MINUTES
City of Cocoa
Regular Meeting of The City Council

February 23, 2021

A Regular City Council Meeting was held on Tuesday, February 23, 2021, in Cocoa City Hall, in City Council Chambers, located at 65 Stone Street, in Cocoa, Florida, 32922, as publicly noticed.

I. Opening Matters:

Mayor Blake called the meeting to order at 6:06 p.m.

Coach Snyder from Cocoa High School provided the invocation and the Cocoa High School Football Team led the assembly in the Pledge of Allegiance to the Flag of the United States of America.

The City Clerk took the roll.

PRESENT:	Michael C. Blake	Mayor
	James Goins	Deputy Mayor
	Rip Dyal	Councilmember
	Lavander Hearn	Councilmember
	Lorraine Koss	Councilmember
	Anthony Garganese	City Attorney
	Stockton Whitten	City Manager
	Carie Shealy	City Clerk

OTHER STAFF MEMBERS PRESENT:

Matthew Fuhrer, Assistant City Manager; Lorne Stinnett, Acting Administrative Services Director/ HR Manager; Jack Walsh, Utilities Director; John Hankins, Interim Chief of Police; Jonathan Lamm, Fire Chief; Bryant Smith, Public Works Director; Rebecca Bowman, Finance Director; Nancy Bunt, Community Services Director; Jason McCuen, Helpdesk Support Tech; Trevor Roth, Helpdesk Support Tech; Rob Beach, Chief Technology Officer; Gail Bantugan, Leisure Services Manager; Tony Jones, Fleet Manager; Dodie Selig, Planning Manager; and Samantha Senger, Assistant to the City Manager/PR Specialist.

II. Approval of Agenda and Minutes:

1. **Agenda:** Regular Meeting of February 23, 2021 (21-142)

2. **Minutes:** (a) Regular Meeting of January 26, 2021 (21-143)

Mayor Blake requested the following amendment to the agenda, which is to add Item VII.3 regarding Outdoor dining (File ID 21-60).

* **MOTION by Deputy Mayor Goins; Seconded by Councilmember Koss, to approve the Agenda as amended for the Regular meeting of February 23, 2021.**

AYES: Blake, Goins, Dyal, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

* **MOTION by Councilmember Koss, to approve the Minutes of the Regular meeting of January 26, 2021 with the following amendments: Page 3, Section IV, 1st Paragraph—She mentioned that by having parks and other green assets *we attract residents*. Strike the next sentence, and change the second to last sentence to: *She further mentioned that having people and activity in the area will increase safety.***

THE MOTION WAS SECONDED BY COUNCILMEMBER HEARN.

AYES: Blake, Goins, Dyal, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

III. Awards and Presentations:

1. Proclamation: Recognition of Cocoa High School Football Team. (21-104). (Mayor Blake)

Mayor Blake introduced the Cocoa High School Athletic Director Mark Carstens as well as Football Coach Snyder.

Mr. Carstens thanked the Mayor and all of those in attendance for recognizing the football team.

The team was invited forward and Councilmember Hearn read the proclamation into the record.

Deputy Mayor Goins read a statement from Principal Wilson who could not be in attendance.

2. Certificate of Recognition presentation to Cocoa Auto Salvage. (21-141). (Councilmember Dyal and Chief Lamm)

Chief Lamm recognized Cocoa Auto Salvage and explained what they provide to the City in order to aid the Fire Department. They donate materials of which the Fire Departments utilize during training. A Certificate of Recognition was presented to them.

Councilmember Dyal thanked the Lathem's for their constant support throughout the years.

IV. Delegations:

Theresa Clifton, 4990 Scarlett Drive, Cocoa, and Executive Director of the Central Brevard Humane Society, mentioned Mardi Paws in the Park event this Sunday, February 28, 2021. The event will begin at 3 p.m. and judges should be there by 12:30 p.m. She stressed that all COVID safety protocols would be met and animals should be leashed or in a cart and should have their tags on.

Jo Shim, 4010 Dakota Avenue, Cocoa, provided an update on the Mayor's Fitness Challenge. She thanked those who have participated so far and advised that there have been three events and 167 people who have registered. She urged everyone to log their minutes each week so that they are counted. March 13th is the next big event which will be held in Cocoa Village and will start at 9 a.m. People can still sign up.

