MINUTES

CITY OF COCOA
REGULAR MEETING OF THE CITY COUNCIL

October 24, 2018

A Regular City Council Meeting was held on Wednesday, October 24, 2018, in Cocoa City Hall, in City Council Chambers, located at 65 Stone Street, in Cocoa, Florida, 32922, as publicly noticed.

I. OPENING MATTERS:

Mayor Parrish called the meeting to order at 6:04 p.m.

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

The City Clerk took the roll.

PRESENT:	Henry U. Parrish III	Mayor
	Jeri Blanco	Deputy Mayor (attended via phone)
	Don Boisvert	Councilman
	Clarence Whipple, Jr.	Councilman
	Anthony Garganese	City Attorney
	John Titkanich, Jr.	City Manager
	Matt Fuhrer	Assistant City Manager
	Carie Shealy	City Clerk
ABSENT:	Brenda Warner	Councilwoman

OTHER STAFF MEMBERS PRESENT:

Jack Walsh, Utilities Director; Karen Hamilton, Community Services Director; Mike Cantaloupe, Chief of Police, Gene Prince, Fire Chief; Ed Wegerif, Public Works Director; Rebecca Bowman, Finance Director; Jonathan Lamm, Deputy Fire Chief; Tony Jones, Fleet Manager; Dodie Selig, Planning & Zoning Manager; and LeShawn Hinton, Helpdesk Support Tech;

II. APPROVAL OF AGENDA AND MINUTES:

1. Agenda: Regular Meeting of October 24, 2018 (18-507)
2. Minutes: N/A

City Manager Titkanich announced that Councilwoman Warner was out of town and had initially requested that Item VI.1 be tabled. He has since received information and she is fine if it is not tabled.

She is requesting that Item VII.1 regarding the establishment of the Cocoa Police Community Relations Advisory Committee be tabled until the next meeting.

Councilman Whipple does not agree with that and wanted to know a good reason as to why it should be tabled.

Additionally, City Manager Titkanich pointed out that an item needed to be added under City Business (File ID: 18-525). Item VIII.2 (File ID: 18-464), would now be Item VIII.3 under Multi-Year Contracts.

* **MOTION by Councilman Boisvert; Seconded by Councilman Whipple, to approve the Agenda for the regular meeting of October 24, 2018 with the amendments, and Item VII.1 will not be tabled.**

AYES: Parrish, Blanco, Boisvert, Whipple

THE MOTION CARRIED UNANIMOUSLY (4-0)

City Manager Titkanich advised that Councilwoman Warner did state she could be contacted by phone if needed.

III. AWARDS AND PRESENTATIONS:

1. Resolution for Florida City Government Week, October 22-28, 2018. (18-497). (City Manager)

City Manager Titkanich read Resolution No. 2018-098 into the record. He noted that Florida League of Cities had requested that all governments recognize and celebrate this week. Prior to the meeting, all departments had tables set up in the lobby in order to give citizens and customers a chance to speak with them and to

learn what they do. The City will also have some of the large trucks at the Fall Festival so that children and adults can look at those and see how they work.

* **MOTION by Councilman Whipple; Seconded by Councilman Boisvert, to approve Resolution No. 2018-098.**

AYES: Parrish, Blanco, Boisvert, Whipple

THE MOTION CARRIED UNANIMOUSLY (4-0)

IV. DELEGATIONS:

Ed Lanni, 939 N. Indian River Drive, Cocoa, spoke of his appreciation for the work done on the new CRA Plan. He thought this was one of the best government booklets he has ever seen. He wished Mayor Parrish well and gave him a pat on the back for all that he has done. He is a good leader and appreciated him.

Mayor Parrish thanked him, advising that he and Captain Ed have worked behind the scenes for about twenty-five years and he appreciated him as well.

Kathy Mardirosian, with the Sister City Program of Cocoa, introduced Pastor Randy Alonso, who has been with them since 2007 and is serving on their Advisory Board. Pastor Alonso thanked Council for having them and provided a brief presentation[1] of photos of the Sister City Program. Pastor Alonso mentioned that this program started eleven years ago and he provided a brief history of the Sister City's relationship with Cocoa.

V. CONSENT AGENDA:

1. Approve Proposal by Connect Consulting, Inc. (CCI), High Springs, FL, for Hydrogeological Services and Rehabilitation Services, Utilizing the City of Palm Coast RFQ-PW-U-15-12, Services Contract for Professional Hydrogeological Services, Project No. WS1106. (18-504). (Utilities Director)

2. Approve a Resolution Waiving the Competitive Bidding Process for the Purpose of Making a Sole Source Purchase of HVAC Services from Trane Building Services, Maitland, Florida, for Maintenance and Repair Services at the Dyal Water Treatment Plant. (18-508). (Utilities Director)

[1] EXHIBIT A: Sister City Program Presentation

* **MOTION by Councilman Whipple; Seconded by Councilman Boisvert, to approve the Consent agenda.**

AYES: Parrish, Blanco, Boisvert, Whipple

THE MOTION CARRIED UNANIMOUSLY (4-0)

VI. PUBLIC HEARINGS:

1. Ordinance 06-2018/2nd and Final Reading: Amending Appendix A, Article XI, Section 22 of the City Code to allow large scale commercial/mixed-use buildings on certain properties subject to a development agreement within the Cocoa Waterfront Overlay District, Cocoa Village Sub-district. (18-513). (Community Services Director)

City Attorney Garganese read Ordinance No. 06-2018 into the record by title only, as follows. He advised that there have been two changes to the Ordinance since first reading.

ORDINANCE NO. 06-2018

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ARTICLE XI, SECTION 22 OF THE CODE OF THE CITY OF COCOA TO ALLOW LARGE SCALE COMMERCIAL/MIXED-USE BUILDINGS ON CERTAIN PROPERTIES WITHIN THE COCOA WATERFRONT OVERLAY DISTRICT, COCOA VILLAGE SUBDISTRICT, AS MORE PARTICULARLY DEPICTED ON EXHIBIT "A" ATTACHED HERETO; AMENDING THE COCOA WATERFRONT OVERLAY REGULATING PLAN TO ALLOW FOR THE SAME; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

He noted the changes were to the map regulating plan, Exhibit A, which removes several parcels of land to the south and in addition it would impose a condition that the development of a mixed-use lodge building type would be subject to a development agreement based on criteria set forth in the amendment.

Ms. Hamilton provided a presentation[2] on the text amendment site. She pointed out the changes that City Attorney Garganese spoke about and shared visualizations from the October 3, 2018 public workshop.

[2] EXHIBIT B: Ordinance No. 06-2018 Presentation

A timeline of the proposed amendment was provided and a photo was showed of the highest point that is currently in the village. At the workshop, part of the discussion was what would be appealing to the eye and making sure things were at a human scale.

She assured those in attendance that everything that the residents said were listened to at the meeting and one important take away was that it is important to grow the City, but be mindful of the history, neighborhood context, etc.

It was proposed that staff focus on four sites instead of the original six sites. Staff has been working on balancing the past, present and future.

City Manager Titkanich added a few more points regarding the concept, explaining that by reducing the scope or number of parcels affected was to be cognoscente and mindful of the neighborhood on Derby Street and Delannoy Avenue. Additionally, if it is approved for more stories, they would have to come back to Council only if they agreed that those things were substantive and meaningful and the City would have to approve those additional stories.

It does not state that they can go right up to four, but it is recognizing the flexibility and potential need for the developer. This is just for these four parcels, and nor would he or staff support a similar amendment because it is located in the core of Cocoa Village. There have been checks and balances and Council would be the determining body.

Lastly, he advised Council that he had a spreadsheet open and his secretary had transcribed all of the emails of those who came to the workshop, but never sent the email. They had advised those at the public meeting that they would have been notified if this item would be going to this meeting, so he takes full responsibility for the email not going out.

Mayor Parrish closed the public hearing to Council and opened the hearing to the public.

Walter Roslin, Manor Drive, thanked Council for all of the time that they contribute to the City of Cocoa. He felt that the proper research and studies done to include all of the architectural standards have not been done. He believed there were other solutions for public parking. He further felt that the argument that this would provide revenue was a mute point. He spoke about the workshop in detail and believed that it was pure promotion for the hotel and that changing the zoning

would cause a cascading affect. This same type of change has affected many cities. This comes with a price, especially with residents and visitors. He believed that the condos in existence create a visual stress.

