MINUTES
City of Cocoa
Regular Meeting of The City Council

January 12, 2021

A Regular City Council Meeting was held on Tuesday, January 12, 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 6:14 p.m.

Officer Chris Hattaway provided the invocation and Councilmember Dyal 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
	Anthony Garganese	City Attorney
	Stockton Whitten	City Manager
	Carie Shealy	City Clerk
ABSENT:	Lorraine Koss	Councilmember

OTHER STAFF MEMBERS PRESENT:

Matthew Fuhrer, Assistant City Manager; Tammy Gemmati, Administrative Services Director; 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; Rob Beach, Chief Technology Officer; Dodie Selig, Planning and Zoning Manager; and Samantha Senger, Assistant to the City Manager/PR Specialist.

City Manager Whitten advised that Councilmember Koss was under the weather and could not make it to this meeting or to the Cocoa CRA meeting prior to this.

II. Approval of Agenda and Minutes:

1. **Agenda:** Regular Meeting of January 12, 2021 (21-31)

2. **Minutes:** (a) Swearing-In Ceremony/Special City Council Meeting of November 17, 2020 (21-28)
(b) Council Priority Planning Workshop on December 3, 2020 (21-32)
(c) Regular Meeting of December 8, 2020 (21-33)

* **MOTION by Councilmember Dyal; Seconded by Mayor Blake, to permanently move Reports to the end of the agenda.**

AYES: Blake, Goins, Dyal, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

* **MOTION by Deputy Mayor Goins; Seconded by Councilmember Hearn, to approve the Minutes for the Swearing In Ceremony/Special City Council Meeting of November 17, 2020; the Council Priority Planning Workshop on December 3, 2020; and the Regular Meeting of December 8, 2020, as written.**

AYES: Blake, Goins, Dyal, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

III. Awards and Presentations:

None.

IV. Delegations:

Dee, Cocoa, Florida, has been witness to senior abuse by landlords abusing tax payers. It is a very serious situation. She would like to meet with the Mayor and the City Manager.

Jennifer Kenny, 1917 Quail Ridge Court, Apt. 1901, Cocoa, requested a copy of the traffic study for Otterbein Ave. for the apartment complex being built. This item is not on the agenda but she would like a link or a paper copy to be provided.

Stephanie Carder-Gallon, 1003 N. Cocoa Blvd, Cocoa, Dakota Detailing, Cocoa, was requesting the shade structure that was on one of the City's properties. She wanted to see if she could obtain that and was willing to pay to have it removed. She felt it would bring beauty to her business.

Terrance Thomas, 704 Rosa L. Jones, Cocoa, spoke about a fence that he was repairing at 708 Rosa L. Jones. There was a police chase where the individual came through the property and a gun was held to his kids. He was putting up and repairing the fence when stopped by a code officer. He is trying to secure the property so that his kids can play. He asked that the permit be given so that he can finish it.

Bernice Cox, 701 Aurora St., Cocoa, asked if speakers under Delegations had to be residents of the City of Cocoa.

In response, Attorney Garganese noted that those who can speak are citizens and property owners, sewer and water customers. City employees can speak on matters of employment. There were statutory changes about five years ago that gave leeway for anyone to speak on items that will be disposed and acted upon by City Council. There are also rules of first amendment.

Ms. Cox further mentioned Public Works and that they posted No Parking at Any Time signs down by Provost Park and Arlington Apartments. Code has been there constantly to ensure that no one is parking. Lastly, she pointed out that Councilmember Hearn has already proven himself to be Cocoa strong and had a toy drive at this house over the holidays and was a part of the trash bash. He also substituted at Endeavor in his district.

Donna Kettner, 103 Derby St., Cocoa, and owner of Green Apples, was sad to hear about the passing of Jake Williams. She pointed out that he would always respond if she called. She spoke about the flooding behind her building and would like to speak with Mr. Fuhrer and the City Manager about crime and the noise ordinance. She also questioned Mardi Gras being held in the Village during a pandemic.

City Manager Whitten advised that Council had extended E-Comments after the Governor's order ended. There are some concerns with some of the language in E-Comments, but to be fair, the same rules apply to all of those who have provided E-Comments in the past and the whole comment will be read.

Larry Sinclair, 1052 Mitchell St., Cocoa, E-Comment[1] was read into the record.

~~V. Reports:~~

- **Reports was permanently moved to the end of the Agenda, after Informational.**

VI. Consent Agenda:

1. Approve Task Order 2021-20 with Bussen Mayer Engineering Group, Inc. for Final Engineering Services for the Indian River Drive Gravity Sewer Areas J & K; To Approve a Resolution Amending the FY2021 Budget; BAF #21-040-A. (21-14). (Utilities Director)

   Mr. Walsh advised that they would be seeking reimbursement from the Indian River Lagoon Program so they are hoping to get the costs back for this project.

2. Approve Change Order #2 to P.O. 75893 with CE Power Solutions of Florida, Lakeland, Florida, in the Amount of $1,352; Approve a Resolution Authorizing the City Manager to Approve Additional Change Orders in an Amount not to Exceed $3,064 for a Project Total of $68,396. (21-19). (Utilities Director)

3. Approve a Resolution Amending the FY21 Budget, BAF# 21-039-A, through the use of Fund Balance, to Provide Budget for Several Projects Rolling into the New Year, and to Provide Budget for CARES Funding #107-2020. (21-4). (Finance Director)

4. Approval of revised COVID-19 Emergency Paid Sick Leave and Expanded Family Medical Leave Policies extending benefits through March 31, 2021. (21-67). (Administrative Services Director)

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

AYES: Blake, Goins, Dyal, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

VII. Public Hearings:

[1] EXHIBIT A: E-Comment from L. Sinclair

1. Consideration of a Binding Development Agreement between the City of Cocoa, Florida and M&R United, Inc. consistent with Appendix A Zoning of the City Code, to approve a conceptual development plan for a Single-Story Commercial Building type with retail development and a drive-thru use, on a parcel of land in the Waterfront Sub-district of the Cocoa Waterfront Overlay District. (21-49). (Community Services Director)

Ms. Selig provided a presentation[2] on the Binding Development agreement for 100 Delannoy Avenue.

She advised this would be an agreement between the City and M & R United, Inc. It is currently a single-story building and the intent is to build a new single story building.

A project summary was provided and she pointed out that this would be a single-story commercial building consisting of two retail spaces and a quick serve restaurant with a drive-thru which would be a nationally recognized coffee shop.

Ms. Selig discussed in detail some of the provisions of the agreement and the Conceptual Development Plan was shown as well as elevations and renderings.

She advised that a traffic study had been done and she explained what would be done as a result of that study.

Mr. Smith touched on some of the safety improvements regarding this project and DOT related to the area. He explained the reasoning behind the design and pointed out that the project is scheduled for mid to late 2022. He felt that the modifications should make a pretty big impact in the area. He was aware that there have been talks about more traffic generation with this establishment, however, it would be pass-by which means traffic was already on the road.

Mayor Blake asked about the cars stacking up in the drive thru and asked if because the building was elongated, if that would offset the stacking. In response, Mr. Smith noted that would be very unusual and provided an example of how the cars could possible stack up.

The Planning & Zoning Board recommended approval of this item on December 15, 2020.

Ms. Selig read E-Comments[3] from the following into the record: Tom Wasdin; Albert Ingham; Dr. Staci Hawkins-Smith; David Collins; and Michael Knieval.

---

2 EXHIBIT B: Presentation: Binding Development Agreement/100 Delannoy Ave.
3 EXHBIIT C: E-Comments from Wasdin, Ingham, Hawkins-Smith, Collins, & Knievel

Mayor Blake opened the hearing to the public.

- Michael DeChristopher, 1777 Wavecrest St., Merritt Island, property owner in the Village and is in support of project.
- Aleck Greenwood, 640 Brevard Avenue, Cocoa, was in support of this project and believes it will put Cocoa on the map.
- Ed Green, 104 Riverside Drive, Cocoa, felt very fortunate to have the Shaw family involved in this project and believes it was a good development but voiced his concerns with traffic safety.
- Pam Shaia, 308 Brevard Avenue, Cocoa and representing HCVMS spoke of their concerns for traffic safety. They did a survey and she provided statistics on the survey. The redevelopment of this site was very important to the Village and was fortunate that there was a property owner willing to invest in this. She asked that this project not be continued and to consider the traffic hazards to the property.
- Nancy Elliott, 3406 Indian River Drive and 318 Delannoy, Cocoa, mentioned that she was on the BOA and was one of the two negative votes. She noted that a traffic study was developed for a national recognized coffee shop chain and on the agenda it was referred to as a quick serve restaurant. She thought the language should be consistent and reiterated her concerns about the traffic study.
- Ralph Perrone, 2398 Newfound Harbor Drive, Merritt Island, has two commercial buildings right in the location of this and he voiced his support for the project.
- Scott Sewall, 607 Florida Ave., Cocoa, owner of business and as a lifelong real estate developer he was in support of this project and thanked the Shaw family.
- Diana Lynn, 9 Stone Street, Cocoa, owner of the Dog n' Bone spoke in favor of the development. She was very familiar with the Shaw family and their businesses flourish where ever they are at. She sees this as a positive and knows that they will do everything it takes to take care of the safety issues.
- Jim Milbourn, 93 Delannoy Avenue #304, Cocoa, spoke about Mike Shaw and mentioned that he was an excellent business man who will do things the right way. He believes that this will help the City of Cocoa.
- Sarah Milbourn, 93 Delannoy Ave. #304, Cocoa, does not want to lose the Shaw's and this project will be great for Cocoa. She highly recommended him.