Aleck Greenwood, 640 Brevard Avenue, Cocoa, thought that the Key to the City presentation for Jamel Dean was wonderful. He voiced concerns of the Commercial Property Group and thanked Mr. Smith for fixing the drainage issues by Travis Hardware. Lastly, he advised that he could not attend the last Council meeting and was upset that the Commercial Property Group was ignored in regards to the removal of crosswalks. He corrected the fact that was stated in that it was in regards to the design and does not want to be ignored again. Those were removed without the approval of Council until it was brought to Council's attention. He asked them to take notice and make a wrong a right.

V. Consent Agenda:

1. Approval to apply for an Assistance to Firefighters Grant (AFG) in the amount $503,025 with a $26,475 match, and to commit an additional $79,425, if awarded, for Additional Equipment Requirements to purchase a Fire Engine. (21-135). (Fire Chief)

2. Approve Participation in a Cooperative Purchase Agreement with VacVision Environmental LLC (A Vortex Company) for Manhole Rehabilitation Services Utilizing the HGACBuy (Houston-Galveston Area Council) National Cooperative Purchasing Contract 018-00382 Effective July 1, 2018 through June 30, 2021 in the amount of $162,765; To Approve a Resolution Authorizing the City Manager to Approve Change Orders in an Amount Not to Exceed $16,277 (approximately 10%) for a Project Total of $179,042, Project No. WS19MH. (21-136). (Utilities Director)

3. Approve Task Order 2021-02 with Atlantic Development, Inc., Cocoa, Florida, for the Replacement of a Broken 24" Gate Valve on State Road 3 (Courtenay Parkway), Project No. WS11VR; To Approve a Resolution Authorizing the City Manager to Approve Change Orders in an Amount Not to Exceed $21,260 (approximately 10%) for a Project Total of $233,852.96; To Approve a Resolution Amending the FY2021 Budget, BAF #21-052-T. (21-144). (Utilities Director)

* **MOTION by Councilmember Dyal; Seconded by Deputy Mayor Goins, to approve the Consent agenda.**

AYES: Blake, Goins, Dyal, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VI. Public Hearings:

1. Approve 2nd and Final Reading: Ordinance 03-2021: a ZONING MAP AMENDMENT consistent with Appendix A, Zoning, Article XXI, to change the Zoning Map designation of one (1) parcel totaling 15.74 acres from General Commercial to Mixed-Use Planned Unit Development, and final approval of an associated Binding Development Agreement, Final Development Plan and Preliminary Subdivision consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code for the Cirrus Mixed-Use PUD project on this same parcel. (21-154). (Community Services Director)

Attorney Garganese read Ordinance No. 03-2021 into the record. He advised that this was the second and final reading. This includes the consideration of a final PUD and a Development Agreement.

ORDINANCE NO. 03-2021

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE OFFICIAL ZONING MAP DESIGNATION OF ONE (1) PARCEL OF REAL PROPERTY, TOTALING 15.74 ACRES, MORE OR LESS, AND GENERALLY LOCATED ON STATE ROAD 524, DIRECTLY SOUTH OF STATE ROAD 528 AND WEST OF EAST INDUSTRY ROAD, IN COCOA, FLORIDA, MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM GENERAL COMMERCIAL (CG) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

Ms. Selig provided a presentation[1] on the proposed development and explained that there are two phases in the redevelopment of the old Winn Dixie store. There is a rezoning, a binding development agreement, a PUD, a large scale siteplan, and a preliminary subdivision, all being approved tonight.

The project location was shown as well as a site plan layout.

A project summary was explained in detail, including the scopes of Phase 1 and Phase 2. The amenities were spoke about as well.

She provided staff's recommendation and conditions if approved.

Ms. Selig advised that the applicant was in attendance and would like to say a few words.

Marilyn Healy, 401 E. Jackson St., in Tampa, Florida mentioned that this project had been a work in progress over the last two years. This is a prime infill development for the City. She thanked Council on behalf of herself and the developer, along with Mr. Whitten, Ms. Selig and staff. It is a very complicated project and staff has guided them along the way and was a huge help throughout the process. She assured Council that they could continue to communicate throughout the development. She introduced other members of their team.

Mr. Herring spoke on behalf of the project and noted that this was coming to an end of a long road with the pre-development process. This is a fantastic location and will be beneficial to the City. Framework Group is housed in Tampa and take a big approach to all of their projects. He further mentioned the plans for the

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1 EXHIBIT A: Mixed-Use Planned Unit Development Project Cirrus Presentation

apartments and spoke of all the amenities. They are ready to start as soon as they are able.

Councilmember Koss commended them on the smart growth principals and mentioned infill, mixed land use, and creating a walkable neighborhood.

Mayor Blake thanked them for choosing Cocoa. He appreciated the amenities and them working positively and collaborating with the City Manager. It will provide District 3 with their own identity and he congratulated all.

