Lastly, Mr. Belden discussed the project's consistency with the City of Cocoa Comprehensive Plan and reiterated staff's recommendation which was to approve the City of Cocoa Development Order for the Cocoa Logistics and Business Center.

City Manager Titkanich advised that Council was aware of the project's history and he had been through every one of the project meetings. This project has been through every state review, DRI and the adoption of the most current development order which is concurrent with the City's 2010 Comprehensive Plan. He believed that Mr. Belden summed it up well with what it will serve and its

impacts to transportation. He reminded them that they also have an Economic Development Incentive Agreement with Walmart.

He pointed out that representatives were in attendance and they both represented the applicant.

Mayor Parrish advised that he had received a few calls regarding the improvements of the road to four lanes. Many have lived there a long time and while some do not want change, others see the changes coming. He wanted staff and Council to make sure that the road was upgraded.

In response to his concerns, City Manager Titkanich commended both Walmart and FDOT. They looked at the safety of the area and compromised the need and impact to the S.R. 524 corridor. At this time, the number of trips that would be taken do not warrant the four lane improvement to S.R. 524, but improvements will be made to the current lanes.

Mr. Belden added that there was a study going on now regarding I-95 to Industry Road. He has attended all of the meetings and was making them aware of the City's concerns.

Mayor Parrish assured the representatives in attendance that the City was on board. He just wanted to assure citizens that the City was also concerned for their safety with these changes.

Mayor Parrish added that he had a complaint about the Flying J and wanted to make sure that crime would be under control with that project.

City Manager Titkanich added that if you look at the strategic plan, from the economic development standpoint, S.R. 524 was a growth corridor for the City. The corridor was changing and has been changing for the last fifteen years. The representatives were aware that they were getting a great deal and a great location.

Councilwoman Warner thanked Mr. Belden for providing the history of the property and its beginnings. She mentioned it was hard to believe that it had been that long since they originally voted on it. It the original project that was approved had been followed through with it would have had more impact than this one would have. The original was a regional mall so citizens should be thrilled about what was going in today versus the original project. The traffic impact for that would have been huge. She believed it would be a great fit and a great asset to the area and was excited about the jobs that it would bring.

Deputy Mayor Boisvert was excited that this was finally happening. He believed it was a great move on the City's behalf.

* **MOTION by Deputy Mayor Boisvert; Seconded by Councilwoman Warner, to approve the item.**

AYES: Parrish, Boisvert, Blanco, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

MULTI-YEAR CONTRACTS:

3. Approve the renewal of the multi-year Financial Advisory Agreement with Dunlap & Associates, Inc., for financial advisory services. (17-113). (Finance Director)

Ms. Butler presented the item and assured Council that there were no changes and that this was the first renewal.

* **MOTION by Councilwoman Warner; Seconded by Deputy Mayor Boisvert, to approve the item.**

AYES: Parrish, Boisvert, Blanco, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

IX. INFORMATIONAL AGENDA:

None.

X. REPORTS:

Ms. Gemmati reminded Council that the Summer Youth Program application process had started and Career Source was collecting those from the schools or applications could be turned into the Human Resources Department.

Mr. Belden thanked Attorney Garganese and the City Manager for the work that they put into the Development Order approved tonight.

Chief Prince mentioned that on March 18, 2017 the Fire Department would be partnering with the Red Cross and Sunrise Village to install smoke detectors throughout the community.

Mr. Wegerif spoke about the neighborhood meeting for the Diamond Square Stormwater Facility. He advised that construction was underway. He had met with the school in order to arrange details with them. Work should be completed within 6-8 weeks. This project would support Wawa and Dollar General and there could be some partial road closures due to the project.

Assistant City Manager Fuhrer provided an update on Lee Wenner Park and stated that some of the lights were out. The County was working on getting them all turned back on.

He further spoke about a member of the Benchmark Consortium who presented at the directors meeting earlier in the day. He provided details on the information presented and that although it would be an undertaking by City staff, it would be a good management tool.

City Manager Titkanich spoke in detail about the legislative alerts received and bills on the radar. He spoke about HB 17, HB 13, and the Wireless Communications bill. He also provided updates on other bills such as the public records bill, HB 17-01 and HB 17-02. It was a very active legislative session and he was staying up to date with Jerry Sansom.