There being no further comments, Mayor Blake closed the hearing to the public.

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Goins, to approve a Binding Development Agreement between the City of Cocoa, Florida and M&R United, Inc. consistent with Appendix A Zoning of the City Code, to**

approve a conceptual development plan for a Single-Story Commercial Building type with retail development and a drive-thru use, on a parcel of land in the Waterfront Sub-district of the Cocoa Waterfront Overlay District.

AYES: Blake, Goins, Dyal, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

2. Consideration of a Future Land Use Map (FLUM) Amendment consistent with Florida Statute Chapter 163, for an Applicant Initiated request to change the Future Land Use Map designation of one (1) parcel from Brevard County "Community Commercial" to City of Cocoa "Industrial". (21-51). (Community Services Director)

Attorney Garganese read Ordinance No. 01-2021 into the record, by title only as follows. He advised that this was the first reading of the ordinance.

ORDINANCE NO. 01-2021

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE MAP FOR ONE (1) PARCEL OF REAL PROPERTY WITHIN THE CITY OF COCOA, CONSISTING OF 0.60 ACRES, MORE OR LESS, ON STATE ROAD 520, WEST OF COX ROAD AND EAST OF TOWNSEND ROAD, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "COMMUNITY COMMERCIAL" TO CITY OF COCOA "INDUSTRIAL"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE COMPREHENSIVE PLAN, SEVERABILITY, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

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

* **MOTION by Deputy Mayor Goins; Seconded by Councilmember Hearn, to approve Ordinance No. 01-2021 on First Reading.**

AYES: Blake, Goins, Dyal, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

3. Second & Final Reading: Ordinance No. 20-2020: repealing Section 2-76 of the City Code related to reimbursement of travel related expenses; directing that the Finance Director update the Financial Operations Manual (FOM), and recognizing

that future travel and per diem reimbursement policies will be established by resolution of the City Council rather than by ordinance. (21-52). (Finance Director)

Ms. Bowman noted this was the second and final reading which changes the adoption of the travel policy from ordinance to resolution.

Attorney Garganese read Ordinance No. 20-2020 into the record, by title only, as follows. He advised this was the second and final reading of the Ordinance.

ORDINANCE NO. 20-2020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; REPEALING SECTION 2-76 OF THE CITY CODE RELATED TO REIMBURSEMENT OF TRAVEL EXPENSES; RECOGNIZING THAT THE CITY COUNCIL MAY ESTABLISH FUTURE TRAVEL POLICIES BY RESOLUTION; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

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

* **MOTION by Councilmember Hearn; Seconded by Councilmember Dyal, to a approve Ordinance No. 20-2020 on Second and Final Reading.**

AYES: Blake, Goins, Dyal, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

VIII. Council Business:

1. Consider the application of Sharri Scott as the 2nd Alternate Member to the Code Enforcement Board. (21-34). (Administrative Services Director)

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

AYES: Blake, Goins, Dyal, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

2. Consider the Appointment of Patricia Weeks as a Regular member and Kaitlyn Aliano as 2nd Alternate to the Board of Adjustment. (21-35). (Administrative Services Director)

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

AYES: Blake, Goins, Dyal, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

Mayor Blake recognized Ms. Weeks in the assembly.

3. Consider the Appointment of Dawn Horr as a Regular member of the Sustainability Advisory Board. (21-37). (Administrative Services Director)

Mayor Blake asked for clarification on the Sustainability Advisory Board and what its purpose and goals are.

Ms. Bunt advised that they have been in existence for about two years and assured him she would provide him with the resolution. They meet on the first Thursday of each month and have working group meetings as well. They are currently reviewing their Resiliency Plan.

Mayor Blake asked if there was a sunset date or if the board will continue and asked to be provided all information on the board.

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

AYES: Blake, Goins, Dyal, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

4. Consider whether to allow City of Cocoa Emergency Ordinance No. 13-2020 Requiring Face Coverings to remain in effect or terminate the Ordinance. (21-43). (Assistant City Manager)

Attorney Garganese advised that reading of the ordinance was not necessary and that it was up to Council if they wanted to terminate the emergency ordinance. If it is not terminated it will remain in effect. There was one modification which was to add the face shield.

Mayor Blake asked if it could be changed to review every ninety days. Attorney Garganese noted that would require a motion and a technical change that could be done after the meeting. It would be a simple change to Section 10 of the ordinance.

Attorney Garganese advised that when this is brought back the Emergency Ordinance will have the change from thirty to ninety days.

5. Approve the requested 2021 street closures in association with the proposed Special Events. (21-50). (Assistant to the City Manager/Public Information Officer)

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

AYES: Blake, Goins, Dyal, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

IX. City Business:

1. Approve Resolution No. 2021-004, City of Cocoa Travel Policy. (21-53). (Finance Director)

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

AYES: Blake, Goins, Dyal, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

2. Council authorization to apply for a National Park Service African American Civil Rights Grant in the amount of $30,000 to conduct historical research and documentation of the Civil Rights Case, Gilbert vs. Board of Public Instruction of Brevard County, Florida. Documentation will be used as an educational display in the Leon and Jewel Collins Museum of African American History and Culture. (21-61). (Community Services Director)

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

AYES: Blake, Goins, Dyal, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

3. Consideration of a Binding Development Agreement between the City of Cocoa, Florida and Project Sunshine granting the waiver set forth therein pursuant to Section 15-21 of the City Code. (21-73). (Community Services Director)

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

AYES: Blake, Goins, Dyal, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

Multi-Year Contracts:

4. Approve Task Order 2021-18 with Carollo Engineers, Inc. to Update the Wastewater System Capital Plan, Project WS1210; To Approve as a Multi-year Contract from FY2021 through FY2022. (21-36). (Utilities Director)

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

AYES: Blake, Goins, Dyal, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

X. Informational Agenda:

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

2. 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. (21-24). (Finance Director)

3. Data showing the relation between the estimated and actual income and expenses to date. (21-25). (Finance Director)

4. Fire Incident Summary Report for November 2020. (21-6). (Fire Chief)

5. Fire Incident Summary Report for December 2020. (21-62). (Fire Chief)

6. Cumulative purchase approvals over $35,000 and under $50,000 for period 10/01/2020 to 11/30/2020. (21-9). (Finance Director)

REPORTS:

Ms. Bowman spoke about a new statute that took effect January 1, 2021 regarding the use of the E-Verify system to verify employer status with contractors/sub-contractors. Information would be sent out to all contractors and staff so that they are aware.

Mr. Smith provided an update on a request for FDOT to review Forrest Avenue and Peachtree Avenue. Those studies have been concluded and construction of

two new pedestrian crosswalks have been done. Additionally, the resurfacing of College Green would be completed in a month or so.

At the request of the Mayor, Mr. Smith provided an update on the crossing light at Endeavor. Mr. Smith explained that Brevard County does signal maintenance but he would follow up on both of the lights with issues in that area.

Councilmember Dyal advised that the lights at the Black Tulip were still out. In response, Mr. Smith explained that those were managed by FPL. He assured him they would put pressure on them but they would be fixed on their schedule.

Councilmember Hearn asked about speed humps on North Carolina and if there is a timeline for the surveys to go out. In response, Mr. Smith advised that the person making the request would initiate the survey, not staff. They are going to go ahead and do the study in order to keep ahead of it. Police and Fire would also be included.

Mayor Blake thanked Mr. Smith for the explanation of the procedure.

Mr. Walsh reminded all of the Utilities Advisory Board meeting on January 27, 2021 at 6 p.m. in Council Chambers.

Chief Lamm provided an update on COVID-19. He announced that there are currently 1,503,482 cases in Florida; 24,594 cases in Brevard County with 559 deaths; and 2,236 cases in Cocoa. There are 93 active cases in the City limits.

He advised that as predicted we are trending upward since Thanksgiving. Vaccines are going out and testing sites will begin to transition to vaccine sites as well. The City is staying vigilant on emergency management for both citizens and employees.

Chief Lamm noted that in regards to vaccinations of Cocoa's first responders, they have chosen to partner with Rockledge Medical Center, as it is an easier distribution point to send employees to. Cocoa was one of the first two communities to have first responders vaccinated in the county. The next phase will include firefighters who are not EMT's or paramedics, along with essential workers such as utility workers etc.

Mayor Blake asked if the City was at liberty to put out a website of locations. In response, it was pointed out that it was on the website already and was updated

regularly. Chief Lamm stressed that if a site is not on the county's website or if it is not an approved state health site, then it has not been authorized.

City Manager Whitten reminded Council that the Chief of Police solicitation closes on January 22, 2021 so if their committee representative had not been submitted to please do so.

He advised that Magnolia Blossoms is budgeted each year in the amount of $500 for their Thanksgiving meal, however, this year they asked to use it for a Christmas meal instead. He authorized it but wanted to make Council aware.

It was a Consensus among Council for those funds to be used for the Christmas meal.