Councilmember Dyal felt that the modern look would work well and will brighten and lift up the whole area.

Mayor Blake closed the portion of the hearing to Council and opened it up to the public.

Alec Greenwood, 630 Brevard Avenue and a member of the Planning & Zoning Board pointed out that he was 100% in support of this project.

There being no further response, Mayor Blake closed the public portion of the hearing.

* **MOTION by Councilmember Dyal; Seconded by Councilmember Koss, to Approve on 2nd and Final Reading; Ordinance 03-2021: a ZONING MAP AMENDMENT consistent with Appendix A, Zoning, Article XXI, to change the Zoning Map designation of one (1) parcel totaling 15.74 acres from General Commercial to Mixed-Use Planned Unit Development, and final approval of an associated Final Development Plan, Binding Development Agreement and Preliminary Subdivision with the following additional conditions:**

1. **The Amended and Restated Restrictive Covenants and Easement Agreement shall address maintenance of common access driveway and shall be recorded prior to Final Subdivision approval by City Council.**
2. **Remove reference to public drainage easements from the dedication prior to Final Subdivision approval by City Council.**
3. **Revise landscape plans to increase 4 trees from 2.5" to 4" d.b.h at planting and increase 1 tree from 2.5" to 6" d.b.h at planting.**
4. **Change the proposed grade on the west banks of the swale between Coventry and the site to state they will be regraded to a minimum height of 6" above the existing control structure #2 rim.**

AYES: Blake, Goins, Dyal, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

City Manager Whitten acknowledged the hard work of staff over the last three months as well as the City Attorney. Without them they would not be where we are at this point.

VII. Council Business:

1. Consider the Cancellation of the Regular City Council Meeting on December 28, 2021, due to the holidays. (21-130). (Administrative Services Director)

City Clerk Shealy added that after the agenda was published it was requested that the second meeting of November be cancelled due to the Thanksgiving holidays. However, there are financial items that by law, have to be approved by November 30th. Staff was requesting to cancel the November 23rd meeting and hold a Special meeting on November 30, 2021.

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Goins, to Cancel the December 28, 2021 Regular meeting, along with the addition of the cancellation of the November 23, 2021 Regular meeting and the addition of the November 30, 2021 Special Council meeting.**

AYES: Blake, Goins, Dyal, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Approve the revised street closure request for the Spring Car Show on April 10, 2021. (21-145). (Assistant to the City Manager/ Public Information Officer)

* **MOTION by Councilmember Dyal; Seconded by Councilmember Hearn, to approve the item.**

AYES: Blake, Goins, Dyal, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Adopt Resolution 2021-13 to extend the expiration date of Resolution 2020-146, as amended by Resolution 2020-218, to June 30, 2021 to continue to allow expanded outdoor dining options due to the Covid-19 emergency. (21-60). (Community Services Director)

Ms. Bunt explained the history of these resolutions and that they were enacted due to Covid-19. This Resolution would extend the expiration date of the most recent Resolution No. 2020-146.

Deputy Mayor Goins asked if this could be made into a law so that they did not have to come back to council for reapproval. He believes it is nice to see people dining outside.

In response to his question, Attorney Garganese mentioned that an ordinance could be presented in the future but this was an emergency resolution due to Covid-19.

Councilmember Koss agreed that outdoor seating makes people more comfortable and would like to see it continue as well.

Ms. Bunt further explained that Dog N' Bone uses Myrt Tharpe Gazebo and the Village Idiot and Pub Americana use public parking for outdoor seating so they need to consider that in the future.

City Attorney Garganese advised that those issues could be evaluated and it could be brought back for a permanent code change.

City Manager Whitten agreed with the City Attorney.

* **MOTION by Deputy Mayor Goins; Seconded by Councilmember Koss, to extend the emergency order for outside eating until June 20, 2021 and Council will reconsider at that time.**

AYES: Blake, Goins, Dyal, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VIII. City Business:

1. City staff is seeking approval to enter into a new solid waste franchise agreement with Waste Management Inc. of Florida for solid waste services for customers within the incorporated City of Cocoa. (21-162). (Public Works Director)

Mr. Smith reminded Council that at their last meeting they directed staff to continue negotiations with Waste Management for two weeks.

Dina Reider-Hicks, Waste Management, 3303 Lake Drive, Cocoa, thanked Council for their support and noted that they have had a strong relationship with Cocoa. Mr. Smith and City Manager Whitten have worked with them to develop a solid plan with the lowest price possible. She thanked them again for considering the request and for their trust in Waste Management.