Barbara Kinsey, 1628 Manor Drive, Cocoa, thanked Council for the public workshop. She thought that it provided a lot of good information. She stated that the picture they showed at the workshop showed a massive structure that dominates the village. This is not consistent with the Village's character. Its surroundings include both low and high buildings. It is not smart development and felt they should look at things that help the community. There are architectural professionals that can look at all of this and believes that there could be a compromise, along with other options for public parking. She has lived in Cocoa since 2004 and enjoys the Village. She brings people here whenever they visit and urged Council to protect the Village by voting against the zoning changes.

Jennifer Riggs, 1629 N. Indian River Drive, Cocoa,[3] thought that GAI did a great job on their report. The idea about activating the southern side of Brevard Avenue makes sense, but additional storefront might not make sense. She believed the City might experience a peridium effect and felt they should try to figure out how to utilize this area without retail and with greenery, art, etc. She urged Council to vote against the zoning change as the project can be done without it.

Judy McCluney, 1908 Manor Drive, Cocoa, likes that everyone is working together and agreed that GAI gave a good presentation. She comes from a place where there were a lot of people, strangers, and they were rude, unlike here where people are friendly and neighborly. She has lived in Cocoa for more than forty years. She asked if the City wanted to be like Winter Park and have to hide a huge building. As population increases you lose small town character, but more business will likely happen. She believed something else could be done with the property.

Linda Dolphin, 2100 N. Indian River Drive, Cocoa, wanted to go on record as opposing the hotel, but feels that it will be approved. She hoped there would be some public benefits and that it would not be approved without the consideration of an architectural review board, review committee, and landscapers. She urged Council that if they vote yes to please consider an architectural review committee.

Jane Naylor, 413 N. Indian River Drive, Cocoa, thanked Mayor Parrish for all of his hard work and appreciates all of the time it takes in their schedules. She and her husband moved here from Bonita Springs because they wanted to live in a small

[3] Mayor Parrish left the meeting at 6:46 p.m. and returned at 6:48 p.m.

town with a lot of charm. She has seen firsthand what big buildings can do to a City. In Fort Myers a large hotel was built and it cast a large shadow over their village. The building was eventually demolished and other things were built. She does not object to the idea of a hotel, but only asked that they use the Smart City Planning Model that Fort Myers used.

Dennis Childs, 2100 N. Indian River Drive, noted that he has a space in town and uses it as a studio. He is an architect and a retired city planner from the University of Pennsylvania. He is very concerned about the Village and wants it to be around long after he is gone. He hoped that preserving the Village is very high on the City's list. Parking is needed very badly and with that assumption he challenged himself to develop a plan for the hotel. He showed a rendering of a hotel with eighty six rooms and one hundred and ten parking spaces. There is also a bar on the rooftop. This is the type of structure (scale) that should be introduced to the Village.

Gary Olive, 15 N. Indian River Drive, Cocoa, thought Ms. Hamilton's presentation was on point. They are trying to get future developments that still capture the character of Cocoa. If this is built with quality materials it will bring value to the community.

Ed Green, 104 Riverside Drive, Cocoa, spoke about process, as we have been at this for quite some time. There is nothing new and he is hearing a lot of things that have already been said. The majority of the people support the change. He believes this is the time to close this out and do the right things for the Village. He thanked Council and staff.

Candace Rogers, 93 Delannoy Avenue, Cocoa, wanted to have the graphic she brought to show Council displayed on the screen, as it is an illustration of the original ordinance and what is being proposed. The developers know what they can sell. Many say this will change the Village and she hopes it does for the good. There are already thirty vacant shops and without residents in the downtown the downtown will not survive. She believed it is critical that they approve this amendment to the before the opportunity is lost. It could be several decades until we get another one. The condos have been a strength to the Village not a negative. She hoped that this amendment passed.

Jan Etz, 216 Brevard Avenue, Cocoa, and representing HCVA stated that the members of HCVA are delighted with the ordinance and looked forward to a tall building where people can stay, shop, and dine in the Village.

There being no further comments, Mayor Parrish closed hearing to the public, and opened it back up to Council.

Councilman Whipple thanked all citizens for coming out and voicing their opinion on this item. He asked for a show of hands of those who would like to see the hotel move forward.

City Manager Titkanich emphasized that this content and subject of this ordinance was a zoning amendment and that the intent was to provide flexibility if a project comes through. It would allow Council to approve different conditions. It does not confer or approve the hotel regardless. This is only related to the zoning text amendment that would allow Council and the community to evaluate a project.

Councilman Whipple noted for his visual aide he saw what he needed to see, and he is ready to move forward. He sees where staff and administration has worked with the community and they have done all that they can do to appease those individuals who are against moving forward.

Councilman Boisvert concurred with Councilman Whipple and believed that they need to move forward. If the City keeps going backward no one will want to do business here.

* **MOTION by Councilman Boisvert; Seconded by Councilman Whipple, to approve Ordinance No. 06-2018 on second and final reading amending Appendix A, Article XI, Section 22 of the City Code to allow large scale commercial/mixed-use buildings on certain properties subject to a development agreement within the Cocoa Waterfront Overlay District, Cocoa Village Sub-district.**

Deputy Mayor Blanco thanked everyone for coming out and stated that they value everyone's opinion. She felt that this was similar to the Joe Lee Smith Center item where the public opinion is in favor of one place over another. She pointed out that she received many emails and for everyone she received as opposed, she received five or six that were for the change.

Mayor Parrish stated that reminded him of when the condos were being built and each one of the properties developed was a part of what is happening today. Everyone was buying lots and they wanted to build, but then the crash happened. It hurts to think that they might go backwards. He stated he probably lives the

closest and there is a market for a hotel. He agreed that they do need a parking structure but felt that this would be a good vote for all.

AYES: **Parrish, Blanco, Boisvert, Whipple**

THE MOTION CARRIED UNANIMOUSLY (4-0)

2. Ordinance 10-2018/2nd and Final Reading: Approving the Cocoa Community Redevelopment Agency Plan Update. (18-516). (Community Services Director)

City Attorney Garganese read Ordinance No. 10-2018 into the record by title only as follows. He advised that this is the second and final reading of the ordinance.

ORDINANCE NO. 10-2018

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING SECTIONS 8-21 AND 8-22 OF THE CITY CODE TO ADOPT AN UPDATED REDEVELOPMENT PLAN FOR THE COCOA COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

City Manager Titkanich provided a presentation[4] on the Ordinance. He reiterated that this was the second hearing, as indicated for the adoption of the Cocoa CRA Plan Update.

He spoke in detail about the Community Redevelopment Act of 1969, Chapter 163, Part III, Florida Statutes and mentioned that it provides authority to undertake community redevelopment. He further provided a timeline regarding the establishment of the Cocoa Community Redevelopment Agency on April 14, 1982. This was one with Ordinance No. 10-81.

The City also has the power to modify the Community Redevelopment Plan and he explained the 2018 proposed amended Community Redevelopment Plan.

He explained that it is good practice to update the plan every five to ten years and pointed out that this plan was last modified and adopted in June 1997. Additionally, pursuant to Florida Statutes Section 163.387, a modified plan cannot exceed thirty

[4] EXHIBIT C: CRA Plan Update Presentation

years. Modifying and adopting the update Community Redevelopment Plan will extend the Cocoa CRA to its life of sixty years, which will be through April, 2041.

The changes and modifications were explained in detail, along with the redevelopment goals and objectives. Projects included in the Capital Improvements Plan were discussed, such as waterfront improvements and enhancements, Lee Wenner Park, Riverfront Park improvements, various CRA projects, Catalytic Mixed-use Development Sites identified, Wayfinding, and Streets.

The Waterfront Master Plan and post Hurricane Irma Master Plan Update was all discussed in detail.

City Manager Titkanich advised that this plan went to the Planning and Zoning Board and on September 10, 2018 the Board found it consistent with the City's 2010-2020 Comprehensive Plan. This was also provided to the County Commission and it was presented yesterday under their Consent Agenda. It was passed and there was discussion on the item.

The Cocoa Redevelopment Agency approved the Plan on September 18, 2018 and Council approved this on first reading at the October 10, 2018 meeting.

The requested action for Council tonight is to approve the second and final reading of Ordinance No. 10-2018 approving the 2018 Cocoa Community Redevelopment Agency Redevelopment Plan update.

City Manager Titkanich explained in furtherance what tonight's approval will do, which will be to enable staff and the CRA to start these projects.