Councilwoman Warner felt that many do not understand what all goes on during this time and could not believe what the legislators believe was okay to do to people. It had not been like this for at least the last fifteen years. She has never seen such an attack on local control and she thanked the City Manager for keeping a close eye on things.

Mayor Parrish confirmed with staff that they would be briefed before attending a session in Tallahassee. The City Manager assured him they would be and that at 9 a.m. every Monday the Florida League of Cities has a legislative call which details what was anticipated to come up in the week ahead.

Councilman Whipple thanked Mr. Wegerif for the presentation at Emma Jewel Charter Academy regarding the retention pond; however, he was a little disappointed with the turnout. He advised that if there were any concerns with the project they needed to get with someone at City Hall.

Councilman Whipple mentioned his attendance at the annual Ethics Training hosted by Florida League of Cities that he and other Council members attended.

The information was well needed and it opened his eyes as to how they should conduct themselves.

He also attended the monthly Space Coast League of Cities meeting which was held at the Field of Dreams in West Melbourne. The facility was beautiful and very well constructed. It was a great dinner and meeting.

Councilman Whipple voiced concerns about the traffic at Washington and King Streets. He was aware that a sign was up which states to not block the intersection but believed that one needed to be put forward a little more westward. He believed the sign should come before the line and bus terminals information sign. The constituent was a board member and watches traffic in that area all day.

Furthermore, Councilman Whipple believes the traffic problem was only going to get worse due to a potential business being built soon in that area.

Councilwoman Blanco mentioned her attendance at the Police Department's awards banquet and was impressed with the awards handed out. She was blown away by the video about the rescue of the little girl that was shown. It was very touching and she thanked Chief Cantaloupe for the invitation.

Councilwoman Warner agreed with Councilman Whipple's comments about the Ethics class. They have to take it yearly and having different subjects each time was great. She thanked Florida League of Cities for the program they put together. She further concurred with Councilman Whipple on the traffic problem. It was a very frustrating problem.

In closing, she thanked Officer Hattaway for the Quail Ridge Community meeting. It was a timely event due to the fact that there had been a burglary that same day. She also thanked the officers who came out to help him including Officer Perrone. He puts in a lot of hours and it was greatly appreciated.

Deputy Mayor Boisvert attended the Institute for Elected Municipal Officials III and advised it was very well done. He also agreed with Councilman Whipple about the traffic problem at Washington and King Streets. Lastly, he mentioned his attendance at the Ethics training and the Police Department's Awards Banquet. He thought they were both nicely done.

Mayor Parrish thanked FPL for their meeting and compliments that were made in regards to the City. He spoke of his attendance at the Mosquito Beaters event which was great.

Mayor Parrish attended the Mayor's meeting hosted by the City of Rockledge and the subject of CRA's came up and mentioned that many feel that the bill was going to pass.

In response, City Manager Titkanich noted that it was a 9-6 vote and many of the members were past local government members who have a great understanding of CRA's. Comments were surprising and he was shocked at the lack of understanding. Further discussion was held on CRA's and possible provisions if the bill passes.

Mayor Parrish further noted that another issue was the amount of county taxes being paid and cities were not getting a lot from them. He advised that early numbers were coming out and what the County was burdening cities with was unfair taxation.

He mentioned the upcoming trip to Tallahassee and that they were going to make it count. They were going March 22-23rd for Legislative Actions Days.

Mayor Parrish further spoke about the Bright Line coming through Cocoa and that was exciting to see. He hosted a class reunion event at his Inn and advised that while many of those residents had moved away, they were humbled to be a part of Cocoa. He mentioned the growth of the City and as the budget process draws closer he wanted to introduce a capital projects plan in order to finish the town off and put the City at the next level.

City Manager Titkanich assured him that he would provide him with a budget calendar that included workshop dates and other important dates. He announced that the CAFR would be presented at the next City Council meeting.