Joanne Stanley, Republic Services, 2575 Doreatha Field Avenue NE, Palm Bay, advised that what was attached to the agenda item was a contract with West

Melbourne. She asked if they would go out for a bid or would they have a new contract with Waste Management. She further asked if green waste would be brought in house.

Quentin L. Brown, 1245 Marshall Court, Merritt Island, spoke as an employee of Waste Management and mentioned how proud he was to work for them. He takes pride in what he does and all of Waste Management's decisions have always benefited him and others and they all take pride in working for them.

Deputy Mayor Goins knew Mr. Brown and stated he was proud of him and was glad to see how much the company is represented. He appreciated him coming.

George Geletko, Waste Management, mentioned there were two things here. One was to either go out for bid or to renew negotiations. He provided an example of each and noted the same process was done in Palm Bay one year ago. He explained the process and that it worked out. They are appreciative of the City and are honored to serve the citizens of Cocoa for the last several years.

Mayor Blake was aware there was an issue with green waste but feels that a solution had been found and that there was some wiggle room in regards to that. Secondly, he announced that several of his friends and former students work for Waste Management. He knows the quality of work that Mr. Brown eluded to earlier. Lastly, he knows that a lot of work was put into this and supported staff entering into a new agreement.

* **MOTION by Mayor Blake; Seconded by Councilmember Dyal, to approve the item.**

AYES: Blake, Goins, Dyal, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

Multi-Year Contracts:

2. Award Bid #B-21-11-COC, Floating Wetlands Water Quality Project, to Beemats, LLC, in the amount of $114,700; Award Multi-year Service Level Agreement #21-11-COC, Floating Wetlands Water Quality Project, to Beemats, LLC; Approve a Budget Resolution Transferring Budget, BAF #21-051-T to fund Project SW-20-FW Floating Wetlands; Grant City Manager authority to approve option year approvals. (21-127). (Public Works Director)

* **MOTION by Councilmember Dyal; Seconded by Councilmember Koss, to approve the item.**

AYES: Blake, Goins, Dyal, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Approve the Second and Final Amendment to Purchase Agreement with Myra Planning & Design , RFQ-Q-15-14-COC; Traffic Engineering Services; Approve Second and Final Amendment to Purchase Agreements with Infrastructure Solutions and Mead & Hunt, RFQ-16-01-COC(A), for Civil Engineering Services; Infrastructure Solutions and Mead & Hunt, RFQ-16-01-COC(B), for Stormwater Engineering Services; Southeastern Surveying & Mapping, RFQ-16-01-COC(C), for Surveying Services; Ardaman & Associates and Universal Engineering, RFQ-16-01-COC(D), for Geotechnical Engineering Services and Architects RZK, Inc., RFQ-16-01-COC(E), for Architectural Services. Each Final renewal Amendment will be effective January 27, 2019 through January 26, 2023. (21-128). (Public Works Director)

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Goins, to approve the item.**

AYES: Blake, Goins, Dyal, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

4. Approve a Second Amendment to the Integrated Supply Agreement by and between Space Coast Auto Supply, INC and City of Cocoa by way of the new Sourcewell Fleet and Facility Related Vendor Managed Inventory and Logistics Solutions Contract #110520-GPC effective 12/29/2020 - 12/29/2024; Authorize the City Manager to execute the Second Amendment and approve a purchase order for FY-2021 Napa IBS Inventory and Parts Management Fees. (21-131). (Public Works Director)

* **MOTION by Councilmember Hearn; Seconded by Mayor Blake, to approve the item.**

AYES: Blake, Goins, Dyal, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

5. Approve to piggyback the General Services Administration (GSA) Contract #GS-35F-327GA for Cloud Base Vehicle GPS location service with Samsara Networks Inc. for the contract period of March 28, 2017 through March 27, 2022. Authorize the City Manager to execute the standard piggyback form and a Multi-Year Users License Agreement with Samsara Networks Inc. (21-132). (Public Works Director)

* **MOTION by Councilmember Hearn; Seconded by Councilmember Dyal, to approve the item.**

AYES: Blake, Goins, Dyal, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

IX. Informational Agenda:

1. Cumulative purchase approvals over $35,000 and under $50,000 for period 10/01/2020 to 1/31/2021. (21-133). (Finance Director)

2. Fire Incident Summary Report for January 2021. (21-147). (Fire Chief)

3. Request Council to review the Local Vendor Sealed Bid Award Listing for FY20. (21-149). (Finance Director)

4. Approved change orders to construction contracts that the City Council has authorized the City Manager, by resolution, to approve in excess of the City Manager's spending authority. (21-150). (Finance Director)

5. FY 2021 Budget Adjustment Report. (21-151). (Finance Director)

6. Data showing the relation between the estimated and actual income and expenses to date. (21-152). (Finance Director)

X. Reports:

Chief Lamm provided an update on COVID-19, and mentioned that in the State of Florida there are currently 1,872,923 cases; in Brevard County there are 33,106 and 728 deaths; in Cocoa there are 3,026 cases with 28 active cases in the City limits. They are starting to see a downward trend both nationally and in Florida.