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

* **MOTION by Councilman Boisvert; Seconded by Councilman Whipple, to approve Ordinance No. 10-2018 on second and final reading, Approving the Cocoa Community Redevelopment Agency Plan Update.**

AYES: **Parrish, Blanco, Boisvert, Whipple**

THE MOTION CARRIED UNANIMOUSLY (4-0)

Mayor Parrish believed that this is a big deal and that there are a lot of people on board. This will make the City an outstanding community and we want to make sure people both visit and move here.

VII. COUNCIL BUSINESS:

1. Approve Resolution No. 2018-097 establishing the Cocoa Police Community Relations Advisory Committee. (18-514). (City Manager)

City Manager Titkanich spoke in regards to this item pointing out that at the September 11, 2018 City Council meeting staff sought direction regarding the Police Advisory Committee. He reminded Council that crime was a big issue in the City's Strategic Plan and that there was a need to establish an advisory board[5].

He further advised that petitions have been submitted and allegations have been made by individuals and it leads to continued accusations that the Police Department is acting in an unprofessional manner. Both he and Council are aware that the Police Department has taken measures to provide services with the highest level of satisfaction. He further spoke about body cameras and Samsura which is a GPS program. These two things have helped the Chief and staff undergo investigations. Furthermore, increased training has been done and he mentioned the two crime summits that have been held. The Police Department has taken recommendations and implemented them.

Additionally, in 2006 the agency has undergone the Florida Department of Law Enforcement Accredidation process. However, none the less all of these actions do not ease up the belief of some that the Police Department has committed misconduct.

This type of committee will also help the community and Police Department build relationships, identify issues, and assist the Chief of Police. It will also provide an opportunity with crime watch to discuss potential strategies to include community involvement, review and advise the Chief on community related matters and concerns, and will work to strengthen and ensure fairness from both the law enforcement and citizen's side.

The composition of the committee is that there will be seven members total. Each member of Council shall appoint one member with the same requirements that existing board members have to follow. Also there will be an appointment of a

[5] Councilwoman Warner phoned into the meeting at 7:39 p.m.

member representing a civic organization. Terms would run concurrent with the Council member that appointed them. There would also be a PBA representative. Their term and the term of the civic organization appointee would be four year terms.

Additionally, to ensure best practices there would be a requirement for them to attend a brief orientation at the Police Department and to do a citizen ride along.

The meetings would be quarterly and there would be some expenses required, such as initial orientation, etc.

He reminded Council that the City had a board previously in 1990 and it was abolished in 1997. There was a lack of scope and purpose, however, this new resolution defines all of that.

Councilman Whipple stated that this would be done after the election but wanted to make sure it was put into play now. New Council members can appoint the members but he wants this done now.

Councilwoman Warner spoke via telephone and believed that this was a wonderful idea. She thanked the City staff and City Attorney for the time they took to get this together and thought that it was done very well. This resolution addressed many things that she saw had went wrong on the previous board. There was one thing she would like added under Section 4, where it states they need to go through orientation and do a ride along. She does not feel that one ride along is anywhere near enough time to see what all takes place out there. She would like the members to commit to eight hours a month and spend time on different shifts, dispatch, etc. They ask the VCOPS to volunteer a minimum amount of hours each month and does not feel that this is too much to ask.

Councilman Whipple believed that eight hours was a little too much as they are not becoming police officers. He felt that two to four hours per month would be sufficient.

Deputy Mayor Blanco clarified that he agreed to them doing more than one ride along but to limit it to four hours per month and not eight.

Councilwoman Warner asked Chief Cantaloupe how many hours VCOPS were required to serve. In response, he believed eight hours and reservists do twenty hours per month.

Councilwoman Warner said that is why she chose eight hours and pointed out that more are over the age of sixty and are volunteering.

Councilman Whipple suggested they start with a minimum and then raise them. This is a new board and he would like to start with two hours.

Mayor Parrish and Councilman Boisvert agreed with Councilman Whipple.

Councilwoman Warner compromised to two hours in each dispatch and on the road per month. She stressed that dispatch was just as important as what takes place on the road.

Councilman Whipple agreed with the compromise.

Deputy Mayor Blanco also agreed.

* **MOTION by Councilman Whipple; Seconded by Councilman Boisvert, to approve the Resolution with the additional requirements of volunteering two hours in Dispatch and two hours on the road each month.**

AYES: **Parrish, Blanco, Boisvert, Warner, Whipple**

THE MOTION CARRIED UNANIMOUSLY (5-0)

City Attorney Garganese stated that he will include the requested modifications to the resolution[6].

2. Provide staff direction regarding amending the Zoning Ordinance of the City of Cocoa specifically related to developing single-family development utilizing the provisions of the RU-2-10 zoning district regulations outside of the Heart of Cocoa and other infill and or redevelopment areas. (18-518). (City Manager)

City Manager Titkanich advised that staff was seeking direction on developing single family housing.[7] He provided history of the zoning in the City of Cocoa.

He explained the differences in RU-2-15 and RU-2-25 zoning districts and noted that if you develop single family housing the problem is that it is not compatible

[6] Councilwoman Warner left the meeting (via telephone) after the motion was made.
[7] Mayor Parrish left the meeting at 7:58 p.m.

with the surrounding areas outside of the development. He further explained what types of problems this could potentially cause for the City.

Most subdivisions have amenities and most planners would agree that these subdivisions without amenities are prone to be apt to blight, and lower property values. There are several PUD's in the City that have been very successful such as Adamson Creek. He further briefly spoke about Fern Meadows Phase 1 and Phase 2, which are completely different. There is no sense of community when a developer can come in and develop without amenites.

Additionally, City Manager Titkanich believes that these are areas that they will be dealing with ten to twenty years down the road. If there were not amenities in Lost Lakes and Adamson Creek there would not be a sense of community.

Councilman Boisvert asked if Fern Meadows had amenities like Adamson Creek and Emerald Lakes.

Deputy Mayor Blanco mentioned that the developments do not always have to have a pool but some green space and a playground is always nice.

She further felt that this is important for the City to look at especially in the Heart of Cocoa as that is where development needs stimulated.

* **MOTION by Councilman Boisvert; Seconded by Councilman Whipple, to have staff work on the Zoning Ordinance and bring back to Council for approval.**

AYES: Parrish, Blanco, Boisvert, Whipple

THE MOTION CARRIED UNANIMOUSLY (4-0)

City Manager Titkanich advised that he and the planning staff, along with the City Attorney would work on this item and bring it back to Council.

VIII. CITY BUSINESS:

1. Approve a Resolution Amending the FY2019 Budget to Allow for Additional Work on Groundwater Filters #5 and #6; To Authorize the City Manager to Execute and Approve Change Order #3 to P.O. 72151, Project WS18FM; To Approve a Resolution Authorizing the City Manager to Approve and Execute Change Orders

in an Amount Not To Exceed $25,000 (Approximately 5% of the remaining work). (18-470). (Utilities Director)

Mr. Walsh presented the item and mentioned that the item had come before Council previously, but a contingency was not approved. They are now requesting a change order.

* **MOTION by Councilman Boisvert; Seconded by Councilman Whipple, to approve the item.**

AYES: Parrish, Blanco, Boisvert, Whipple

THE MOTION CARRIED UNANIMOUSLY (4-0)

2. Approval to temporarily increase the number positions (head count) in the Fire Department, for a part time Administrative Secretary for up to 90 days, while the full time Administrative Secretary is out on a leave of absence without pay. (18-525). (Fire Chief)

* **MOTION by Councilman Whipple; Seconded by Councilman Boisvert, to approve the item.**

AYES: Parrish, Blanco, Boisvert, Whipple

THE MOTION CARRIED UNANIMOUSLY (4-0)

MULTI-YEAR CONTRACTS:

3. Approve the Final Ranking of the Firms for RFQ-19-04-COC, Construction Manager at Risk (CMAR) Services for Water and Wastewater Plant Project; To Authorize the City Manager and City Attorney to Negotiate and Execute a Multi-Year Contract with the Three Top-Ranked Firms. (18-464). (Utilities Director)

Mr. Walsh presented the item pointing out that this is for the Construction Manager at Risk and there are three ranked firms.

* **MOTION by Councilman Boisvert; Seconded by Councilman Whipple, to approve the item.**

AYES: Parrish, Blanco, Boisvert, Whipple

THE MOTION CARRIED UNANIMOUSLY (4-0).