City Manager Whitten advised that he would be making some improvements in Chambers and asked for additional staff to sit in the staff seating, as he feels that is important. He asked for the addition of two spots and wanted to apprise Council of that request.

Lastly, he introduced Interim Police Chief John Hankins.

Councilmember Dyal spoke of his attendance at the First Responder 5K and stated that one of Cocoa's officers ran with all of his equipment on and pushing two kids in a stroller. He ran it in 33 minutes.

He hoped all had a good holiday and a good New Year. He was ready to hit the ground running and glad to see Interim Chief Hankins here and working with them.

Councilmember Hearn advised of a structure fire last week off of Rosetine and knows the owner of the house. He was thankful for Cocoa's men and women at the Fire Department for getting there and being able to save the structure.

He would love to reach out to Cocoa High School and to recognize their football team in some manner. He wished all a Happy New Year and welcomed Interim Chief Hankins.

Lastly, he mentioned that last Saturday there was a group in District 1 picking up trash and doing a neighborhood clean-up. It was a great time and a great event.

Deputy Mayor Goins agreed that the trash pick-up was a great time and it was great to see citizens out cleaning up their community. He spoke about an issue in the right of ways and requested companies do a better job at picking up trash before they mow.

He announced the Community Game Night event at Joe Lee Smith Center this Saturday night, January 16, 2021. COVID protocols will be taken. It is from 7:00 – 10:00 p.m.

Deputy Mayor Goins spoke in reference to Code Enforcement codes. He was not sure of the process but feels that some of those codes might be outdated. He believed the City could be a little more flexible in regards to parking in grass and asked that Codes be reviewed.

City Manager Whitten asked if there were any other areas of the Code he would like to be reviewed. In response, Deputy Mayor Goins noted he has a few others he would like to be looked into and asked Council to review them and they could all look at them together.

In closing, Deputy Mayor Goins stated that 2020 was rough but 2021 should be started right. He believes that with the new Starbucks and other developments things were looking good. He stressed that just because Council does not always agree on an item they are still listening.

Ms. Bunt announced that the request for proposals for the Michael C. Blake subdivision was out. The appraisal also came back on the Rosa L. Jones property and they will be working on infill lots that the City owns as well.

Mayor Blake thanked staff for the Economic Development Breakfast. He thought it was wonderful.

City Manager Whitten agreed it was a nice breakfast and advised they had originally scheduled Linda Weatherman to speak but she could not attend. He thanked staff and noted they were trying to foster relationships between different areas in Brevard County.

Councilmember Dyal added that he toured the Water/Sewer Plant with the Citizens Academy and thought it was great.

Mayor Blake welcomed all back from the holidays and wished all a Happy New Year. He mentioned that all lives matter and reminded all to buy local, spend local, and keep it local.

XI. Adjournment:

* **MOTION by Councilmember Dyal; Seconded by Deputy Mayor Goins, to adjourn the Regular meeting of January 12, 2021.**

AYES: Blake, Dyal, Goins, Hearn

THE MOTION CARRIED UNANIMOUSLY (4-0)

The meeting adjourned at 8:14 p.m.

Michael C. Blake, Mayor

ATTEST:

Carie E. Shealy, MMC, City Clerk

From: Lawrence W. (Larry) Sinclair
To: Michael Blake; James Goins; Lorraine Koss; Herbert Dyal; Carie Shealy
Cc: Anthony Garganese (OrlandoLaw); Stockton Whitten; Matthew Fuhrer; Lawrence W. (Larry) Sinclair; Samantha Senger
Subject: My Complete ecomment for Jan 12, 2021 Council Delegations
Date: Monday, January 11, 2021 4:38:22 PM
Attachments: EBFC279980A34603BAA0A41622425148[141896011.png

EXTERNAL MESSAGE - USE CAUTION WITH LINKS AND ATTACHMENTS!

Mayor Blake, City Manager Whitten and City Attorney Garganese:

In August 2020 the previous Mayor took it upon himself to defame, libel and slander myself, Broadmoor Acres Community Restoration and Preservation Inc and city staff with the aide and cooperation of then Interim City Manager Fuhrer by accusing myself, BACRAP and City Staff of being engaged in a development scheme. Deputy Mayor Goins took it upon himself to put his 2 cents in these baseless accusations to try and further his involvement in a Section 8 development Goins and Williams had promised city owned property to developers for.

Williams announced a call for an FBI Investigation.

I am formally giving the City Notice that any and all alleged information Williams is said to have turned over to FBI be made public without any further delay. I am formally giving the City of Cocoa notice to either publicly confirm an FBI investigation is active or to publicly put this scam by Williams to rest along with him.

I have not included one "alleged" member of council because I am still challenging that individuals qualifying to have even been on the ballot. While I have been contacted and asked to drop my challenge to Hearn let me be clear in stating exactly what I stated to Mr. Hearn in a personal meeting with him. I am not going to attack him but on the same token I am ***NOT*** withdrawing or dropping my court challenge against him or the City of Cocoa.

I would be remiss if I did not mention and be completely transparent that I believe I was contacted and asked to drop my challenge of Hearn's election because it is believed Hearn would cast a favorable vote on an upcoming Council Agenda item. Especially when these very same individuals thought the charter and law should apply to others but not Hearn. I would point out that should Hearn cast a vote that was later nullified with his removal by the courts the City would only find itself in yet another pickle.

I also have a real issue with individuals in this city injecting themselves in matters and setting meetings where they freely drop council members names in their efforts to accomplish a particular goal. This activity in my opinion can constitute sunshine law violations and we simply do not need anymore of those than we already have and had with Koss, Goins, Williams et al.

I cannot and will not compromise myself, or my sincere belief that the rules and the laws should apply to EVERYONE, and allow myself to be bought off to allow the charter and the law to be violated because it benefits someone I know.

Lawrence (Larry) Sinclair
Author-Photographer-Investigative Journalist



1052 Mitchell Street
Cocoa, Florida 32922
(321) 417-4213 Cell
https://larrysinclair.com

"When you look in the mirror and see no change, and still keep faith, knowing that in time you will get there if you stay focused and on track, that's the difference between those who succeed and those who fail."

NOTICE: This E-mail (including attachments) is covered by the Electronic Communications PrivacyAct, 18 U.S.C. 2510-2521, is confidential and may be legally priviledged. If you are not the intended recipient, you are hereby notified that any retention, disseminaton, distribution or copying of this communication is strictly prohibited. Please reply to the sender that you have received the message in error, then delete it and any attachments.

COCOA
FLORIDA

Binding Development Agreement
100 Delannoy Avenue

January 12, 2021

EXHIBIT B: Presentation-Binding Development Agreement/100 Delannoy Ave.

Project Summary

- Binding Development Agreement between the City of Cocoa, Florida and M&R United, Inc.
- Conceptual Development Plan for 100 Delannoy Ave
- a Single-Story Commercial Building type with retail development and a drive-thru use
- Future Land Use: Mixed-Use
- Zoning: Central Business District and Waterfront Sub-district of the Cocoa Waterfront Overlay District
- Exhibits:
  - Conceptual Development Plan
  - Conceptual Landscape Plan
  - Building Elevations
  - Traffic Study

Project Summary

- The property owner desires to redevelop the site by constructing a Single-Story Commercial Building consisting of 2 retail spaces, each with 1,713 sq.ft., and a Quick Serve Restaurant space totaling 2,500 sq.ft. with a drive-thru facility, which must be limited to a nationally recognized coffee shop chain.

- Of special note: a "drive thru facility" use requires approval of a Special Exception by the Board of Adjustment (BOA). The Applicant submitted a Special Exception application which was heard by the BOA on December 16, 2020. The Board voted to approve the Special Exception with conditions.
    - Approval of the Special Exception shall be dependent upon City Council approval of the related Development Agreement and subject to all terms and conditions contained therein.

COCOA FLORIDA

Project Summary

- The Cocoa Waterfront Overlay District, Article XI, Sec. 22(N), contains additional requirements for drive-thru establishments.

(N) Drive Thru Establishments. Private frontage standards shall be met for drive thru establishments and must adhere to the following standards:

1. *Drive thru lanes shall be located in the rear of the building and not visible from any street.*
2. *Drive through lanes should be integrated into the building.*
3. *When access to a drive-thru facility from the rear of a site is not possible, then a side drive-thru is permissible provided that all of the following requirements are met:*

a) *Drive-thru facilities shall be screened to minimize visual and noise impacts to residences and to preclude visibility from any streets or sidewalks. A masonry wall and landscape buffer shall screen drive-thru facilities. The wall shall be one foot higher than the facilities being screened on all sides where access is not needed;*

b) *No portion of queuing or access lanes or driveways shall be located between the building and the street or within 40 ft. from the primary façade of the building; and*

c) *Corner lots, the drive-thru shall be located on the side of the building that is furthest from the corner.*

COCOA FLORIDA

Project Summary

The City recognizes the difficulty of meeting these requirements on a property that is bounded on all sides by public right-of-way.