IX. ADJOURNMENT.

* **MOTION by Deputy Mayor Boisvert; Seconded by Councilwoman Blanco, to adjourn the Regular meeting of March 14, 2017.**

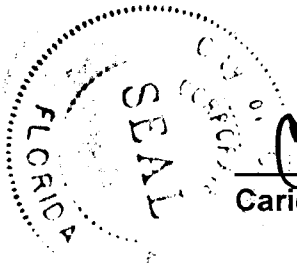
AYES: Parrish, Boisvert, Blanco, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 7:55 p.m.

Henry U. Parrish III, Mayor

ATTEST:



Carie Shealy, City Clerk



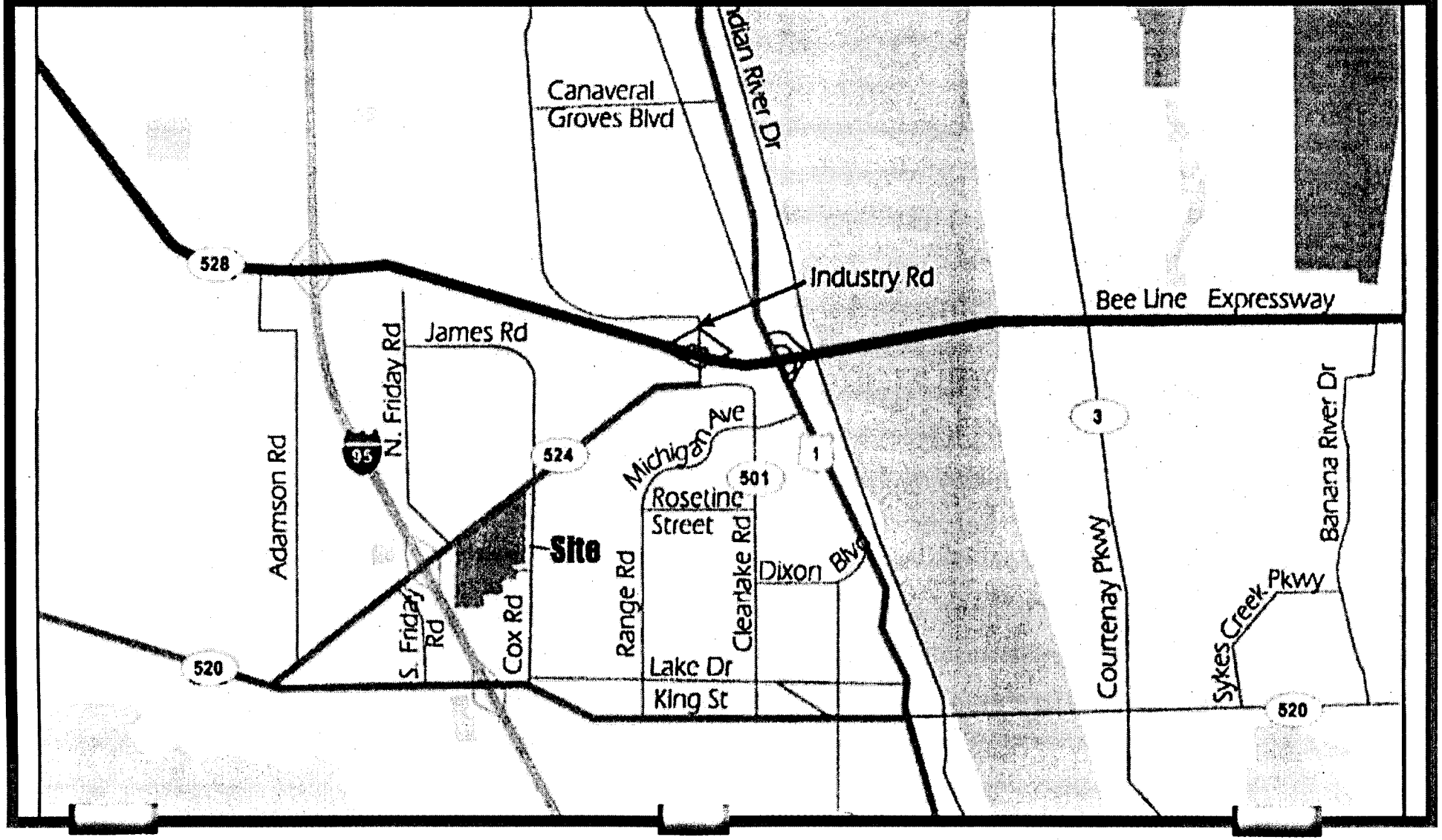
CITY OF COCOA DEVELOPMENT ORDER FOR THE

COCOA LOGISTICS AND BUSINESS CENTER

MARCH 14, 2017

COCOA LOGISTICS AND BUSINESS CENTER

LOCATION MAP



COCOA LOGISTICS AND BUSINESS CENTER

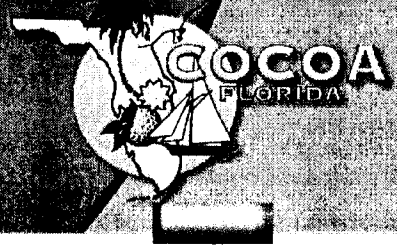
- *REQUESTED ACTION:* Approve the City of Cocoa Development Order Related to the Brevard Crossings Regional Activity Center For the Cocoa Logistics And Business Center

- *PROJECT HISTORY:*
  - March 12, 2002, City Council approved the Brevard Crossings Development of Regional Impact (DRI) and issued a DRI Development Order pursuant to Sec. 380.06, F.S.
  - Also on March 12, 2002, Brevard Crossings was designated as a Regional Activity Center in the City of Cocoa Comprehensive Plan.
  - On February 25, 2003, the First Amended Development Order was approved by City Council to incorporate the Brevard Crossings Transportation Mitigation Agreement into the Development Order.
  - On September 17, 2003, the Second Amended Development Order was approved by City Council to include 2.3 acres of additional land.
  - On April 10, 2007, the City adopted the Third Amended Development Order which extended the Project commencement date by two years to March 12, 2009.