IX. INFORMATIONAL AGENDA:

1. Cumulative purchase approvals over $35,000 and under $50,000 for period 10/01/2017 to 09/30/2018. (18-486). (Finance Director)

2. Fiserv Solutions, Inc. Contract Clarification. (18-501). (Finance Director)

3. 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. (18-510). (Finance Director)

4. FY 2018 Budget Adjustment Report. (18-511). (Finance Director)

X. REPORTS:

Councilman Boisvert mentioned that this is the Mayor's last meeting and presented a plaque to recognize him for his service.

Chief Cantaloupe thanked Mayor Parrish for his leadership on behalf of the Police Department.

Chief Prince thanked Mayor Parrish for his service and leadership to the City of Cocoa.

Ms. Hamilton and Mr. Walsh concurred with all other sentiments and wished Mayor Parrish well.

City Attorney Garganese stated that the last six years have been a pleasure serving with Mayor Parrish. Mayor Parrish thanked him and felt that with each new administration the City gets better and better.

Assistant City Manager Fuhrer advised that on November 6, 2018 at 6 p.m. there would be a public meeting regarding the waterfront reconstruction. There will be conceptual drawings of the T-docks and other aspects of the waterfront. Staff is seeking input from the community and any knowledge that they can provide regarding the buildout of these structures.

Assistant City Manager Fuhrer further thanked Mayor Parrish for his service and added that he was sorry to see him go two years shy of doing what he believed he needed to do. Staff will continue to work with Council and serve the citizens.

City Manager Titkanich thanked Mayor Parrish for his leadership and for his passion for the community. It has been a pleasure working with him regardless of agreements and disagreements. He has always had the best interest of the community and moving it forward. He looks forward to Mayor Parrish's continued civic engagement and thanked him again.

Councilman Whipple offered his sentiments as well and mentioned that he and Mayor Parrish have known each other for forty-five years. He thanked him for a job well done.

Deputy Mayor Blanco mentioned by phone that she is currently attending the FRA Conference in Fort Myers, otherwise she would have been in attendance to say in person that it has been an honor and privilege to serve with Mayor Parrish. She wishes him all of the best and appreciates his mentorship and guidance. He would be greatly missed.

Councilman Boisvert thanked Mayor Parrish for the last six years. There have been ups and downs but they always come out on top. They all work hard to make the entire City better.

Mayor Parrish mentioned that you kind of look forward to this day because of all of the things that you have poured your heart into, and you want to leave in a good way. It has always been about the citizens of Cocoa and serving them the best way that they can.

He always knew as a child that it was a challenge to live in Cocoa and there are a lot of citizens who feel the same way. He has worked many years behind the scenes before becoming Mayor and cherished the last six years. They have done a good job in bringing people and jobs into the City, and providing the Chief of Police with the tools necessary to reduce crime.

In 2012, he ran on "Changing the Image of Cocoa" and believed that they have come a long way. There are many communities that recognize how far Cocoa has come. We have gone from changing the image to giving citizens confidence. He stated that he told the City Clerk, City Manager, and others that he would not be leaving if he did not feel that he had a chance at the State level. It is a different

culture at the state level, and he is a local person all of the way. He loves this City and is not going anywhere. He is going to continue to stay involved. Additionally, Mr. Walsh's brilliance has changed the utility system all the way around and he believes the City's best days are ahead of us.

In closing, he thanked the citizens of Cocoa as it has been an honor serving as Mayor and he appreciates everyone in the City for working with him. It has been a great run.

XI. ADJOURNMENT.

* **MOTION by Councilman Boisvert; Seconded by Councilman Whipple, to adjourn the Regular meeting of October 24, 2018.**

AYES: Parrish, Blanco, Boisvert, Whipple

THE MOTION CARRIED UNANIMOUSLY (4-0)

The meeting adjourned at 8:28 p.m.

Henry U. Parrish III, Mayor

ATTEST:

Carie Shealy, MMC, City Clerk

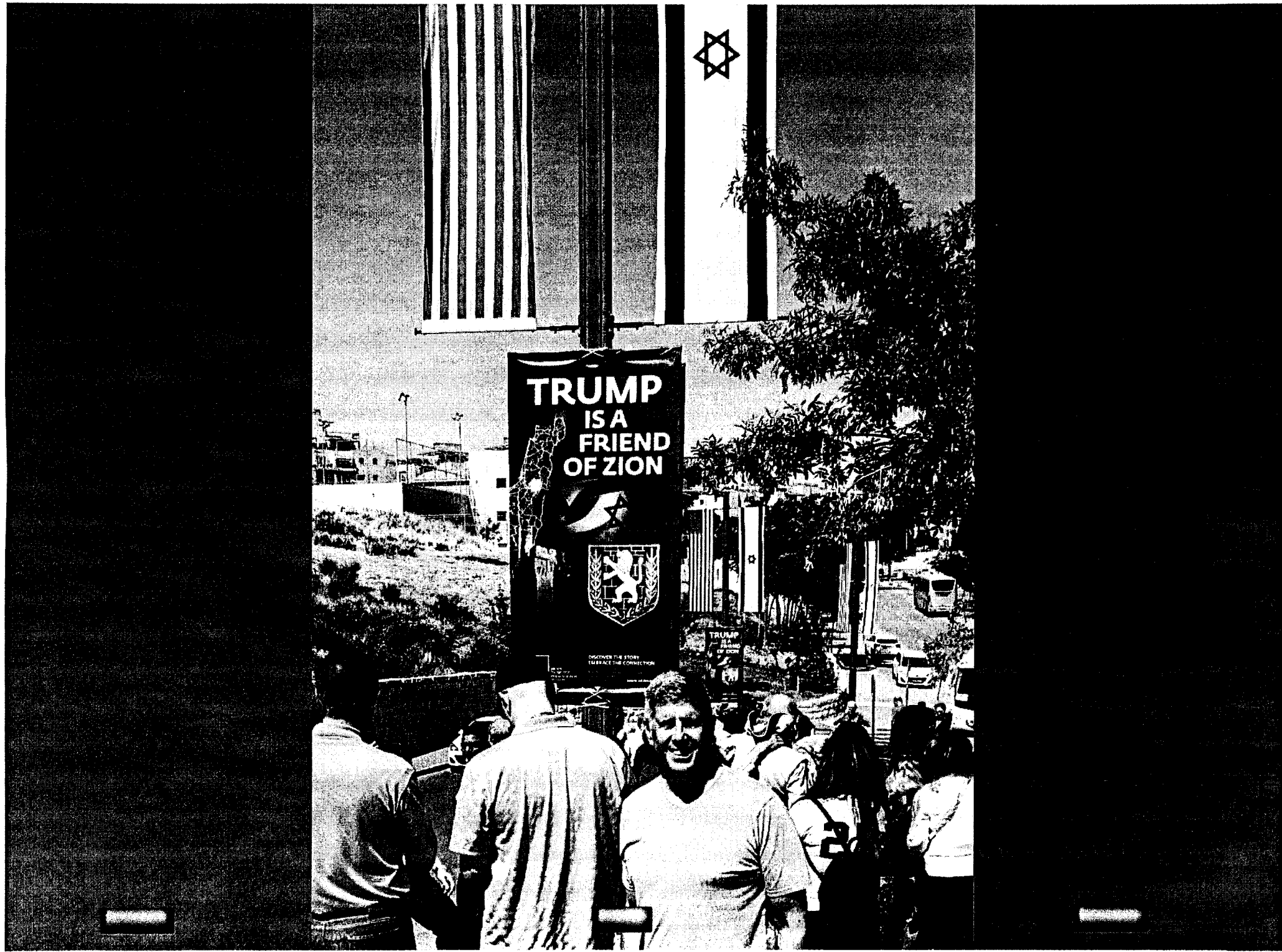
SEAL

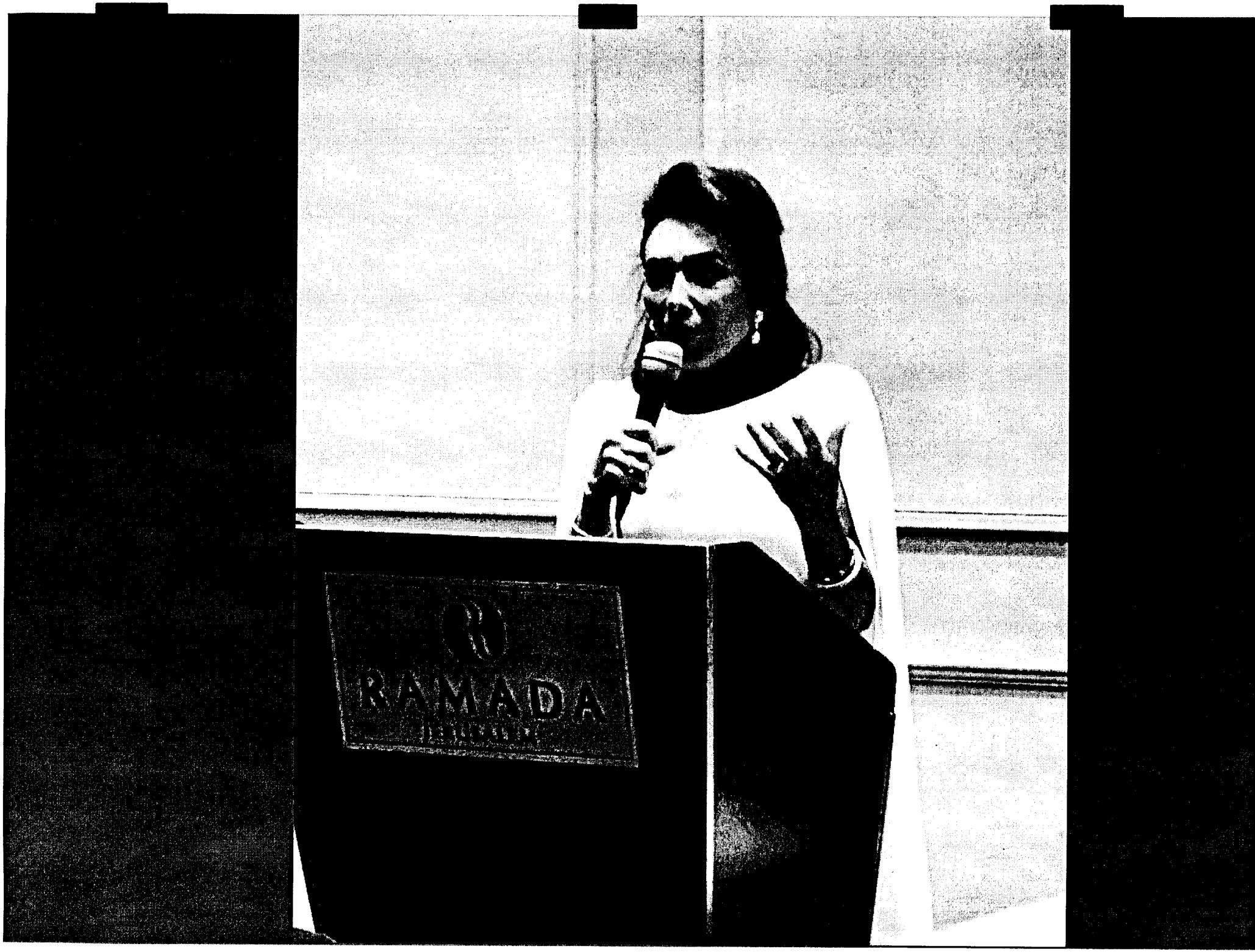
FLORIDA


Sister City Program
COCOA, FLORIDA
BEIT SHEMESH, ISRAEL

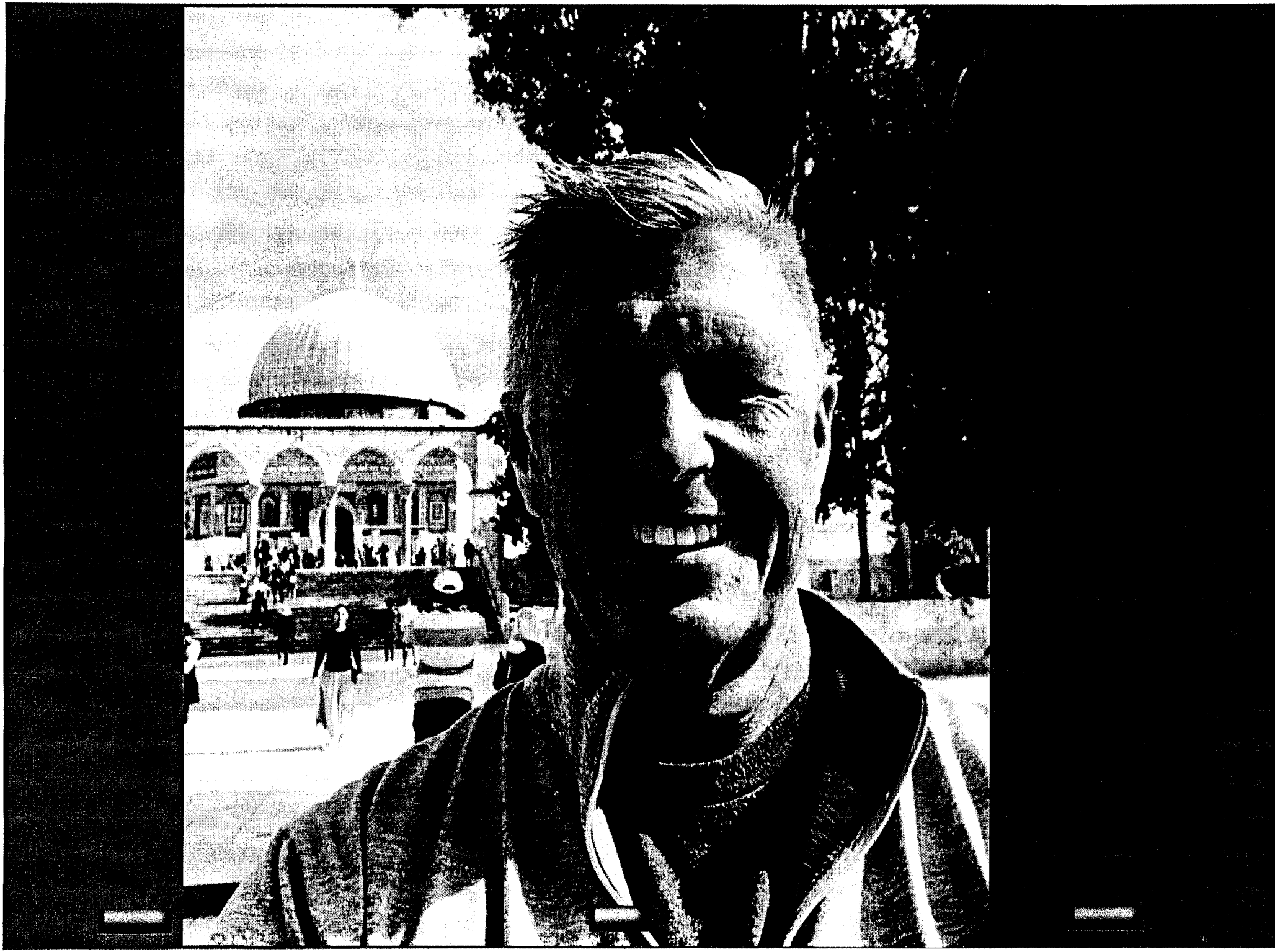




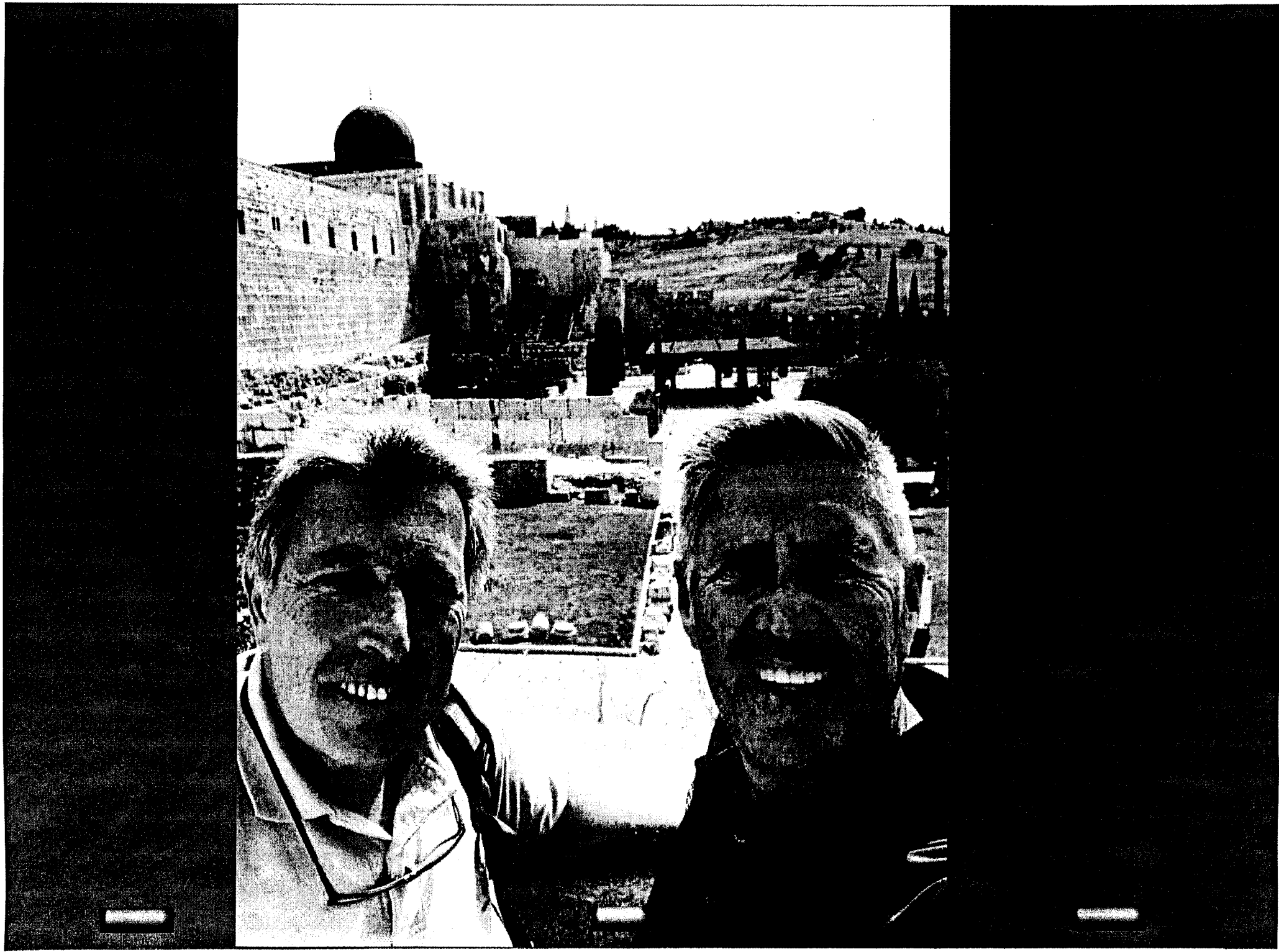

TRUMP
IS A
FRIEND
OF ZION
DISCOVER THE STORY
EMBRACE THE CONNECTION


RAMADA






יום עצמאות שמח






שגרירות ארה"ב
US Embassy

EXHIBIT B: ORDINANCE NO. 06-2018
TEXT AMENDMENT TO THE COCOA
WATERFRONT OVERLAY DISTRICT

COCOA
FLORIDA

Ordinance 06-2018

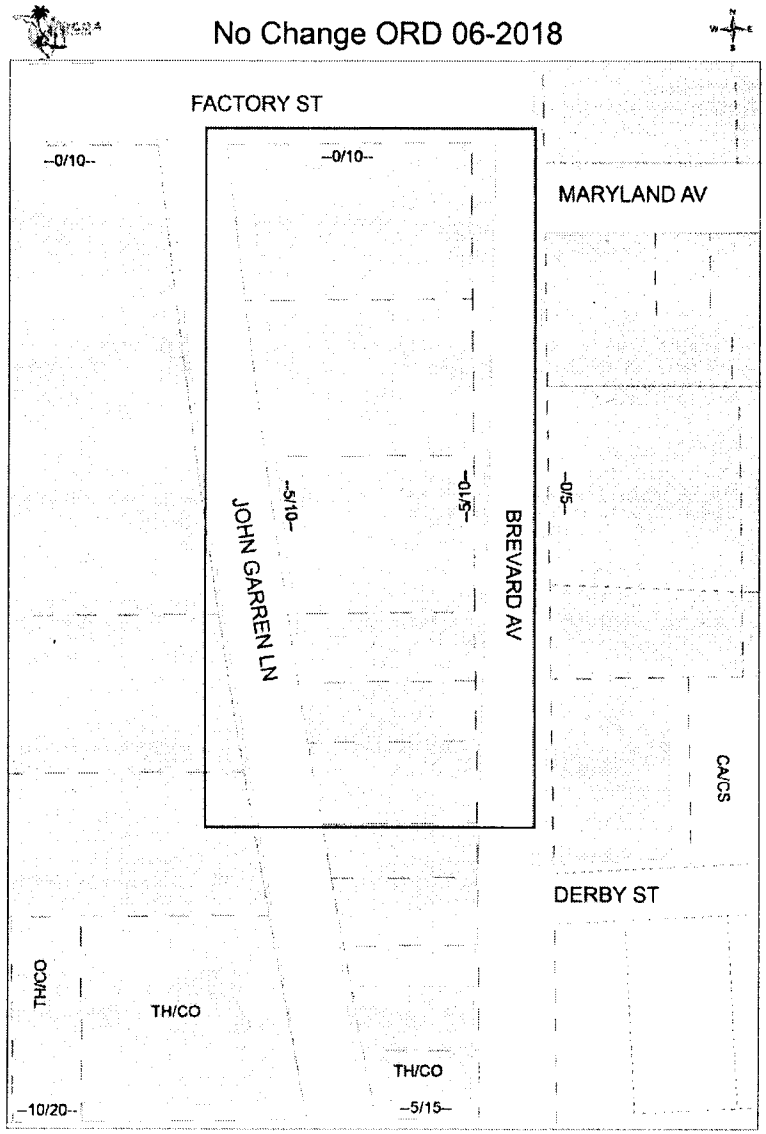