Secondly, he provided a report on vaccines and advised that 78,538 had been given in Brevard County so far. They are continuing to work with the County as far as allocations when vaccines come into the county. They are not getting many but are continuing to push out signups.

He thanked Lisa Lathem, Linda Dolphin and Jennifer Riggs for volunteering their time to assist with vaccine registrations for those who do not have a way to do so.

Chief Lamm announced that earlier in the week the Space Coast Fire Chief Awards were announced and Lt. Justiniano was recognized as Company Officer of the Year. He congratulated him.

Lastly, Chief Lamm spoke about an incident in Rockledge that happened on February 11, 2021. It was a horrific accident at Murrell and Eyster with two vehicles involved. Chief Wilson from Rockledge Fire Department was the first rescue unit on the scene and when he arrived, Driver Matt Holladay with Cocoa Fire Department was inside the vehicle and was able to assist and provide a full description of what had happened. He also went to the other vehicle and stayed with the patient until other units arrived. He was off duty and disregarded what was going on but put service above himself and provided aide no matter where it was at. Fire Fighter Holladay's extraordinary actions made a difference that day and he commended him.

City Manager Whitten pointed out the cancellation of the February 25th and March 15th workshops and stated they were working to reschedule those.

Lastly, he thanked the following staff members for their time and work in regards to the Waste Management negotiations: Matt Fuhrer, Rebecca Bowman, Bryant Smith, and Anthony Garganese. He stressed it was a team effort.

Councilmember Hearn thanked Council and staff for the Key to the City presentation to Jamel Dean. He received a lot of good feedback and felt it was good for both him and the City.

Councilmember Hearn further mentioned that the Carl Anderson Park cleanup was completed and he took his kids there to play. They enjoyed it and he thanked staff and Brevard County Parks and Recreation.

He had a walk in his district yesterday for the Mayors Fitness Challenge and they will be at Bracco Park on March 6th at 10 am.

Lastly, he advised that he spoke with Mr. Smith regarding speeding in the North Carolina Avenue area. They are looking for solutions to try to slow down some of those speeders.

Councilmember Koss mentioned that the Brevard Museum of History and Natural Science will be closing on March 1st and coming back into the City's hands. She advised that March 13th is a tentative date for meeting to discuss ways to bring that neighborhood back as it is the academic hub of Cocoa.

She further spoke about the Citizen's Academy and how it has developed. It is generating volunteers and felt was great to see it evolving. She is interested in opening up as many ways to volunteer as possible.

Councilmember Koss stated that she would like to look at term limits for board members and asked the City Manager to put an item regarding this on an upcoming agenda.

She believed that as representatives they should have eight-year term limits and thought it would be good for volunteers to move around to get more experience.

Lastly, in the current Quality Cities magazine there was an article about former Mayor Jake Williams, Jr. She was glad to see that he was acknowledged and he would be honored at the Emma Jewel Black History program on February 25, 2021.

Councilmember Dyal thanked Deputy Mayor Goins for the Key to the City and thought it was fantastic. Additionally, he mentioned the walk he did on February 18th behind the Museum and was looking forward to Mardi Gras this upcoming Saturday night.

Mayor Blake was glad that Deputy Mayor Goins had the ability to get the event together and to communicate with Mr. Dean's family. He thought it was a great event as well.

Deputy Mayor Goins announced he and Councilmember Koss would be attending the Institute for Elected Municipal Officials class (IEMO) on April 23-24, 2021 at the Hilton in Daytona Beach, Florida.

He asked Mr. Smith for an update on the Broadmoor Acres stormwater project. In response, Mr. Smith advised that the last piece of documentation for that project was in FEMA's hands now. They should be notified in the near future. They worked for about a year with the Army Corp for a permit.

Deputy Mayor Goins stated that Council members represent not only their own district but all of Cocoa. They all care about Cocoa.

He spoke of his appreciation for staff for the short notice of the Key to the City presentation. It was pulled together quickly and if you are doing it for the right reason it will come together like it should. He thanked everyone again.

