MINUTES
City of Cocoa
Regular Meeting of The City Council

April 28, 2026

A Regular City Council Meeting was held on Tuesday, April 28, 2026, 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 6:00 p.m.

Councilmember Hearn provided the invocation, and the Police Department led the assembly in the Pledge of Allegiance.

The City Clerk took the roll.

PRESENT:	Michael C. Blake	Mayor
	Alex Goins	Deputy Mayor
	Lavander Hearn	Councilmember
	Lorraine Koss	Councilmember
	Patricia Weeks	Councilmember
	Anthony Garganese	City Attorney
	Stockton Whitten	City Manager
	Monica Arsenault	City Clerk

ABSENT:

OTHER STAFF MEMBERS PRESENT:

Abigail Morgan, Public Works Director; Rebecca Bowman, Finance Director; Charlene Neuterman, Community Services Director; Jonathan Lamm, Fire Chief; Evander Collier, Police Chief; Jack Walsh, Utilities Director; Lorne Stinnett, HR Director; Mary Humbert, Director of Business Systems and Innovation; Samantha Senger, Communications & Economic Development Director; Luci Ribeiro, Planner; Mitch

Lawyer, Interim Chief Technology Officer; and David Grissom, Helpdesk Support Tech.

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of April 28, 2026. (2026-202).

* **MOTION by Mayor Blake; Seconded by Councilmember Koss to approve the agenda with an amendment to remove Consent item V.2 and Public Hearing item VI.4.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Minutes: Regular Meeting of December 9, 2025. (2026-350).

* **MOTION by Councilmember Weeks; Seconded by Councilmember Koss to approve the December 9, 2025 meeting minutes as written.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Minutes: Regular Meeting of March 10, 2026. (2026-203).

* **MOTION by Deputy Mayor Goins; Seconded by Councilmember Weeks to approve the March 10, 2026 meeting minutes as written.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

III. Awards and Presentations:

1. Proclamation Declaring May 3-9 "Drinking Water Week". (2026-352). (Utilities Director)

A proclamation recognizing the week of May 3rd through 9th as Drinking Water Week was read into the record by Deputy Mayor Goins.

IV. Delegations:

Charles Billias, business owner in Cocoa, explained that he's been having issues with Code Enforcement. They contacted him to let him know that he needed to remove the barbed wire off of his fence as it does not comply with the City's code. If he didn't remove it, they told him it was going to cost him $250.00 dollars a day. He further explained that his fence should be grandfathered in, and was installed in the 1950's.

This is the second time his fence has been an issue. He has met with the City Manager, and he was supposed to call him to give him an update, and he never heard back from him. He has since hired an attorney to try to resolve this. His case has not been to the Code Board yet, but he explained that he just wanted to share this information with the Council so they can understand what's going on.

Lastly, he shared that he's not asking the Council for anything, he just wants this resolved and doesn't want the issue to keep arising.

Theresa Clifton, Brevard Humane Society, spent the last year and a half trying to figure out how a fire hydrant was installed in a particular area. It is a safety hazard and is seventeen inches from the curb. Her customers keep hitting it and she is concerned and can't get anyone to give her a straight answer.

In response, Mr. Walsh addressed her safety concerns, explaining why it was placed there and that the fire hydrant is located in the right-of-way which the City has every right to put a hydrant there. Additionally, some of her safety concerns stem from the non-conforming parking lot where her business is located.

Additionally, Chief Lamm shared that he spoke to the Fire Chief in Rockledge and the Fire Marshal and neither had any issues with the placement of the hydrant.

Mr. Walsh agreed that this is a tight spot with not a lot of room, however they did not have much choice in the location of the hydrant as options are limited there, however the area needed the hydrant.

Ms. Clifton shared that the hydrant was put there to accommodate the new apartment complex next door, and she is disappointed she was not included in the conversation. She is even willing to pay half to have it moved to a safer spot. She expressed her hope that the Council will care enough to do something about this.