Text Amendment to the Cocoa Waterfront Overlay District

Wednesday, October 24, 2018

COCOA
FLORIDA

Text Amendment Site

Location of Amendment Site



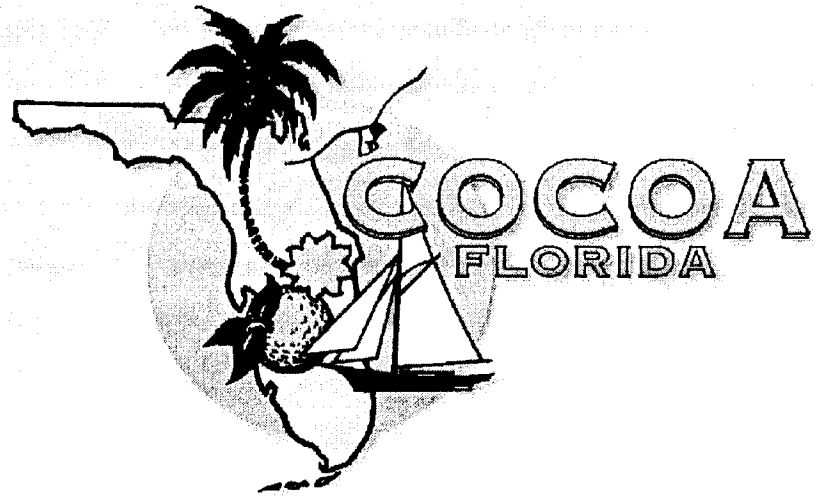
COCOA
FLORIDA

Approval Timeline

Amendment Timeline

- First Reading
  - Planning and Zoning – July 17, 2018
  - City Council – August 14, 2018
  - Public Workshop – October 3, 2018
- Second Reading
  - City Council – October 24, 2018

COCOA FLORIDA



Amendment Context

Amendment Background & Context

- Comprehensive Plan
- Cocoa Waterfront Master Plan
- Strategic Plan
- Redevelopment Challenges