Deputy Mayor Goins announced the Mayor's Fitness Challenge walk in Cocoa Village with St. Marks Episcopal Academy on March 12th. There will be another walk on March 13th in the Village at 9 a.m. and then one will be done in the Diamond Square area (at the pond behind Emma Jewel Charter Academy) on March 20th at 9 a.m.

He recognized Curtis Palmer in the audience who is responsible for bringing the BB&T Potential Homebuyer Program to the City and Ms. Mark who is in the gifted program at McNair Magnet School.

Mayor Blake recognized Ms. Sharon Spikes for being recognized in the Trail Blazer's article in the Space Coast Living Magazine and commended her for all that she does in the community.

Ms. Spivey thanked the Mayor and stated it was an honor to be here and to be recognized. She advised that she does what she does out of love.

Mayor Blake further mentioned the Cocoa High School art students who provided gift bags to the Cocoa PD and thanked them.

Mayor Blake apologized to Councilmember Hearn for an error he made at the Town Hall meeting regarding District 2 intersecting Broadmoor Acres. It is all Team Cocoa and he thanked Councilmember Hearn.

He requested ten pallets of water to be donated to Houston, Texas, like the City did for Flint, Michigan in 2016. He asked for a consensus from Council on this request.

* **MOTION by Councilmember Dyal; Seconded by Councilmember Hearn, to donate ten pallets of water to Houston, Texas.**

AYES: Blake, Goins, Dyal, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

Next, he requested the ratification of his nomination to serve on the FMIT (Florida Municipal Insurance Trust). He needed a motion to be a part of this board and served on it previously.

* **MOTION by Deputy Mayor Goins; Seconded by Councilmember Dyal, to ratify the nomination of Mayor Blake to serve on the FMIT.**

AYES: Blake, Goins, Dyal, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

Mayor Blake further addressed the FBI investigation and asked the City Attorney, City Manager and staff what could be done in order to address this if it exists and what could be done.

In response, City Manager Whitten advised that he spoke with the representative that City staff had spoken to earlier. The position of the FBI was to not comment on whether there is or is not one.

He advised that one comment he could provide was that no one from the FBI has contacted him or staff regarding the allegations.

Mayor Blake asked if a press release could be done because people are asking questions and he does not want it to be a hinderance. He wants things to improve and be in collaboration with everyone. He asked how that can be done.

City Manager Whitten stated that he could put out a statement stating what he previously stated, that he nor staff has been contacted so they are unaware of any investigation that may or may not be ongoing. He has been here since October 9, 2020 and has not been presented with any allegations of wrongdoing by staff. Spirits are high, we just need to get more workshops done. The FBI is not going to comment either way.

Mayor Blake spoke about the acreage on Rosa L. Jones and would like the item brought back. This project needs to be done.

City Manager Whitten advised that staff was in the process of bringing back the item. It is being presenting to the developer, but regardless, it has to come back to Council.

XI. Adjournment:

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Goins, to adjourn the Regular meeting of February 23, 2021.**

AYES: **Blake, Goins, Dyal, Hearn, Koss**

THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 7:56 p.m.

Michael C. Blake, Mayor

ATTEST:

Carie Shealy, MMC, City Clerk



Mixed-Use Planned Unit Development

Project Cirrus

February 23, 2021

EXHIBIT A: Mixed-Use
Planned Unit Development Project Cirrus

Project Summary

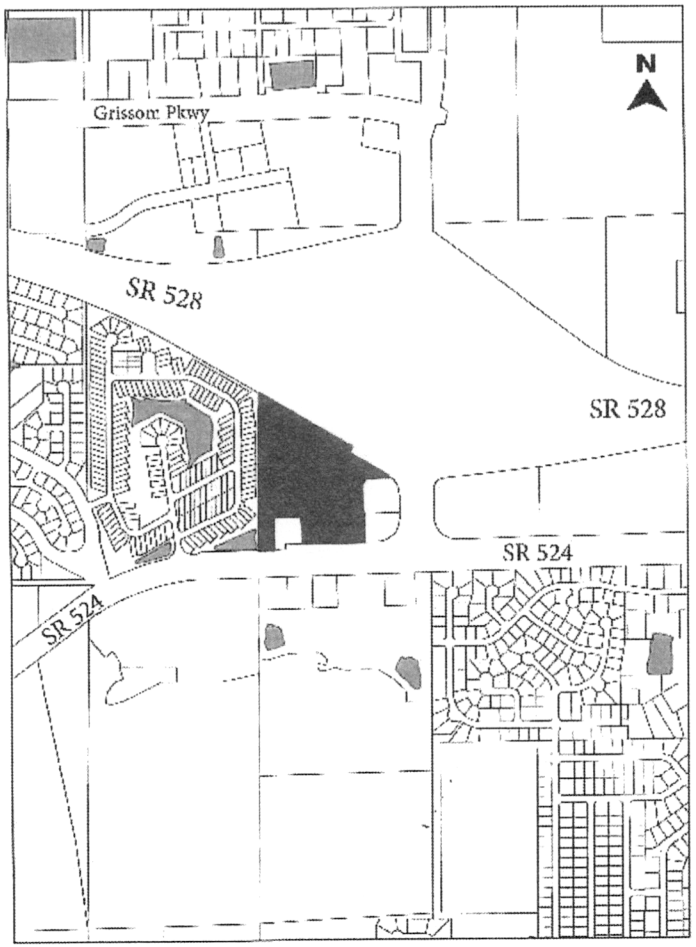
Redevelopment project in 2 phases of a former Winn-Dixie store