Councilmember Hearn asked if flashers could be put on the poles. In response, Mr. Walsh stated that they could certainly put reflectors on the poles to make the hydrant more visible.

Councilmember Weeks asked if there was any way to move the hydrant. In response, Mr. Walsh explained that the hydrant is in the best place and provided further clarification as to why it shouldn't be moved.

Todd Riggs, Cocoa, wished to speak about the J&K Septic to Sewer Project. He asked Council to bring an item back to reconsider the portion of their vote that was previously made to put the responsibility of any cost overruns on the homeowners. He added that he does not think Council placed this burden on the residents with ill-intention and to only move the project forward.

Councilmember Weeks shared that she understands Mr. Riggs' concern and feels bad for the residents there who are worried about the cost overruns. As a realtor, she is also aware that these types of things have to be disclosed when people are selling their homes, which can also be an issue. She'd also like to see this come back to Council for reconsideration.

Deputy Mayor Goins asked Councilmember Weeks to clarify her comment about what needs to be disclosed when selling a home. He noted that he is asking the question because the project doesn't exist yet and he would like to know what needs to be disclosed.

Councilmember Weeks provided further clarification, explaining that any potential buyer would need to be made aware that they may be on the hook for potential cost overruns for this project.

Deputy Mayor Goins asked the City Attorney if he could provide further clarification. In response, the City Attorney explained the process laid out in the Ordinance that the Council voted on and approved. As it stands now, there is no active project and any future potential projects would come back to the Council for consideration at a later date.

Councilmember Koss added that there are quite a few elderly residents that are so worried about this that they can't sleep at night and she'd like to put their minds at ease.

City Manager Whitten also wished to share some information from the City's webpage that has a dedicated page for J&K updates. He reviewed the timeline of the potential project and further explained the ordinance that was approved. He highlighted that the ordinance includes enforcement measures for the mandate and possible special assessments needed to pay any cost overruns of the project, if any. However, at this time the project is not active, and no one has been burdened with any costs.

V. Consent Agenda:

1. Award Bid No. B-26-03-COC, Dyal Water Treatment Plant Carbon Dioxide System

Replacement Project (WS23BR), to L7 Construction Inc., of Longwood, Florida, for $4,831,700; To Approve a Resolution Authorizing the City Manager to Approve and Execute Change Orders in an Amount Not To Exceed $483,170 for a Total Project Cost of $5,314,870; And to approve BAF 26-053-IFT-UT. (2026-245). (Utilities Director)

2. ~~Approval to amend Resolution 2025-043 regarding Executive Management team benefits to include Interim Directors. (2026-246). (HR Director)~~

3. Approve a resolution amending the FY 2026 Budget, BAF 26-033-A & T to "Shore UP" Departmental Accounts with negative balances or project budgets through the use of various budget lines or Fund Balances. (2026-225). (Finance Director)

4. Council Approval to apply for a grant for FY 2026 Spirit of Blue Foundation for up to 16 ballistic, rifle rated, tactical shields for a total amount of $56,040. (2026-292). (Police Chief)

5. Approval to request and accept additional funding from FEMA for the Fiske & Broadmoor Acres Drainage Improvements Project. (2026-293). (Public Works Director)

6. CONFIDENTIAL - Florida Cybersecurity Grant Round 3. (2026-297). (Interim Chief Technology Officer)

7. Approve the close-out of Task Order 2024-02 with HDR, Inc. for the Taylor Creek Reservoir/St. Johns River Water Supply Permitting Project (Project No. TCR 001) and authorize the transfer of the remaining balance of $85,180.33 to the existing allowance under Task Order 2025-03; to approve Amendment #3 to the scope of services for Task Order 2025-03 to include technical reservoir design review within the existing total project authorization of $4,599,297.33; to approve Budget Transfer #26-056-T in the amount of $5,111 from account 421-4020-536.31-03 to 421-4020-536.31-27 for the City's pro rata share; and to authorize the City Manager to execute all necessary documents and amendments. (2026-299). (Utilities Director)