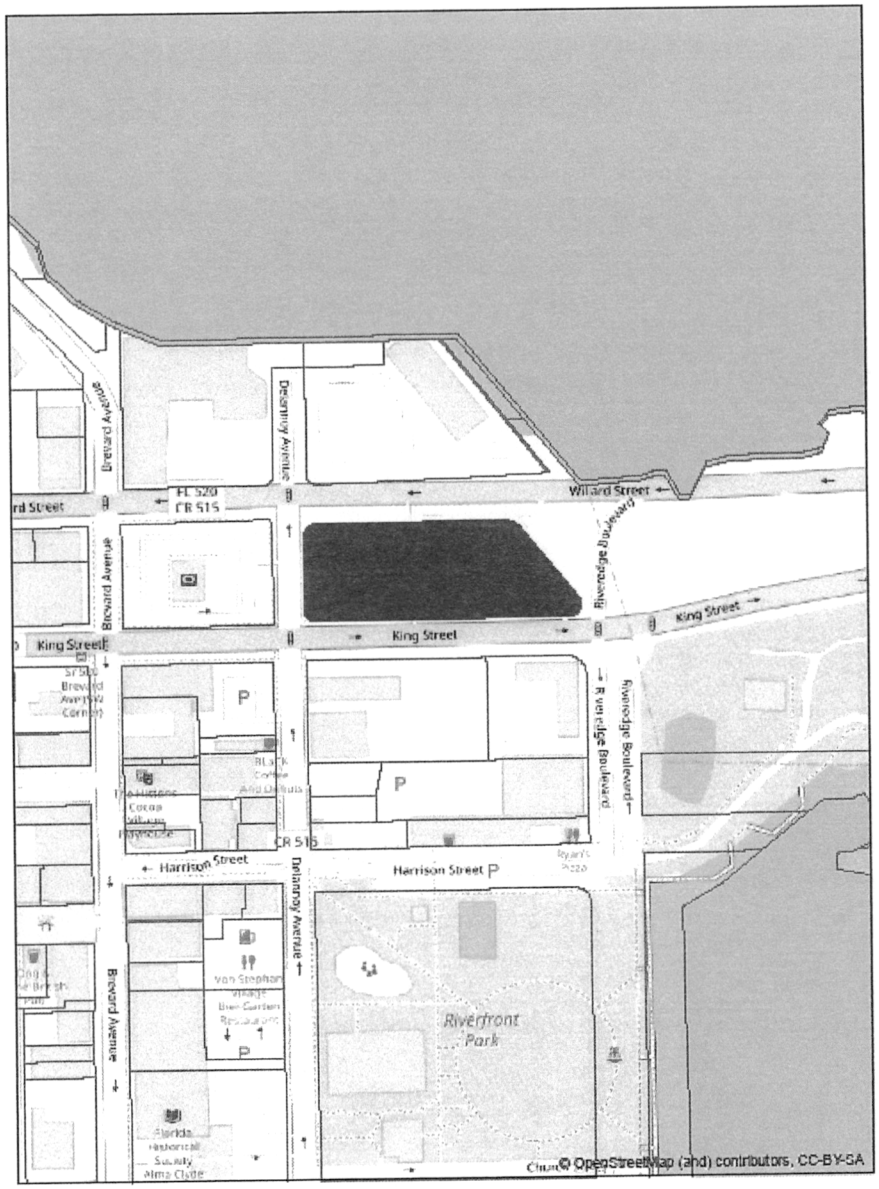
Therefore, the Developer has proposed to enter into the Development Agreement.

Development Agreement Provisions:

- Minimum frontage buildout required (50%) will be decreased by the development agreement to 0% for the east side, 23% for the north side and 16% for the south side.
- No masonry wall surrounding the entire drive thru lane passage will be provided. Instead a vegetative hedge will be installed to provide visual screening of vehicles in the drive thru lane and to help reduce the noise amplification that would be created by sound bounce-back from a solid masonry wall.
- Through the Development Agreement, the Applicant has proposed to provide a public parking easement for the parking lot on the property after the close of business hours for the nationally recognized coffee shop chain anchor tenant.