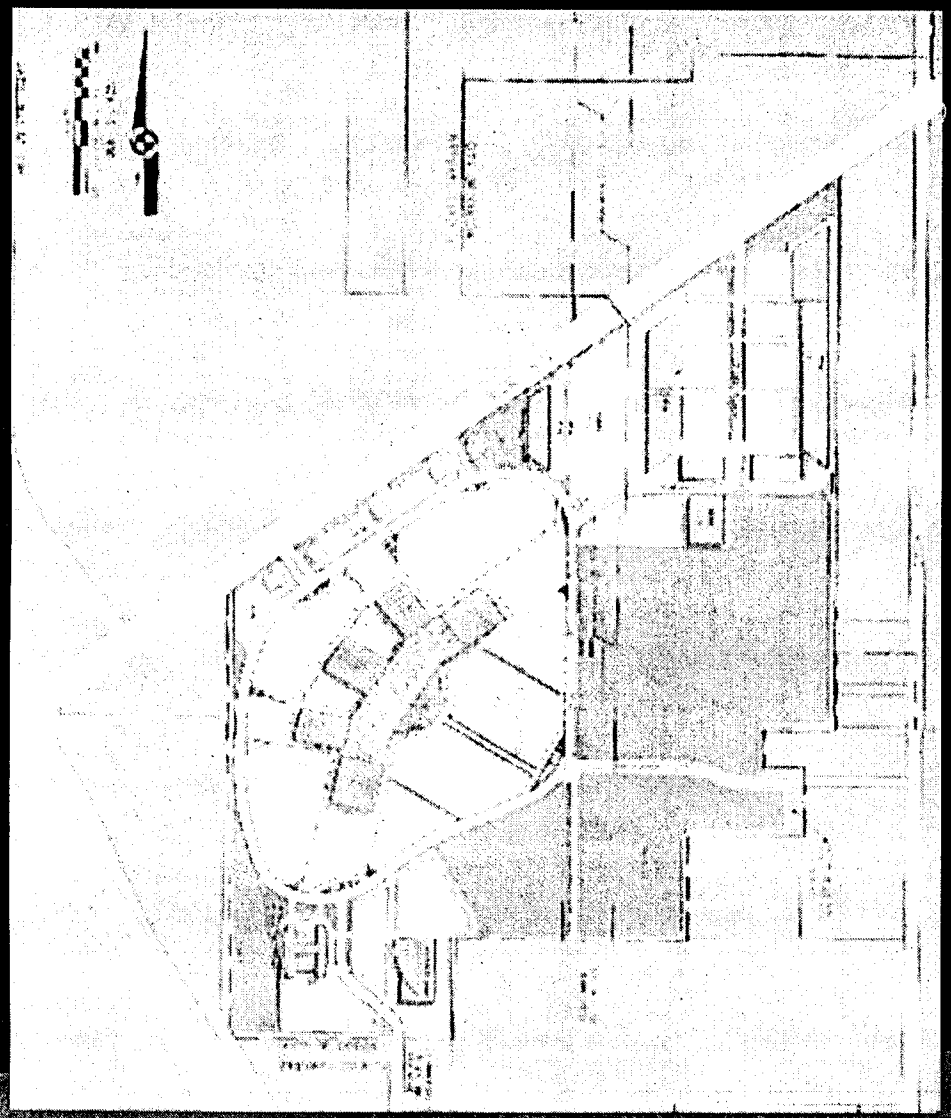
COCOA
FLORIDA

COCOA LOGISTICS AND BUSINESS CENTER

- *PROJECT HISTORY continued:*
  - On October 26, 2010, the Cocoa of Coco approved the rescission of the Brevard Crossings DRI Development Order and approved the City of Cocoa Development