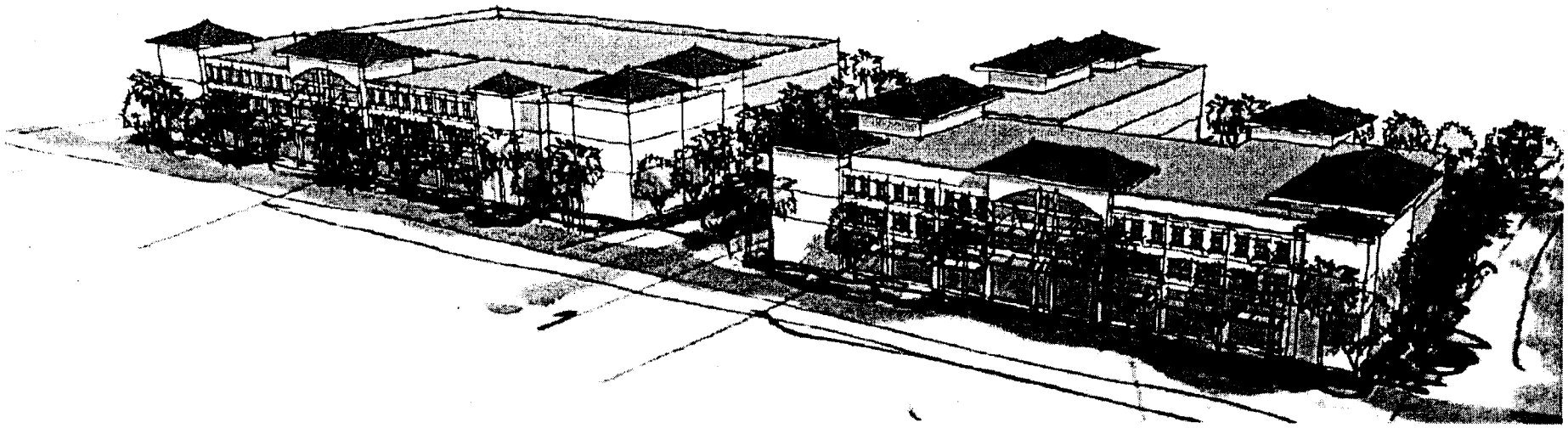
COCOA
FLORIDA

Comprehensive Plan

Future Land Use Element Policy 1.1.4.1: The City shall continue to promote vitality and redevelopment of the three community redevelopment areas established pursuant to Chapter 163, Florida Statutes: Cocoa (Downtown) Redevelopment Area, Diamond Square Redevelopment Area, and US 1 Corridor Redevelopment Area.

Future Land Use Element Policy 1.2.1.8: Building height and intensification should follow a transect approach, with maximum intensities and heights (>80') allowed in the central business district, medium intensities and heights (40' to 80') allowed within the mixed-use district, and the lowest intensities and heights (<40') allowed when transitioning into established low-density neighborhoods.

Cocoa RDA Waterfront Master Plan



COCOA
FLORIDA

Strategic Plan- Economic Development

- Goal 3: Increase the economic prosperity of Historic Cocoa Village.
  - Objective 3.1: Ensure that there is adequate parking to meet the needs of the downtown business patrons.

Strategic Plan- Economic Development

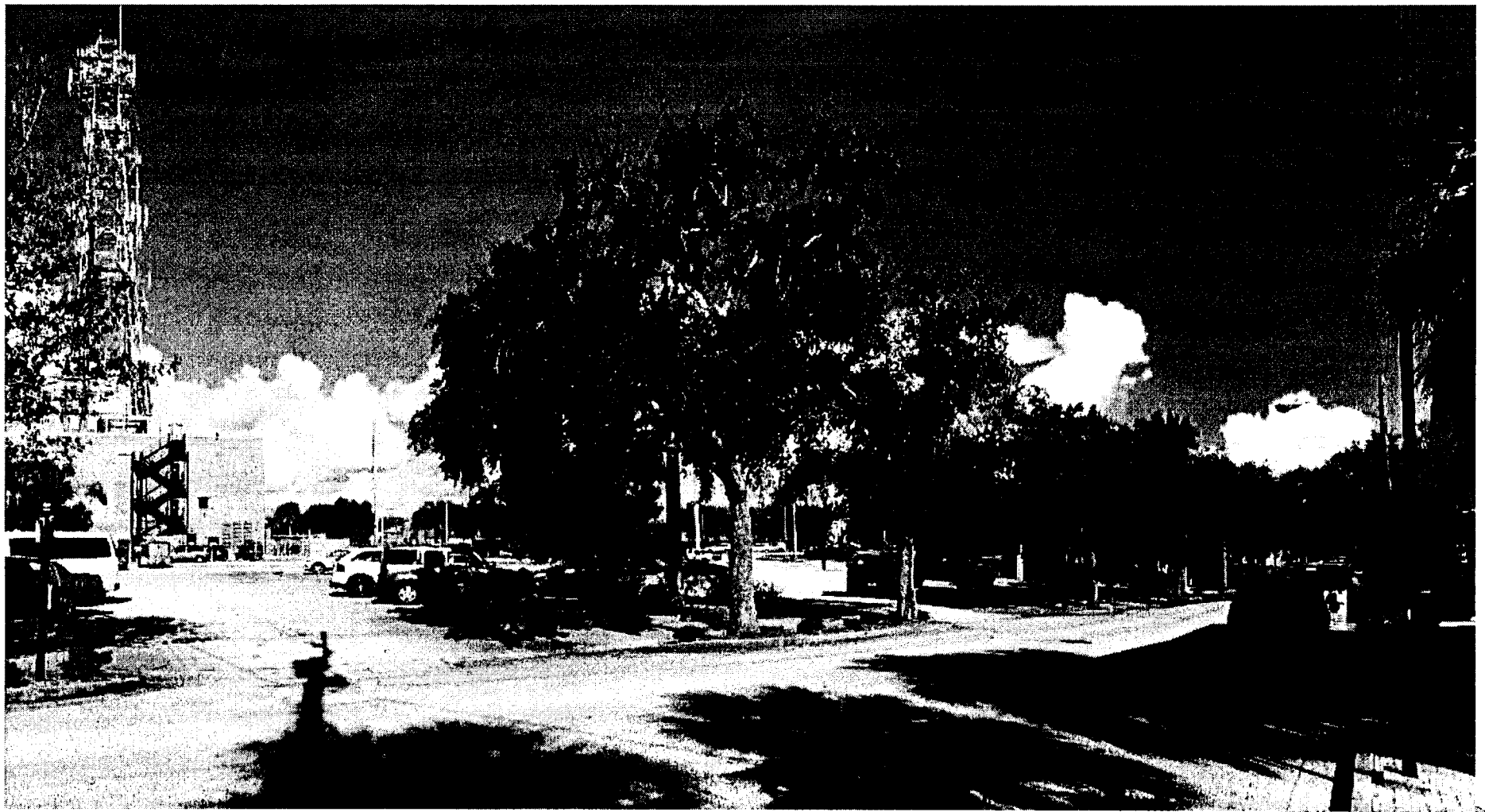
- Goal 3: Increase the economic prosperity of Historic Cocoa Village.
  - Objective 3.2: Increase the number of permanent residents living within Historic Cocoa Village.
    - The City should seek to leverage remaining vacant Cocoa CRA owned land for development of residential or mixed-use.