8. Approve a Resolution Amending the FY26 Budget, BAF#26-055-A, to accept the Brevard County Fire EMS Trust Grant Award for $8,529, approve the additional expenditure of $1,000 necessary to complete the purchase of a Realiti 360 Plus Training Simulator, and authorize the City Manager to execute the grant agreement. (2026-316). (Fire Chief)

9. Approve Resolution 2026-032, Extending a State of Emergency due to a technological incident affecting the City of Cocoa's critical technological infrastructure. (2026-354). (City Manager)

* **MOTION by Councilmember Goins; Seconded by Mayor Blake to approve the Consent agenda.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VI. Public Hearings:

1. Ordinance 01-2026: Grissom Parkway 46 Acres Annexation. (2026-294). (Planner)

City Attorney Garganese announced that this is the Second and Final Reading of Ordinance 01-2026 and read the title into the record as follows:

Ordinance 01-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; ANNEXING APPROXIMATELY 45.26 ACRES OF REAL PROPERTY GENERALLY LOCATED EAST OF GRISSOM PARKWAY, NORTH OF OXBOW CIRCLE, AND SOUTH OF CANAVERAL GROVES BOULEVARD; PROVIDING FOR THE AMENDMENT OF COCOA CHARTER, ARTICLE 1, CITY BOUNDARIES, TO INCORPORATE THE REAL PROPERTY INTO THE CITY BOUNDARIES; PROVIDING FOR THE FILING OF THE REVISED COCOA CHARTER WITH THE DEPARTMENT OF STATE AND AS ALSO REQUIRED BY LAW; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor Blake opened the Hearing for public comment. There being no questions or comments, the public portion of the Hearing was closed.

* **MOTION by Councilmember Hearn; Seconded by Councilmember Weeks to approve the Second and Final Reading of Ordinance 01-2026 of the City Council of the City of Cocoa, Brevard County, Florida; annexing approximately 45.26 acres of real property generally located east of Grissom Parkway north of Oxbow Circle, and south of Canaveral Groves Boulevard; providing for the amendment of Cocoa Charter, Article 1, City Boundaries, to incorporate the real property into the city boundaries; providing for the filing of the revised Cocoa Charter with the Department of State and as also required by law.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Ordinance 02-2026: Grissom Parkway 46 Acres Future Land Use Map Amendment. (2026-215). (Planner)

City Attorney Garganese announced that this is the Second and Final Reading of Ordinance 02-2026 and read the title into the record as follows:

Ordinance 02-2026

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 THIRTYSIX (36) PARCELS OF REAL PROPERTY WITHIN THE CITY OF COCOA, CONSISTING OF APPROXIMATELY 45.26 ACRES, GENERALLY LOCATED EAST OF GRISSOM PARKWAY, SOUTH OF CANAVERAL GROVES BLVD, AND NORTH OF OXBOW CIRCLE, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "RESIDENTIAL 4" TO CITY OF COCOA "INDUSTRIAL"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION IN THE COMPREHENSIVE PLAN, SEVERABILITY, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

Mayor Blake opened the Hearing for public comment. There being no questions or comments, the public portion of the Hearing was closed.

* **MOTION by Councilmember Weeks; Seconded by Councilmember Koss to approve Ordinance 02-2026, changing the future land use map designation of the real property from Brevard County "Residential-4" to City of Cocoa "Industrial" on Second and Final Reading.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Ordinance 03-2026: Grissom Parkway 46 Acres Zoning Map Amendment Second Reading. (2026-296). (Planner)

City Attorney Garganese announced that this is the First Reading of Ordinance 03-2026 and read the title into the record as follows:

Ordinance 03-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ZONING MAP FOR THIRTY-SIX (36) PARCELS OF REAL PROPERTY, TOTALING 45.26 ACRES, MORE OR LESS, AND GENERALLY LOCATED EAST OF GRISSOM PARKWAY, SOUTH OF CANAVERAL GROVES BLVD, AND NORTH OF OXBOW CIRCLE, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE ZONING MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "GENERAL USE" TO CITY OF COCOA "M-2 (MANUFACTURING AND LIGHT INDUSTRIAL)"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor Blake opened the Hearing for public comment. There being no questions or comments, the public portion of the Hearing was closed.