Order for Brevard Crossings which set forth the rights and obligations governing the Project subsequent to the recession of the Brevard Crossings DRI Development Order



Originally Approved Development Order

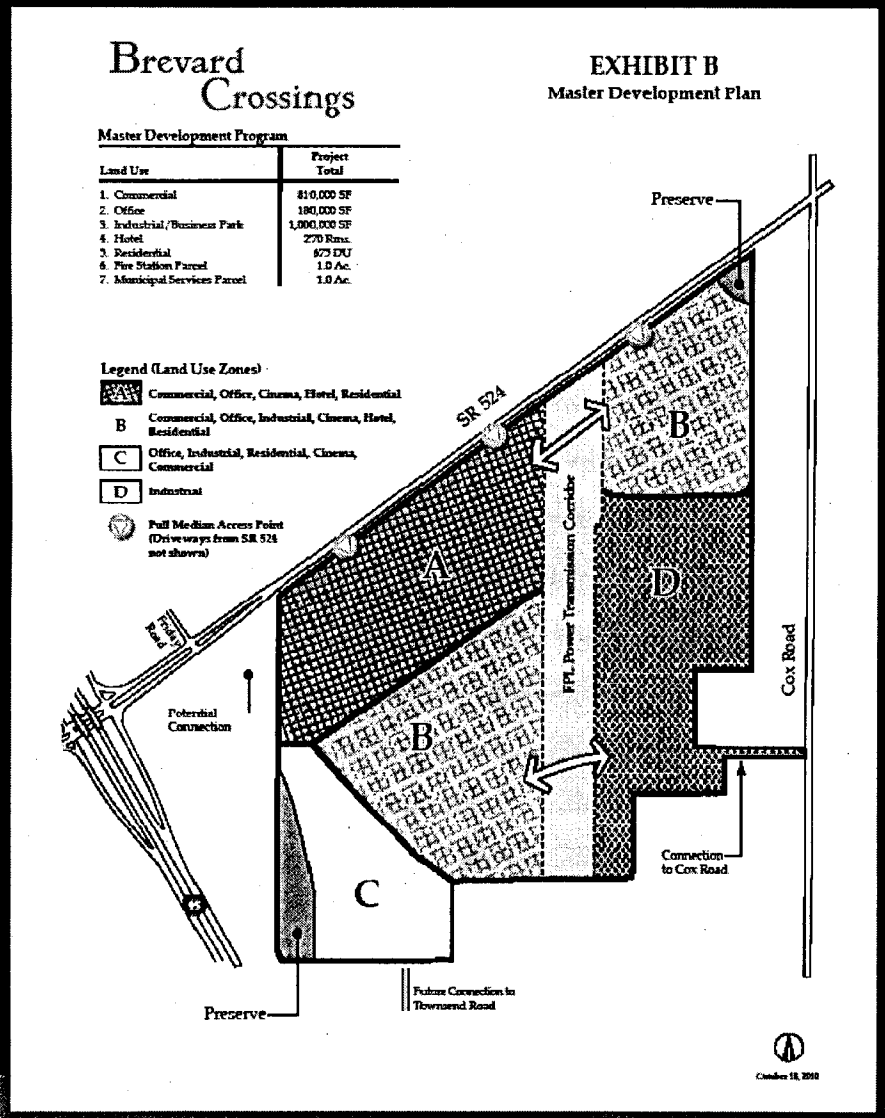


Development Plan:

- 1.1 million s.f. Regional Shopping Mall
- 610,000 s.f. Commercial out parcels
- 3,300 seat Cinema
- 300 room Hotel

COCOA FLORIDA

Amended Brevard Crossings Development Order



Development Plan:

- 810,000 sf commercial
- 180,000 sf office
- 1,000,000 sf industrial
- 675 multi family units
- 270 room hotel

COCOA FLORIDA

COCOA LOGISTICS AND BUSINESS CENTER

- ***Wal-Mart***
  - **Wal-Mart Stores East, LP, as contract purchaser and successor to Brevard Crossings, submitted a request to amend and restate the October 26, 2010 City of Cocoa Development Order in furtherance of a proposed development project which will be named the Cocoa Logistics and Business Center**



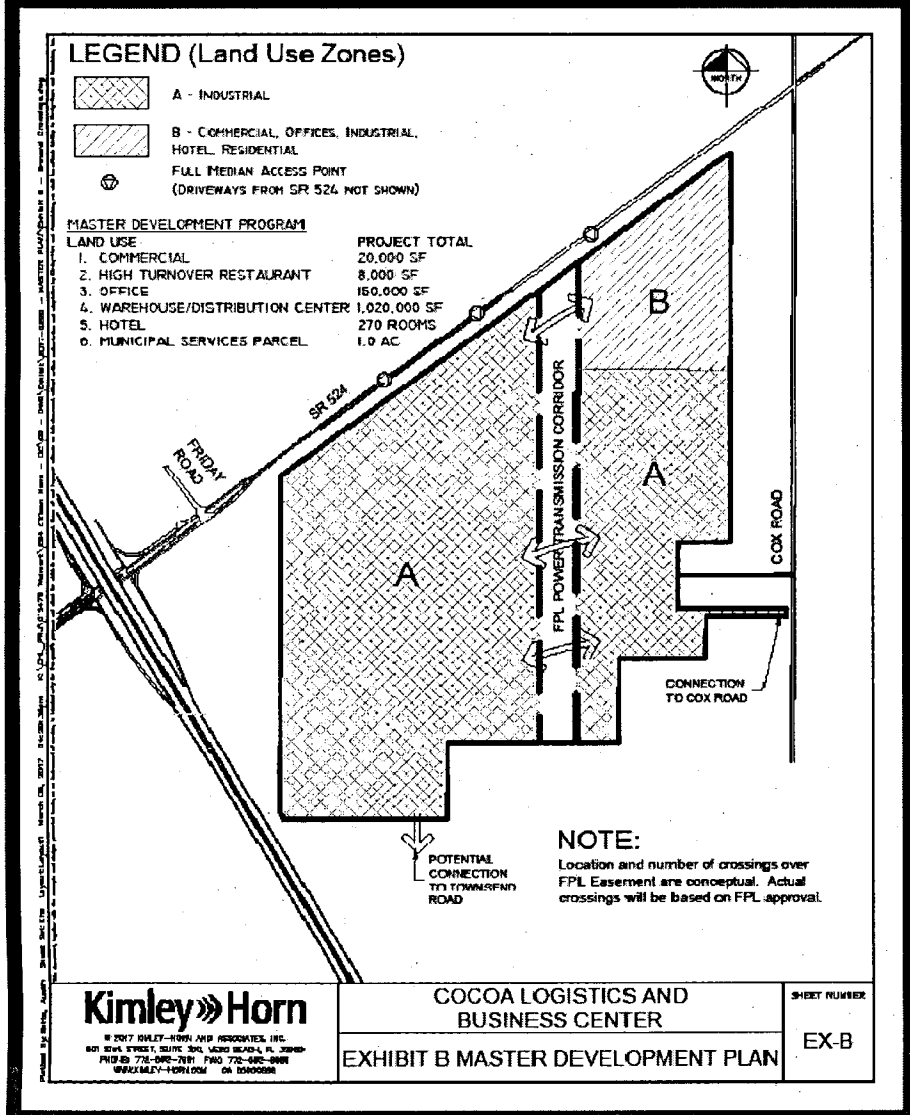
COCOA LOGISTICS AND BUSINESS CENTER

- *Proposed Changes to Development Program*

USE	Current	Proposed
Commercial	810,000 s.f.	28,000 s.f.
Office	180,000 s.f.	150,000 s.f.
Industrial	1,000,000 s.f.	1,020,000 s.f.
Residential	675 multi family units	-0-
Hotel	270 rooms	270 rooms
Restaurant	-0-	8,000 s.f.

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COCOA LOGISTICS AND BUSINESS CENTER



Development Plan:

- 1,020,000 sf industrial
- 150,000 sf office
- 28,000 sf commercial
- 8,000 sf restaurant
- 270 room hotel

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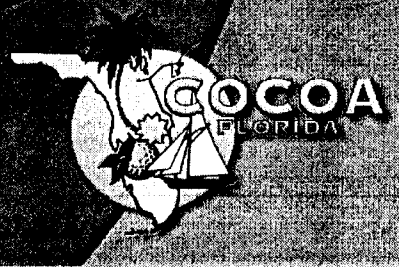
COCOA LOGISTICS AND BUSINESS CENTER

- *Transportation Impacts*
  - Current Development Order projected to generate 3,560 net new external pm peak hour trips per day (34,233 daily trips).
  - The proposed Development Order projects 638 net new external pm peak hour trips per day (6,287 daily trips).
  - This corresponds to a reduction of nearly 3,000 pm peak hour trips per day and nearly 28,000 daily trips per day.



COCOA LOGISTICS AND BUSINESS CENTER

- *Development Assurances*
  - All work shall be in compliance with applicable environmental laws and permits