<u>Applications related to this project:</u>

- Binding Development Agreement
  - Exhibit B - Overall Site Plan
- Rezoning from General Commercial to Mixed-Use PUD
  - Ordinance 03-2021
- Final Planned Unit Development (PUD)
- Preliminary Subdivision
- Large-Scale Site Plan

Project Location

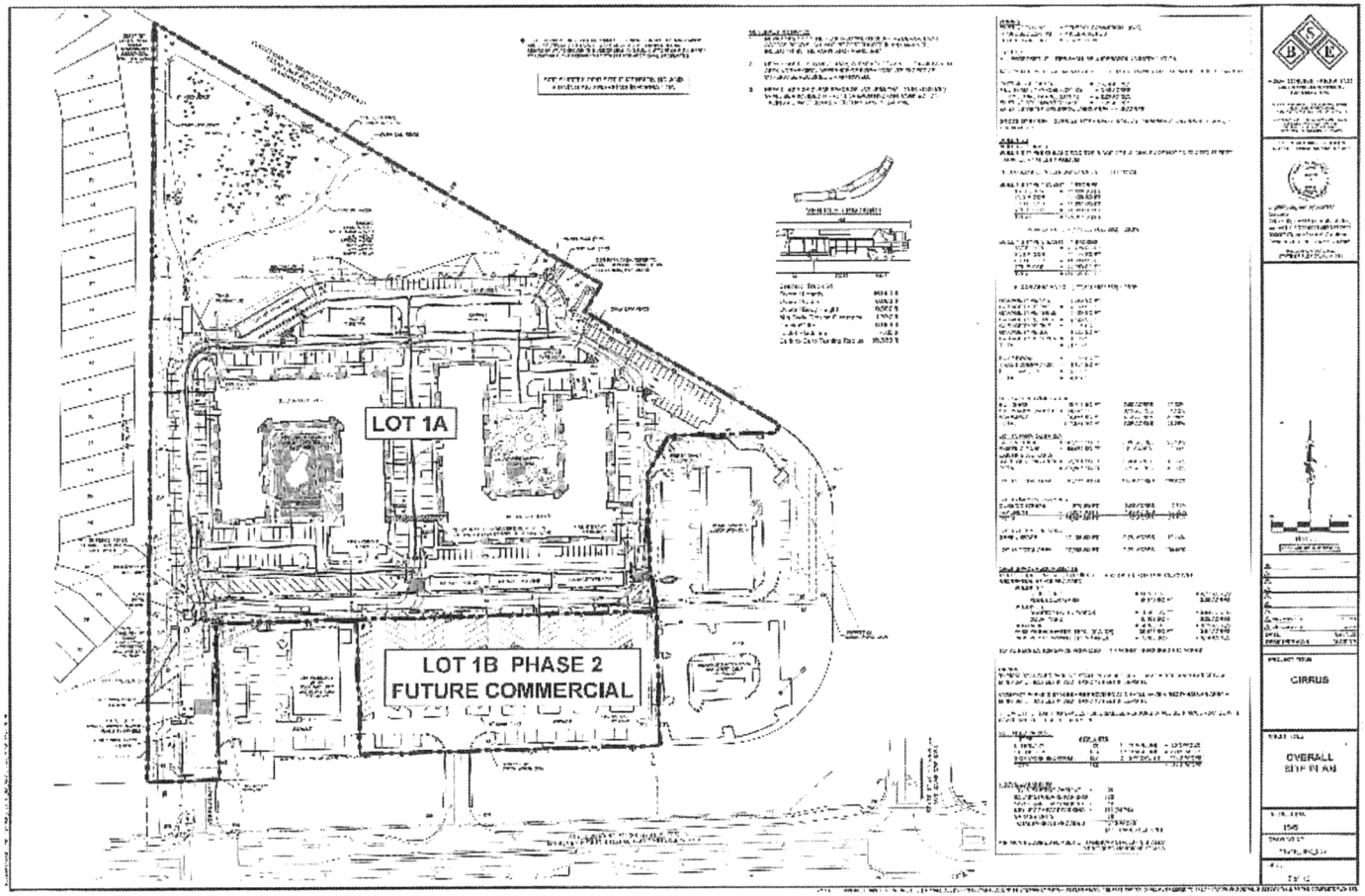
Cirrus Apartments



COCOA
FLORIDA

Exhibit B - Site Plan layout

Exhibit B



Site Plan layout



COCOA
FLORIDA

Site Plan layout



COCOA
FLORIDA

Site Plan layout



COCOA
FLORIDA

Project Summary

Phase 1 "Cirrus" apartments

- Located on the northern 2/3 of the site
- 2 u-shaped apartment buildings, 4 floors in height
  - 20 studio units
  - 134 one-bedroom units
  - 107 two-bedroom units
  - 19 three-bedroom units
- Two courtyards with a pool, grilling area and outdoor gathering areas, vertical clubhouse, rooftop lounge/launch viewing area, dog park, walking trail around pond/wetland

COCOA FLORIDA

Project Summary

- Max Density = 25 units/acre
  Providing = 20 units/acre
  Parking Required = 474 spaces
  Providing = 438 spaces
- Administrative Waiver for 23 spaces (5% of total required)
- Waiver for 13 parking spaces to create sidewalk connection
- Waiver to allow 2.5" d.b.h. for some trees at planting
- Phase 1 is removing 24 trees totaling 326" and replacing with 188 trees totaling 804"

Project Summary

Phase 2

- Located on the southern 1/3 of the site
- Use(s) limited to those listed in the Development Agreement
- Could be developed as 1 or 2 lots
- Development will require an amendment to the Final PUD

Recommendation

Approve on 2nd and Final Reading; Ordinance 03-2021: a ZONING MAP AMENDMENT consistent with Appendix A, Zoning, Article XXI, to change the Zoning Map designation of one (1) parcel totaling 15.74 acres from General Commercial to Mixed-Use Planned Unit Development, and final approval of an associated Final Development Plan, Binding Development Agreement and Preliminary Subdivision with the following additional conditions:

Recommendation