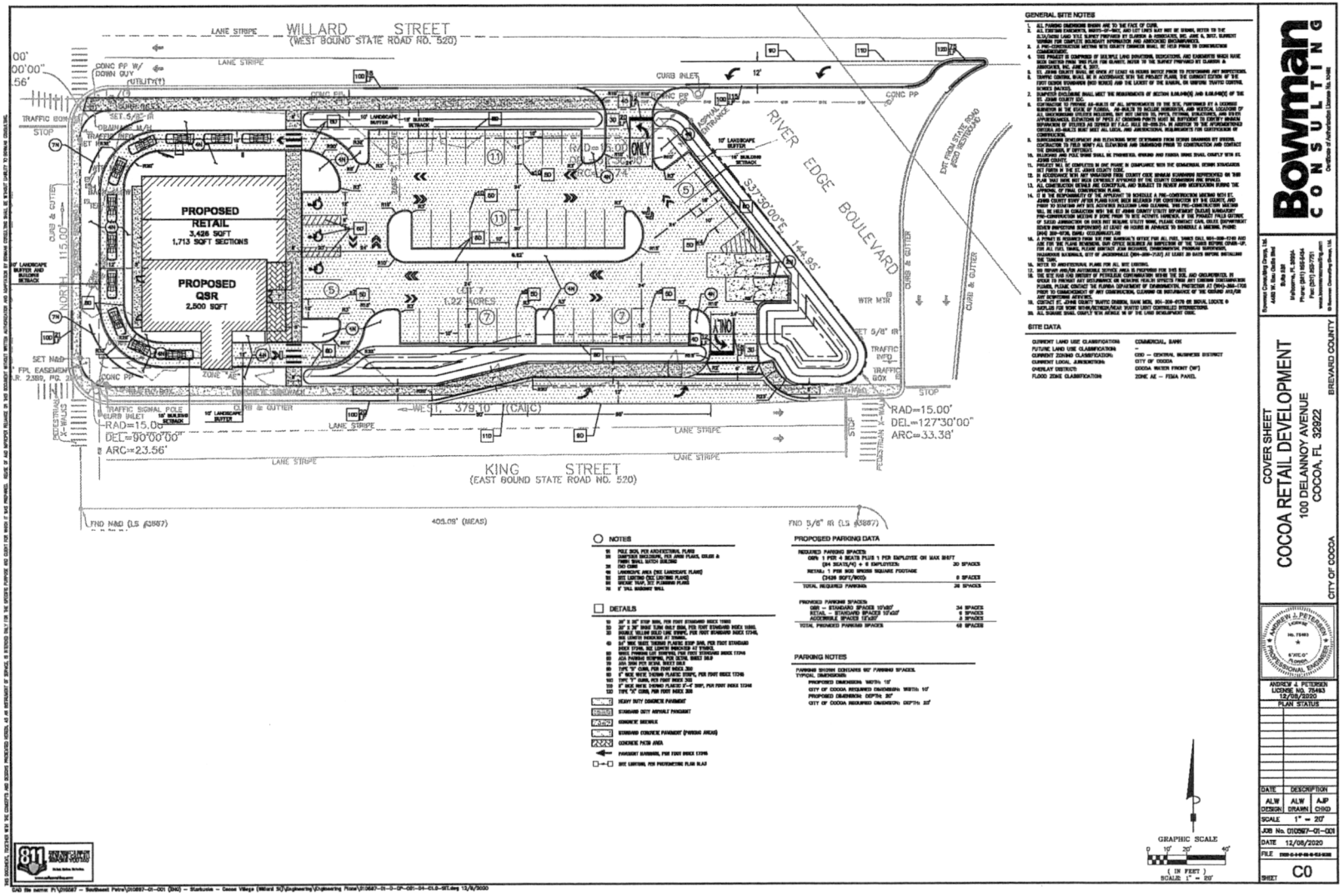
COCOA FLORIDA

100 Delannoy Ave



COCOA FLORIDA

Conceptual Development Plan



GENERAL SITE NOTES

1. ALL PARKING DIMENSIONS SHOWN ARE TO THE FACE OF CURB.
2. ALL BEARING/ANGLE/DISTANCE, BASIS OF BEARING AND LOT LINES MAY BE SHOWN, REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY CLARION & ASSOCIATES, INC. JUNE 6, 2017, SURVEY SHOWN FOR COMPLETE BOUNDARY INFORMATION AND ANNOTATED BEARING/DISTANCE.
3. A PRE-CONSTRUCTION MEETING WITH COUNTY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THIS PROJECT IS COMPRISED OF SEVERAL LAND DEDICATIONS, DEDICATIONS, AND EASEMENTS WHICH HAVE BEEN RECORDED PRIOR TO THIS PLAN FOR CLARITY, REFER TO THE SURVEY PREPARED BY CLARION & ASSOCIATES, INC.
5. ALL SIGNS SHALL BE SHOWN AT LEAST 45 DEGREE SKEW PRIOR TO PERMANENT SIGN INSPECTIONS.
6. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE FDOT DESIGN STANDARDS (NOT BOOKS) AND THE LATEST OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. DUMPSTER ENCLOSURE SHALL MEET THE REQUIREMENTS OF SECTION 5.05.09(C) AND 5.05.09(D) OF THE ST. JOHNS COUNTY SDC.
8. CONTRACTOR TO PERFORM AS-BUILTS OF ALL IMPROVEMENTS ON THIS SITE, PERFORMED BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA. AS-BUILTS TO INCLUDE ELEVATIONS, AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, STORAGE, STRUCTURES, SERVICE LATERALS, AND CLEANOUTS. AS-BUILTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO SCHEDULING OF FINAL INSPECTION OF FACILITIES BY THE CITY. ALL AS-BUILTS IN ADDITION TO THE AFOREMENTIONED CRITERIA, AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
9. SURROUNDING DEVELOPMENT AND ELEVATIONS WERE DETERMINED FROM SURVEY DRAWINGS BY OTHERS. CONTRACTOR TO FIELD VERIFY ALL ELEVATIONS AND DRAINAGE PRIOR TO CONSTRUCTION AND CONTACT THE ENGINEER, IF DIFFERENT.
10. ALL SIGNS SHALL BE FULL STOP SIGNS, SHALL BE STAINLESS, GROUND AND FINISH, SIGN SHALL COMPLY WITH ST. JOHNS COUNTY SDC.
11. PROJECT WILL BE COMPLETED IN ONE PHASE IN COMPLIANCE WITH THE COMMERCIAL SITING STANDARDS SET FORTH IN THE ST. JOHNS COUNTY CODE.
12. IN ACCORDANCE WITH ANY VARIATIONS FROM COUNTY CODE, BRAKAN SUBDIVISION REFERENCED ON THIS PLAN THAT SHALL NOT VALID OTHERWISE APPROVED BY THE COUNTY COMMISSION AND, SHALL.
13. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE ATTAINING OF FINAL CONSTRUCTION PLANS.
14. IT IS THE RESPONSIBILITY OF THE APPLICANT TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH ST. JOHNS COUNTY ENGINEERING DEPARTMENT. NO LAND SHALL BE RELEASED FOR CONSTRUCTION BY THE COUNTY, AND PRIOR TO STARTING ANY SITE ALTERATION INCLUDING LAND CLEARING. THE PRE-CONSTRUCTION MEETING SHALL BE HELD IN CONJUCTION WITH THE ST JOHNS COUNTY UTILITY DEPARTMENT UNLESS MANDATORY PRE-CONSTRUCTION MEETING IF DONE PRIOR TO SITE ACTIVITY. HOWEVER, IF THE PROJECT FALLS OUTSIDE OF SAID JURISDICTION OR DOES NOT INCLUDE UTILITY WORK, PLEASE CONTACT CARL GRASS DEPARTMENT ENGINEERING DEPARTMENT AT LEAST 48 HOURS IN ADVANCE TO SCHEDULE A MEETING. PHONE (904) 209-0736, EMAIL: CGRASS@SJCFL.US
15. A PERMIT IS REQUIRED FROM THE FIRE MARSHAL'S OFFICE FOR ALL FUEL TANKS CALL 904-209-2160 AND ASK FOR THE PLANS REVIEWER. DAY OFFICE BUSINESS AN INSPECTION OF THE TANKS BEFORE OPEN-UP. FOR ALL FUEL TANKS, PLEASE CONTACT JOSH RICHARDS, COMMERCIAL PROGRAM SUPERVISOR, FLAMMABLE MATERIALS, CITY OF JACKSONVILLE (904-255-7132) AT LEAST 30 DAYS BEFORE BEGINNING THE WORK.
16. NOT TO BE USED FOR CONSTRUCTION PLANS FOR ALL SITE GRADING.
17. NO REPAIR AND/OR AUTOMOBILE SERVICE AREA IS PROPOSED FOR THIS SITE.
18. THE SITE HAS BEEN THE SUBJECT OF PETROLEUM CONTAMINATION WITHIN THE SITE AND GROUNDWATER. IN ORDER TO PREVENT ANY INTERFERENCE OR REMOVING HEALTH EFFECTS FROM ANY EXISTING CONTAMINATION WITHIN THE SITE, PLEASE CONTACT THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AT (904)-256-1700 PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CLEARING OR DISTURBANCE OF THE GROUND AND/OR ANY EXISTING STRUCTURES.
19. CONTACT ST. JOHNS COUNTY TRAFFIC ENGINEERING, DANA MOSS, 904-209-0176 OR DMOSS, LOCATE 48 HOURS FOR SIGNS BEFORE/AFTER PULLED TRAFFIC LIGHT CONTROLLED INTERSECTIONS.
20. ALL SIGNAGE SHALL COMPLY WITH ARTICLE VI OF THE LAND DEVELOPMENT CODE.

SITE DATA

CURRENT LAND USE CLASSIFICATION:	COMMERCIAL, BANK
FUTURE LAND USE CLASSIFICATION:	--
CURRENT ZONING CLASSIFICATION:	CBD — CENTRAL BUSINESS DISTRICT
CURRENT LOCAL JURISDICTION:	CITY OF COCOA
OVERLAY DISTRICTS:	COCOA WATER FRONT (WF)
FLOOD ZONE CLASSIFICATION:	ZONE AE — FEMA PANEL

NOTES

15	POLE SIGN, PER ARCHITECTURAL PLANS
16	DUMPSTER ENCLOSURE, SEE JAMB PLANS, COLOR & FINISH SHALL MATCH BUILDING
17	TWO CURB
18	LANDSCAPE AREA (SEE LANDSCAPE PLANS)
19	SEE LIGHTING (SEE LIGHTING PLANS)
20	VACUUM TRAP, SEE PLUMBING PLANS
21	6' TALL DUMPSTER WALL

DETAILS

50	20' X 20' STOP SIGN, PER FDOT STANDARD INDEX 17300
51	24" X 30" STOP SIGN (ONLY SIGN, PER FDOT STANDARD INDEX 17300, SEE LIGHTING PLANS FOR LOCATION, PER FDOT STANDARD INDEX 17346, SEE LIGHTING PLANS FOR LOCATION
52	24" WIDE WHITE THERMO PLASTIC STOP BAR, PER FDOT STANDARD INDEX 17346, SEE LIGHTING PLANS FOR LOCATION
53	WHITE THERMO LANE DIVIDING, PER FDOT STANDARD INDEX 17346
54	ADA PARKING SIGNING, PER DETAIL SHEET C0.3
55	ADA SIGN PER SIGNAL SHEET C0.3
56	TYPE "D" CURB, PER FDOT INDEX 300
57	6" WIDE WHITE THERMO PLASTIC STRIPE, PER FDOT INDEX 17346
58	TYPE "F" CURB, PER FDOT INDEX 300
59	6" WIDE WHITE THERMO PLASTIC X-HATCH, PER FDOT INDEX 17346
60	TYPE "D" CURB, PER FDOT INDEX 300

HEAVY DUTY CONCRETE PAVEMENT
STANDARD DUTY ASPHALT PAVEMENT
CONCRETE SIDEWALK
STANDARD CONCRETE PAVEMENT (PARKING AREAS)
CONCRETE PATIO AREA
PAVEMENT MARKINGS, PER FDOT INDEX 17346
SITE LIGHTING, PER PHOTOMETRIC PLAN PLAN

PROPOSED PARKING DATA

REQUIRED PARKING SPACES:
CBD: 1 PER 4 SEATS PLUS 1 PER EMPLOYEE ON MAX SHIFT
(24 SEATS/4) + 6 EMPLOYEES: 20 SPACES
RETAIL: 1 PER 300 GROSS SQUARE FOOTAGE
(3426 SQFT/300): 8 SPACES
TOTAL REQUIRED PARKING: 28 SPACES

PROVIDED PARKING SPACES:
CBD — STANDARD SPACES 10'x20': 34 SPACES
RETAIL — STANDARD SPACES 10'x20': 6 SPACES
ACCESSIBLE SPACES 12'x20': 8 SPACES
TOTAL PROVIDED PARKING SPACES: 48 SPACES

PARKING NOTES

PARKING SIGNING DESIGNATES 90° PARKING SPACES.
TYPICAL DIMENSIONS:
PROPOSED DIMENSIONS: WIDTH: 10'
CITY OF COCOA REQUIRED DIMENSIONS: WIDTH: 10'
PROPOSED DIMENSIONS: DEPTH: 20'
CITY OF COCOA REQUIRED DIMENSIONS: DEPTH: 20'

811 Know what's below. Call before you dig.

CAD file name: P:\010587 – Southeast Petro\010587-01-001 (Dot) – Starbucks – Canoe Village (Willard St)\Engineering\Engineering Plans\010587-01-3-CP-001-24-C1.3-ST.dwg 12/8/2020

Bowman CONSULTING
Certificate of Authorization Number No. 30492

Bowman Consulting Group, Ltd.
4405 W. Spruce Street
Suite 200
Tallahassee, FL 32304
Phone: (850) 692-8454
www.bowman.com
© Bowman Consulting Group, Ltd.