* **MOTION by Councilmember Weeks; Seconded by Councilmember Hearn to approve Ordinance 03-2026 on Second and Final Reading, changing the zoning map designation of the real property from Brevard County "General Use (GU)" to City of Cocoa "Manufacturing and Industrial (M-2)" district).**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

4. ~~M-2 ZTA Large-Scale Commercial Recreation Centers and Gym and Fitness - 3095 Grissom Pkwy. (2026-184). (Planner)~~

VII. Council Business:

1. Consider the appointment of Ashley Lanier to fill one of two Alternate Member Vacancies on the Board of Adjustment. (2026-243). (City Clerk)

* **MOTION by Mayor Blake; Seconded by Councilmember Weeks to approve Ashley Lanier to fill an Alternate member seat on the Board of Adjustment.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Consider the appointment of Delores Martin to the Diamond Square CRA through January 30, 2027. (2026-331). (City Clerk)

* **MOTION by Deputy Mayor Goins; Seconded by Councilmember Weeks to appoint Delores Martin to fill the Seat 1 vacancy through January 30, 2027.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VIII. City Business:

1. Acceptance of $2 million Congressionally Directed Spending for the Cocoa Multi-modal Brightline Station and approval for the City Manager to execute future grant agreement. (2026-269). (Communications & Economic Development Director)

* **MOTION by Deputy Mayor Goins; Seconded by Councilmember Weeks to accept a $2 million Congressionally Directed Spending for the Cocoa Multi-modal Brightline Station and approval for the City Manager to execute future grant agreement.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

IX. Informational Agenda:

X. Reports:

City Manager Whitten wished to clarify some of the comments made by Mr. Billias under Delegations. He explained that while he did not always communicate back and forth with Mr. Billias, he was following up on the case behind the scenes. He added that Mr. Billias's case never went to the Code Board and City Attorney Eick did some research and found out that a variance was approved for the fence a long time ago.

Ms. Senger provided the results from Trash Bash.

Councilmember Koss shared she had no report this evening.

Councilmember Hearn also shared that he had no report this evening, however his Town Hall for District 2 will be next week on May 6th, and he invited everyone to attend if they can.

Deputy Mayor Goins shared photos from the Chief's Breakfast and noted it was a great event. He also reminded everyone of the Family Movie Night taking place this Saturday, May 2nd from 6-9pm at the Dr. Joe Lee Smith Center.

He shared photos from his son's track meet, and more photos from the Chief's Breakfast. He spoke about the bathrooms at Provost Park and the much-needed improvements that are being done and provided some photos.

Councilmember Weeks shared photos from events she recently attended, including the Cocoa PAL event, which she noted was a great event, a Cocoa High School play she attended at the Cocoa Village Playhouse, a spelling bee she participated in, the Chief's Breakfast, and the IEMO II conference she recently attended.

Mayor Blake shared his report and provided photos from events he recently attended, including the Brevard Humane Society's new mural, a conference he attended in Kentucky last week, a fundraiser held for the Britney Cancer project at Pints and Pistols, and a Florida League of Cities conference he attended in Tampa.

Lastly, the Mayor also shared that he had a recent health scare and thanked everyone for their support and prayers.

XI. Adjournment:

* **MOTION by Councilmember Weeks; Seconded by Deputy Mayor Goins to adjourn the Regular meeting of April 28, 2026.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 7:31 p.m.

Michael C. Blake, Mayor

ATTEST:

Monica Arsenault, CMC, City Clerk