  - No work shall result in the harming, pursuit or harassment of wildlife species classified as endangered, threatened or species of special concern
  - Mitigation of wetlands has been completed as prescribed in Environmental Resource Permits issued by the SJRWMD.



COCOA LOGISTICS AND BUSINESS CENTER

- *Development Assurances continued*
  - Surface water management system shall be constructed, regularly inspected, and maintained in accordance with SJRWMD permit approvals.
  - Phase 2 of the project shall be designed, constructed and operated utilizing low impact development strategies and techniques as set forth in the City's Comprehensive Plan.

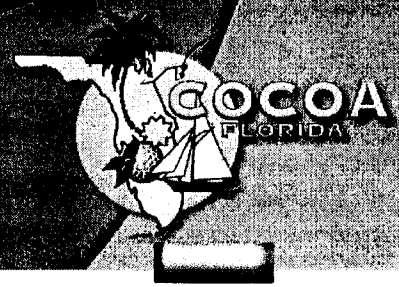
COCOA LOGISTICS AND BUSINESS CENTER

- *Development Assurances continued*
  - Stormwater facilities shall be designed to not increase the flood stage experienced by properties in the Cox Road drainage basin.
  - The project shall be vested for 638 pm peak hour trips. Any increase above this number shall require an agreement between the developer, City and FDOT to mitigate impacts to SR 524.
  - Access road connection to Cox Road shall be constructed by the Developer. Signalized intersection requested by the Developer. Developer shall be responsible for costs.
  - Only class 6 trucks and lower shall be permitted to utilize Cox Road.

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- *Consistency with City of Cocoa Comprehensive Plan*
  - The Development Order is consistent with City's Comprehensive Plan Future Land Use Policy 1.1.2.7.N. Brevard Crossings Regional Activity Center
  - The Development Order shall consist of no more than the specifically described development program unless the approved trip conversion table is used to modify the development program.



COCOA LOGISTICS AND BUSINESS CENTER

- STAFF RECOMMENDATION

Approve the City of Cocoa Development Order For The Cocoa Logistics and Business Center