COVER SHEET
COCOA RETAIL DEVELOPMENT
100 DELANNOY AVENUE
COCOA, FL 32922
BREVARD COUNTY
CITY OF COCOA

ANDREW J. PETERSEN
LICENSE NO. 75483
STATE OF FLORIDA
PROFESSIONAL ENGINEER
12/08/2020

PLAN STATUS

DATE	DESCRIPTION

ALW	ALW	AJP
DESIGN	DRAWN	CHKD

SCALE 1" = 20'
Job No. 010587-01-001
DATE 12/08/2020
FILE
SHEET C0

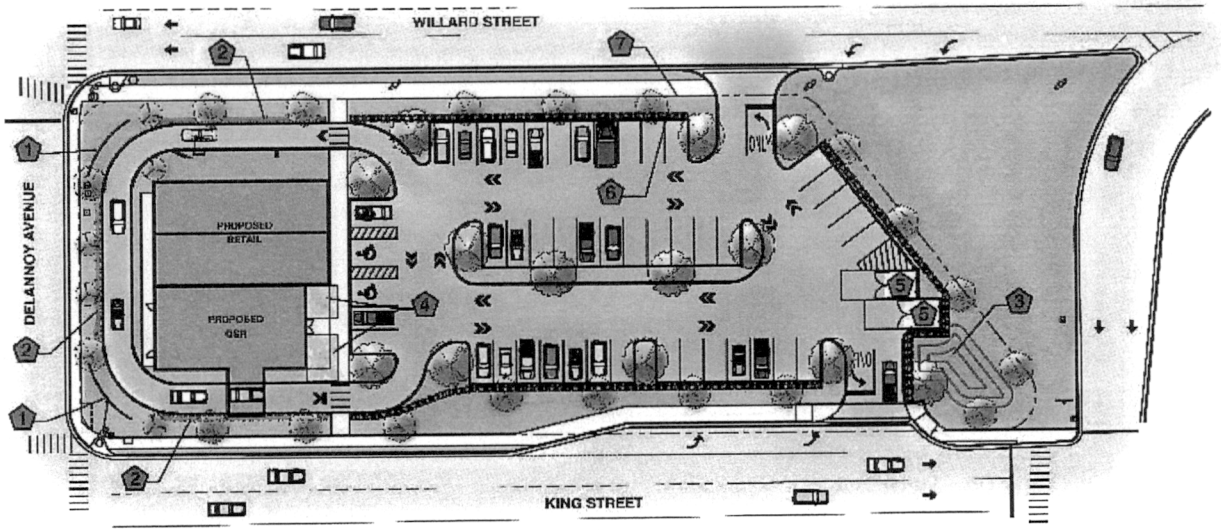
Conceptual Development Plan

LANDSCAPE SYMBOL KEY

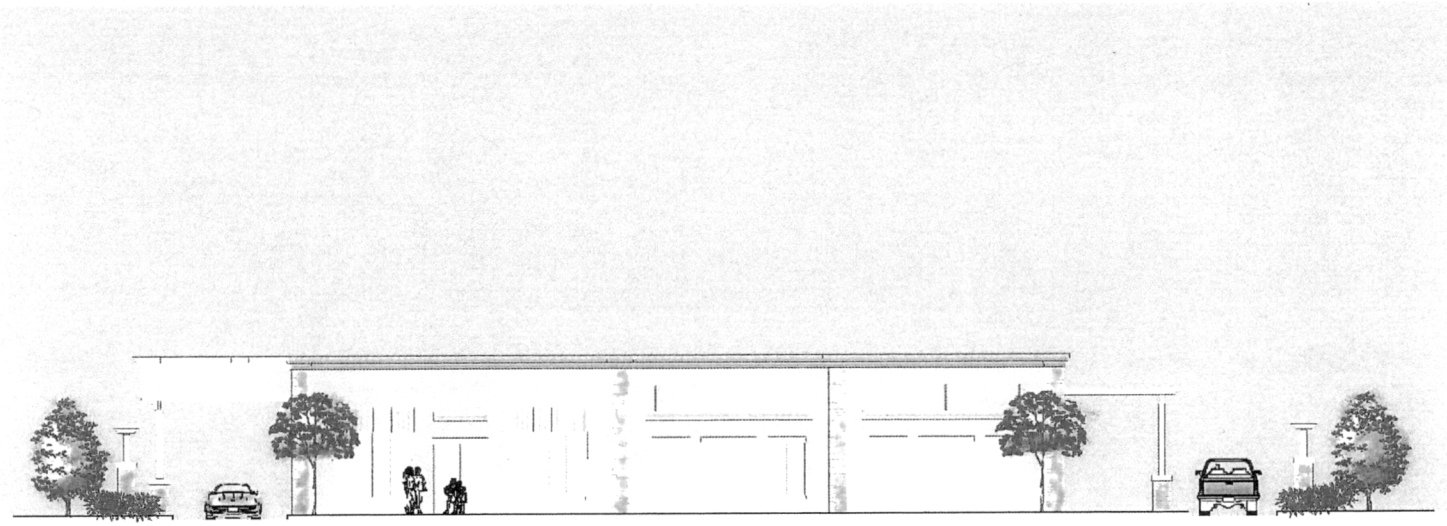
- RIGHT-OF-WAY BUFFER TREES
- VEHICULAR USE TREES AND TREE REMOVAL MITIGATION
- VEHICULAR USE 36" HT. SCREENING SHRUBS
- VEHICULAR USE 48" HT. SCREENING SHRUBS

HARDSCAPE DESCRIPTIONS

1. 6' HT. MASONRY WALL
2. 48" HT. DENSE VEGETATIVE SCREEN
3. DETENTION POND
4. OUTDOOR DINING PATIO
5. DUMPSTER
6. LANDSCAPE BUFFER
7. PROPERTY LINE