1. The Amended and Restated Restrictive Covenants and Easement Agreement shall address maintenance of common access driveway and shall be recorded prior to Final Subdivision approval by City Council.
2. Remove reference to public drainage easements from the dedication prior to Final Subdivision approval by City Council.
3. Revise landscape plans to increase 4 trees from 2.5" to 4" d.b.h at planting and increase 1 tree from 2.5" to 6" d.b.h at planting.
4. Change the proposed grade on the west banks of the swale between Coventry and the site to state they will be regraded to a minimum height of 6" above the existing control structure #2 rim.

COCOA FLORIDA

Carie Shealy

From: noreply@granicusideas.com
Sent: Monday, February 22, 2021 11:19 AM
To: Carie Shealy
Subject: New eComment for City Council

EXTERNAL MESSAGE - USE CAUTION WITH LINKS AND ATTACHMENTS!

New eComment for City Council

Albert Ingham submitted a new eComment.

Meeting: City Council

Item: VI.1 21-154 Approve 2nd and Final Reading: Ordinance 03-2021: a ZONING MAP AMENDMENT consistent with Appendix A, Zoning, Article XXI, to change the Zoning Map designation of one (1) parcel totaling 15.74 acres from General Commercial to Mixed-Use Planned Unit Development, and final approval of an associated Binding Development Agreement, Final Development Plan and Preliminary Subdivision consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code for the Cirrus Mixed-Use PUD project on this same parcel. (Community Services Director)

eComment: 1209 Purdue Way, Cocoa, FL 32922 As a resident I would prefer to see this land used more effectively than to create housing. Cocoa has a lot of vacant land that would be more beneficial to accommodate housing. This specific parcel of land is the first destination when exiting 528 into Cocoa and the fist thing to be seen by residents and visitors will be apartments. although this plaza is an eyesore for the community I would like to see this land kept for commercial use. I believe when the time comes it will be a great commercial location that will have business to support our residents in such a convenient location

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