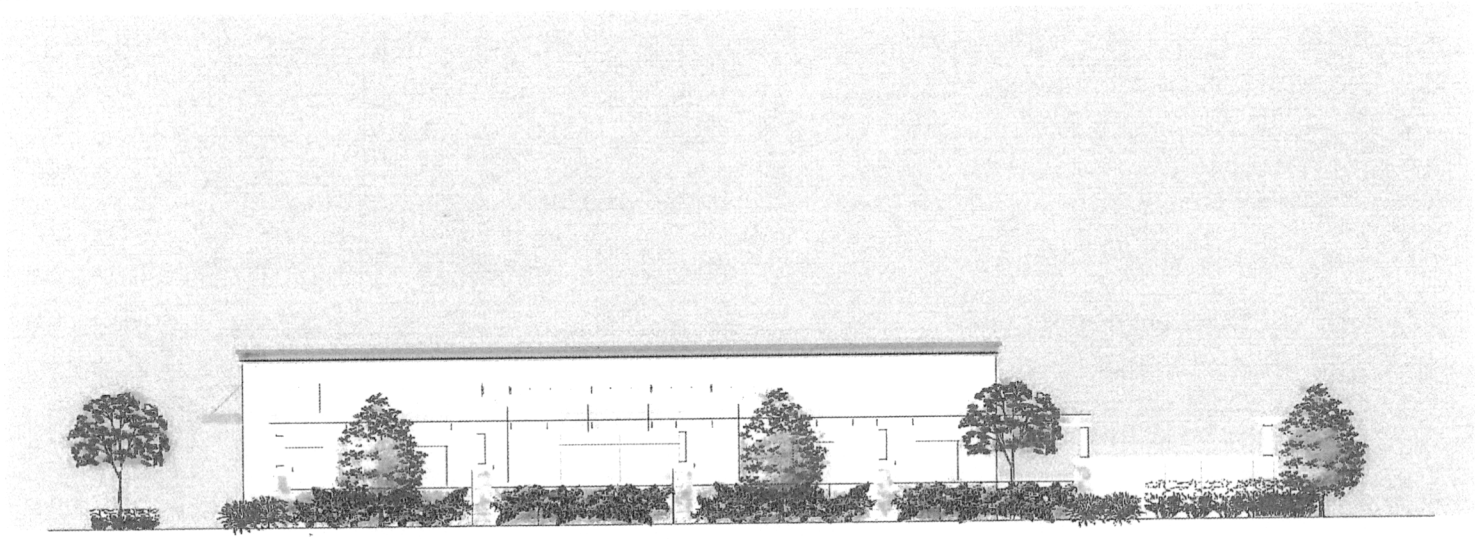


Elevations and Renderings



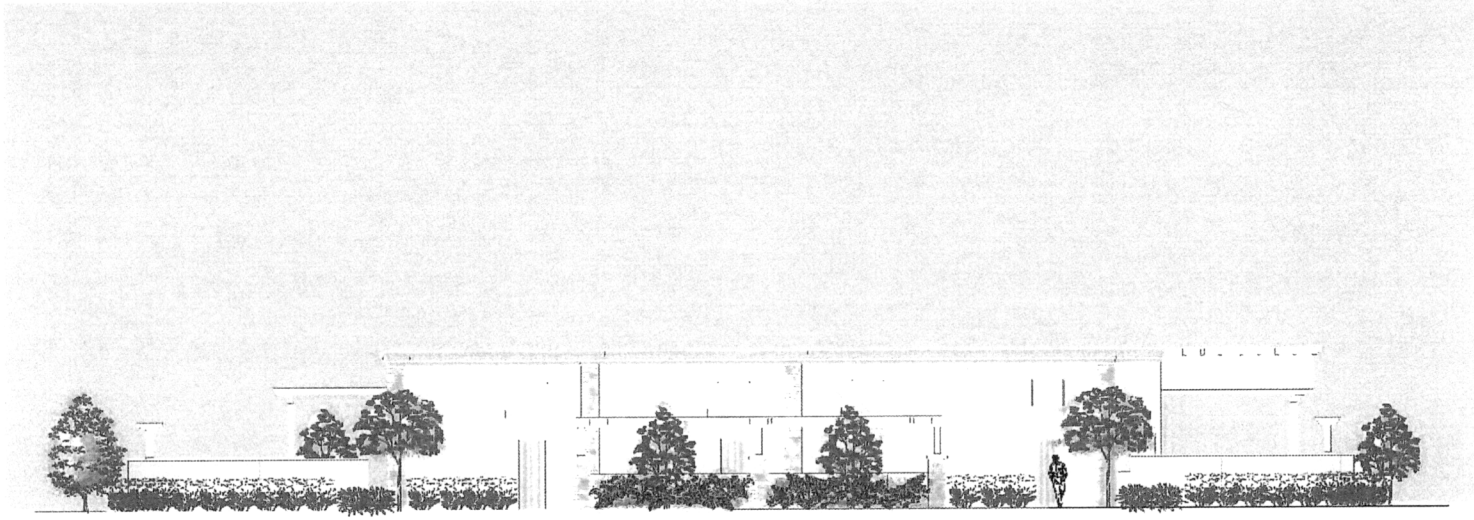
EAST ELEVATION

Elevations and Renderings



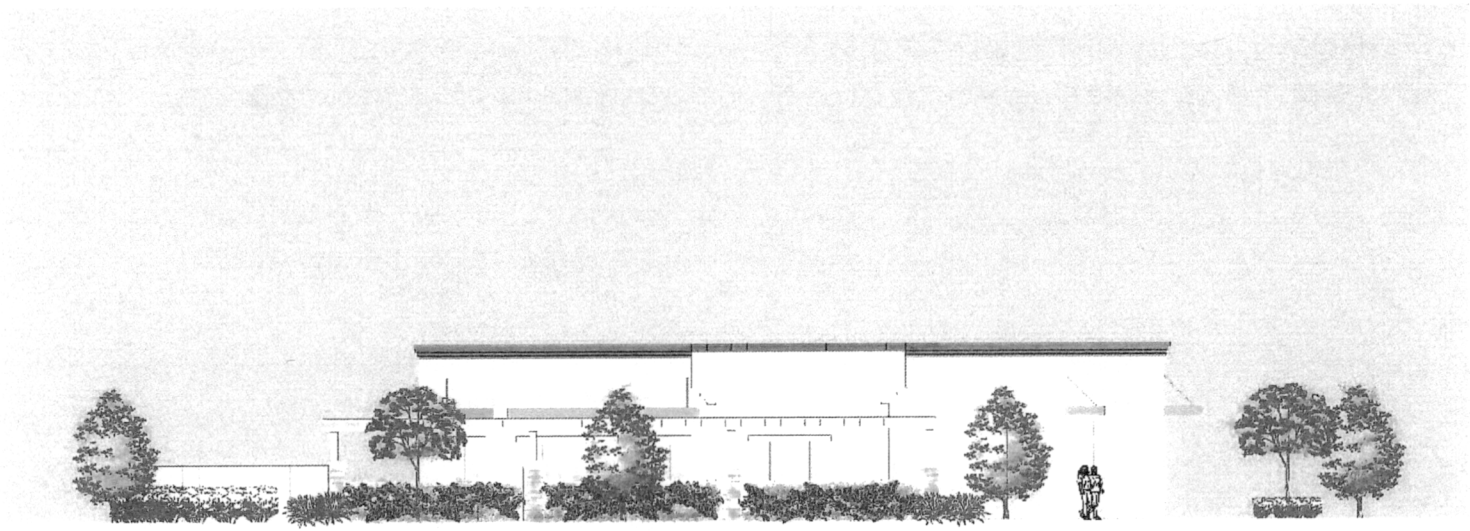
NORTH ELEVATION

Elevations and Renderings



WEST ELEVATION

Elevations and Renderings



SOUTH ELEVATION

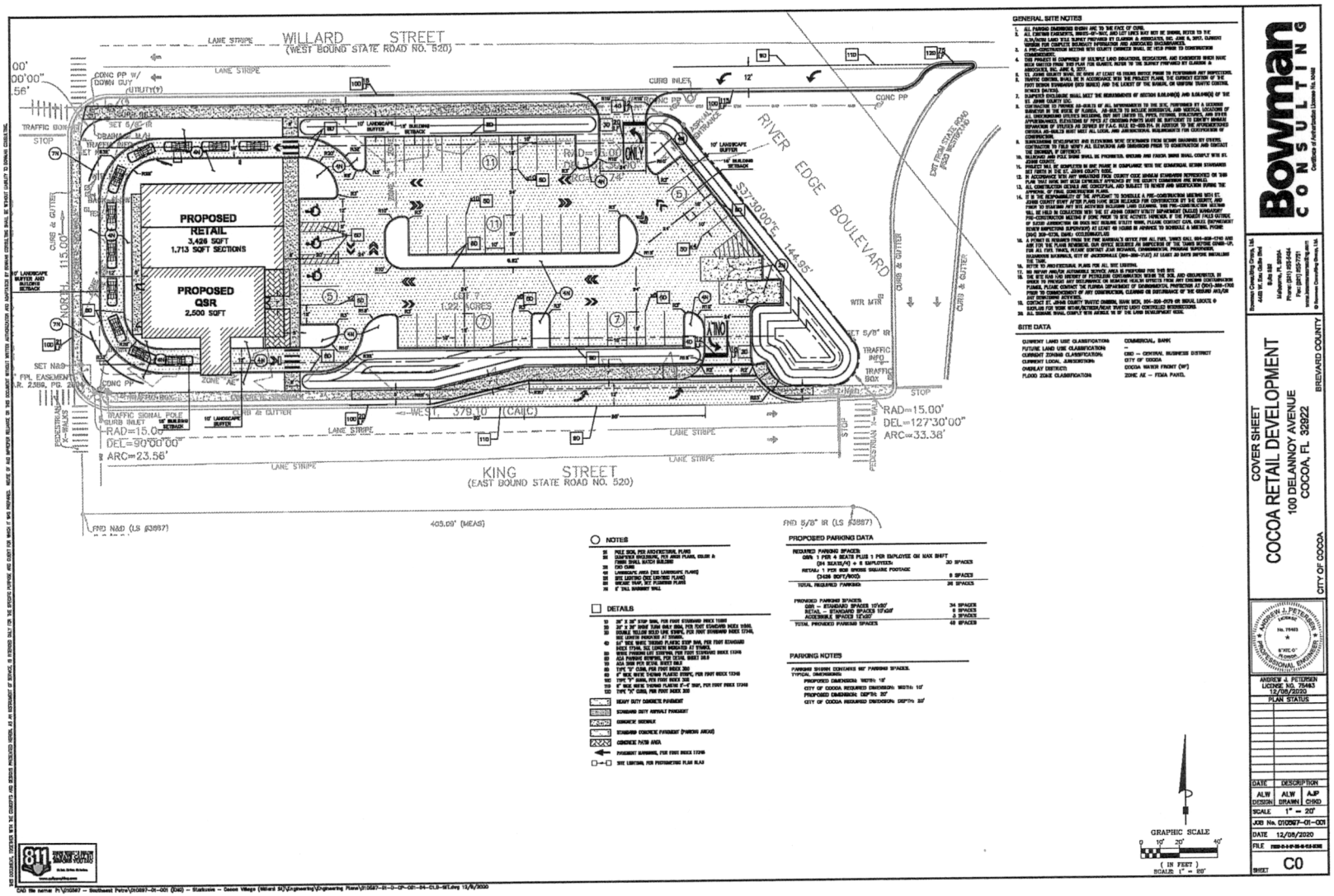
Project Summary

- Traffic Study submitted by the Applicant indicates that additional modifications to the site are necessary to ensure safe ingress and egress to the site. A section detailing these modifications was added to the draft development agreement including the addition of a raised pork-chop (median) to be installed on Willard St. just after the turn onto Riveredge Blvd.in order to create a deceleration lane for traffic slowing on Willard St. to move out of the thru-traffic lane.

- In addition, the Applicant was asked to address whether any negative safety impacts to motorists on SR 520 might arise due to queuing of the proposed drive-through. The Applicant's Traffic Study has demonstrated that, given anticipated wait times in the drive through and the location of the ingress/egress points on the site (which allow further queuing into the parking aisles if necessary), drive-through queuing/stacking should not occur to an extent that it may extend onto SR 520 and cause traffic hazards.

COCOA FLORIDA

Conceptual Development Plan



Bowman CONSULTING

Bowman Consulting Group, Ltd.
4405 W. Sam Houston Pkwy N.
Suite 150
Houston, TX 77041
Phone: (281) 453-2444
www.bowmanconsulting.com

COVER SHEET
COCOA RETAIL DEVELOPMENT
100 DELANNOY AVENUE
COCOA, FL 32922
BREVARD COUNTY
CITY OF COCOA

ANDREW J. PETERSEN
LICENSE NO. 75483
12/08/2020

PLAN STATUS

DATE	DESCRIPTION
ALW	ALW
DESIGN	DRAWN
AJP	CHKD

SCALE 1" = 20'
JOB No. 010567-01-001
DATE 12/08/2020
FILE
SHEET C0

Recommendation

Prior Action:

The Planning & Zoning Board recommended approval of the item on December 15, 2020.

Recommendation:

APPROVAL of a Binding Development Agreement between the City of Cocoa, Florida and M&R United, Inc. consistent with Appendix A Zoning of the City Code, to approve a conceptual development plan for a Single-Story Commercial Building type with retail development and a drive-thru use for a nationally-recognized coffee shop chain, on a parcel of land in the Waterfront Sub-district of the Cocoa Waterfront Overlay District.

EXHIBIT C: E-Comments from Wasdin, Ingham, Hawkins-Smith, Collins, & Knievel

Carie Shealy

From: Samantha Senger
Sent: Monday, January 11, 2021 12:57 PM
To: Dorothy Selig
Cc: Kristin Eick
Subject: Fwd: Starbucks application

Sent from my iPhone

Begin forwarded message:

From: tom wasdin <twcoach1@gmail.com>
Date: January 11, 2021 at 12:56:31 PM EST
To: Samantha Senger <ssenger@cocoafl.org>
Subject: Re: Starbucks application

EXTERNAL MESSAGE - USE CAUTION WITH LINKS AND ATTACHMENTS!

I sent a previous email recommending that the City approve the application for Starbucks. As an owner of over 70 Commercial and Residential units in Historic Cocoa Village,I again highly recommend that this project be approved. I recommend that the City and the Owner work out any issues to make this happen. A new business like Starbucks would be a boost to the VIllage. We do not want to miss this opportunity to bring a new business in to the Village. We live in the Village and have been in business in the Village for over 20 years. Tom and Susie Wasdin

On Wed, Dec 16, 2020 at 4:43 PM tom wasdin <twcoach1@gmail.com> wrote:
I think the Starbucks would be a great addition to Historic Cocoa Village. I have reviewed the site plan and I think it makes sense to me. This is a very challenging site to work with. Please approve the application As a major property owner in the City, I am excited to support this project. Please make this happen. We don't want to lose this great opportunity.

Tom Wasdin

Carie Shealy

From: Carie Shealy
Sent: Monday, January 11, 2021 10:17 AM
To: Nancy Bunt; Dorothy Selig
Subject: FW: 100 Delannoy ave Proposal

FYI—I have printed this email and also forwarded to Council.

From: Kathleen Frederick
Sent: Monday, January 11, 2021 10:13 AM
To: Carie Shealy <cshealy@cocoafl.org>
Subject: FW: 100 Delannoy ave Proposal

Carie,

I don't know if you received a copy of this email? Matt suggested sending it to you to consider forwarding to Council for the upcoming agenda item?

Thank you.

Kathy Frederick
Executive Secretary
City of Cocoa ~ City Manager's Office
65 Stone St., Cocoa, FL 32922
(321) 433-8737 I kfrederick@cocoafl.org
www.cocoafl.org

From: Albert Ingham <albertingham@gmail.com>
Sent: Monday, January 11, 2021 10:04 AM
To: Kathleen Frederick <kfrederick@cocoafl.org>
Subject: 100 Delannoy ave Proposal

EXTERNAL MESSAGE - USE CAUTION WITH LINKS AND ATTACHMENTS!

Hello Kathleen,

I am writing you today to express my opinions with the new drive-thru starbucks and other business plans for the Delannoy and 520 property. After reviewing the plans I feel there is NO safety hazard concerning vehicle or foot traffic. The plans appear to be well thought out having an easy entry and exit on both sides as well as a long enough drive-thru to accommodate all the traffic that would use the location.
That being said the location does not appear to be a part of Cocoa Village thus not affecting the historical feel and look to the community. Further more as a resident of Cocoa I feel that this proposed business plan will benefit our community greatly and will as provide many Job and career opportunities to many residents and help start lower our unemployment rates. Starbucks can hire up to 20 or 30 residents to work here. Please take all these points into consideration when the council makes their decision at the meeting. I really love living in this city and only want to see it grow in the right direction and this plan looks to be the best start in a long time. I wish you a happy new year and thank you very much for taking time to read about my concerns.

sincerely,

Albert Ingham

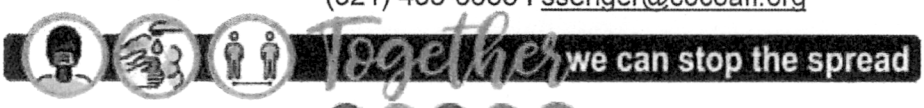
albertingham@gmail.com

(407)319-9742

Carie Shealy

From: Samantha Senger
Sent: Tuesday, January 12, 2021 2:00 PM
To: Dorothy Selig; Kristin Eick
Subject: FW: SUPPORT OF STARBUCKS

Samantha Senger, APR, APIO
Assistant to the City Manager and
Public Information Officer
65 Stone St., Cocoa, FL 32922
(321) 433-8685 I ssenger@cocoafl.org



Stay Connected: www.CocoaFL.org

From: Anastacia Hawkins <dramamamaCVP@hotmail.com>
Sent: Tuesday, January 12, 2021 1:31 PM
To: Samantha Senger <ssenger@cocoafl.org>
Cc: Mike Shah <Mike@southeastpetro.com>; Mahesh Shah <mikerashmi@gmail.com>; Rashmi Shah <rashmi@southeast-petro.com>
Subject: SUPPORT OF STARBUCKS

EXTERNAL MESSAGE - USE CAUTION WITH LINKS AND ATTACHMENTS!

Greetings Councilmembers,

The Shahs are longstanding supporters of Cocoa and the Space Coast community. They have truly been an active part in the history and success of our Playhouse and have a heart for people. Their business acumen and charitable natures make them benefactors to many businesses, charities, and organizations. As such, I fully support their plans to convert the old SunTrust bank to a Starbucks. I believe this will be an economic boon to our entire Village and the welfare of our community's economy.

Thank you so much!

Sincerely,

Dr. Anastacia Hawkins-Smith
Chief Executive Officer
The Historic Cocoa Village Playhouse

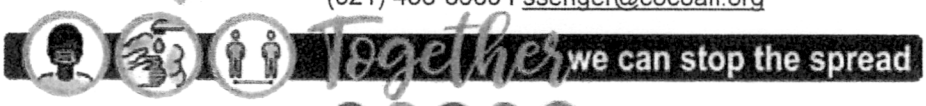
staci@cocoavillageplayhouse.com
(321) 636-5050 - Office
(321) 591-5007 - Cell

Carie Shealy

From: Samantha Senger
Sent: Monday, January 11, 2021 2:05 PM
To: Dorothy Selig
Cc: Kristin Eick
Subject: FW: Starbucks

I don't know if these are coming to my e-mail for some reason or to that meeting@cocoafl.org address but I am getting a bunch.

Samantha Senger, APR, APIO
Assistant to the City Manager and
Public Information Officer
65 Stone St., Cocoa, FL 32922
(321) 433-8685 I ssenger@cocoafl.org



Stay Connected: www.CocoaFL.org

From: dave collins <lachaloupe@aol.com>
Sent: Monday, January 11, 2021 1:55 PM
To: Samantha Senger <ssenger@cocoafl.org>
Subject: Starbucks

EXTERNAL MESSAGE - USE CAUTION WITH LINKS AND ATTACHMENTS!

Absolutely opposed,!

Carie Shealy

From: Kristin Eick
Sent: Monday, January 11, 2021 11:16 AM
To: Dorothy Selig
Subject: Fw: Starbuck proposal -support

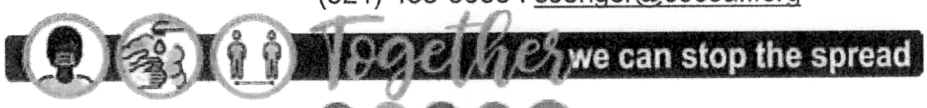
EXTERNAL MESSAGE - USE CAUTION WITH LINKS AND ATTACHMENTS!

This didn't appear to be sent to your City email.

From: Samantha Senger <ssenger@cocoafl.org>
Sent: Monday, January 11, 2021 11:14 AM
To: Dodie Selig
Cc: Kristin Eick
Subject: [EXTERNAL] FW: Starbuck proposal -support

WARNING - EXTERNAL EMAIL: Ensure you trust this sender before clicking on any links or attachments. Please report any suspicious mail.

Samantha Senger, APR, APIO
Assistant to the City Manager and
Public Information Officer
65 Stone St., Cocoa, FL 32922
(321) 433-8685 I ssenger@cocoafl.org



Stay Connected: www.CocoaFL.org

From: Michael Knievel <mjk595@att.net>
Sent: Monday, January 11, 2021 11:08 AM
To: Samantha Senger <ssenger@cocoafl.org>
Subject: Starbuck proposal -support

EXTERNAL MESSAGE - USE CAUTION WITH LINKS AND ATTACHMENTS!

I SUPPORT the proposed Starbuck's drive-thru at former SunTrust site on Hwy 520 in Cocoa.
PLEASE NOTE: Florida has a very broad public records law. Most written communications (including contents of emails and email addresses) to or from City of Cocoa officials and employees regarding public business are public records available to the public and media upon request. Your written and e-mail communications may be subject to public disclosure. If you do not want your written and email communications released in

response to a public records request, do not send written or email communications to City of Cocoa officials and employees. Instead, contact this office by phone.