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FLORIDA

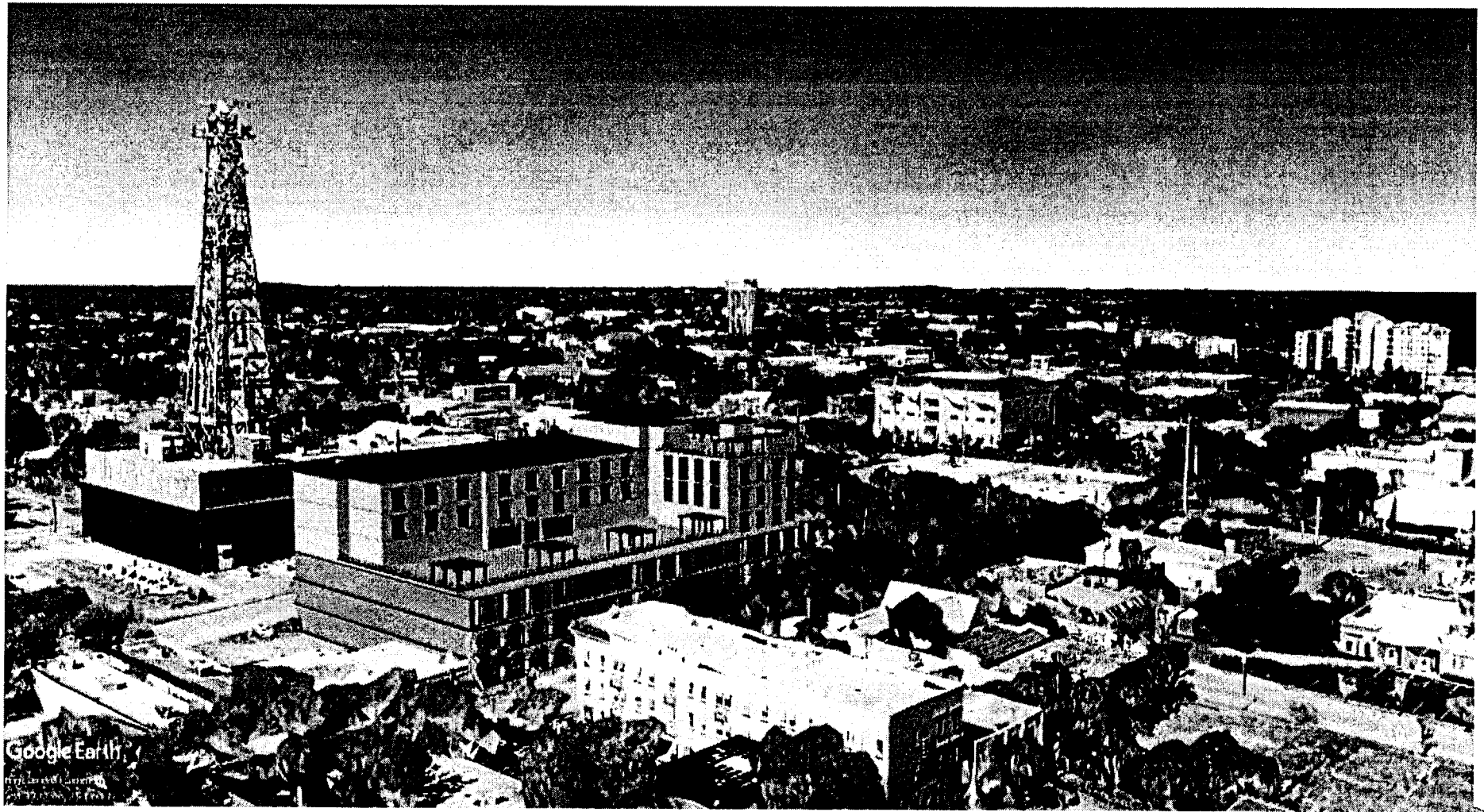
Visualizations

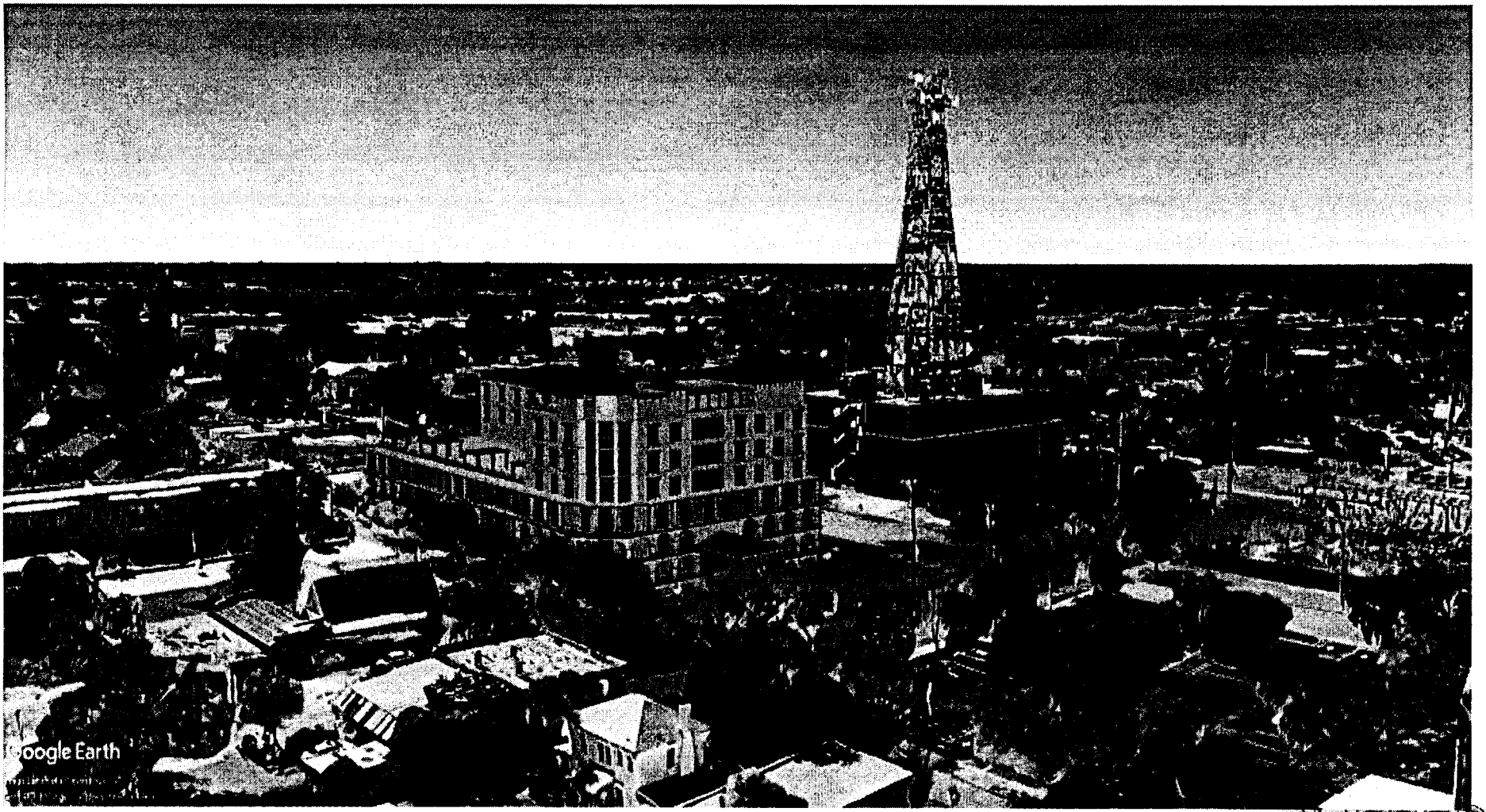


COCOA
FLORIDA



COCOA
FLORIDA


Google Earth



COCOA
FLORIDA



COCOA
FLORIDA



Unimpeded View vs Street Frontages

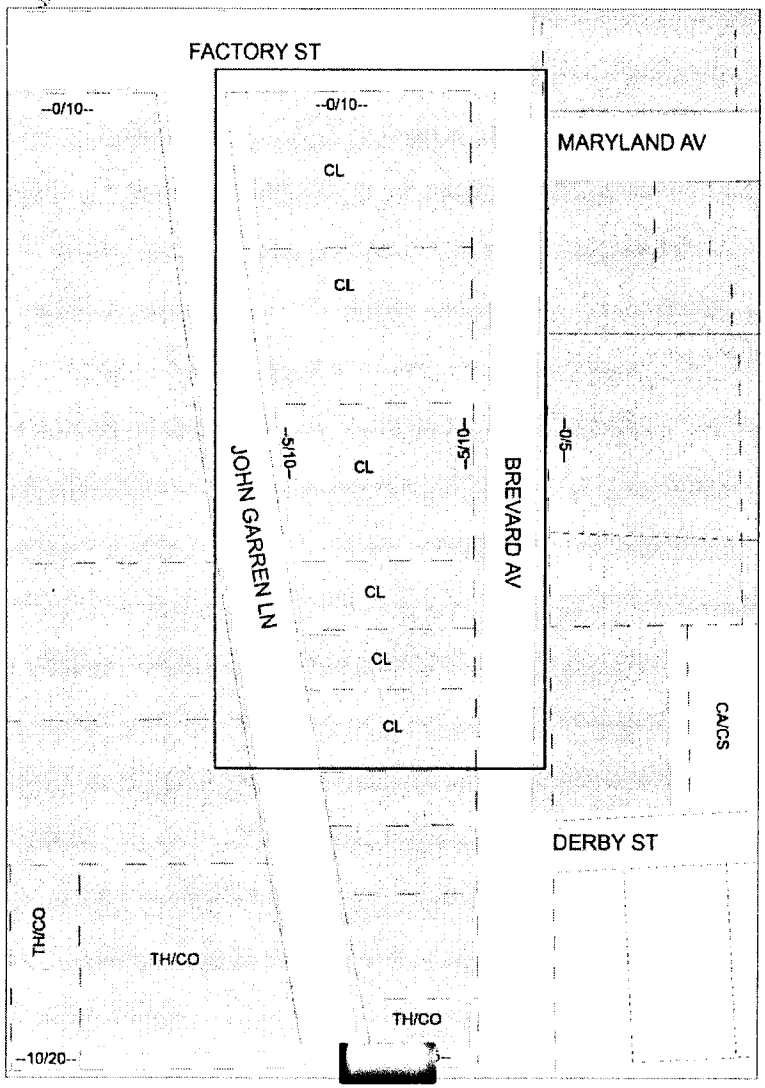
COCOA FLORIDA



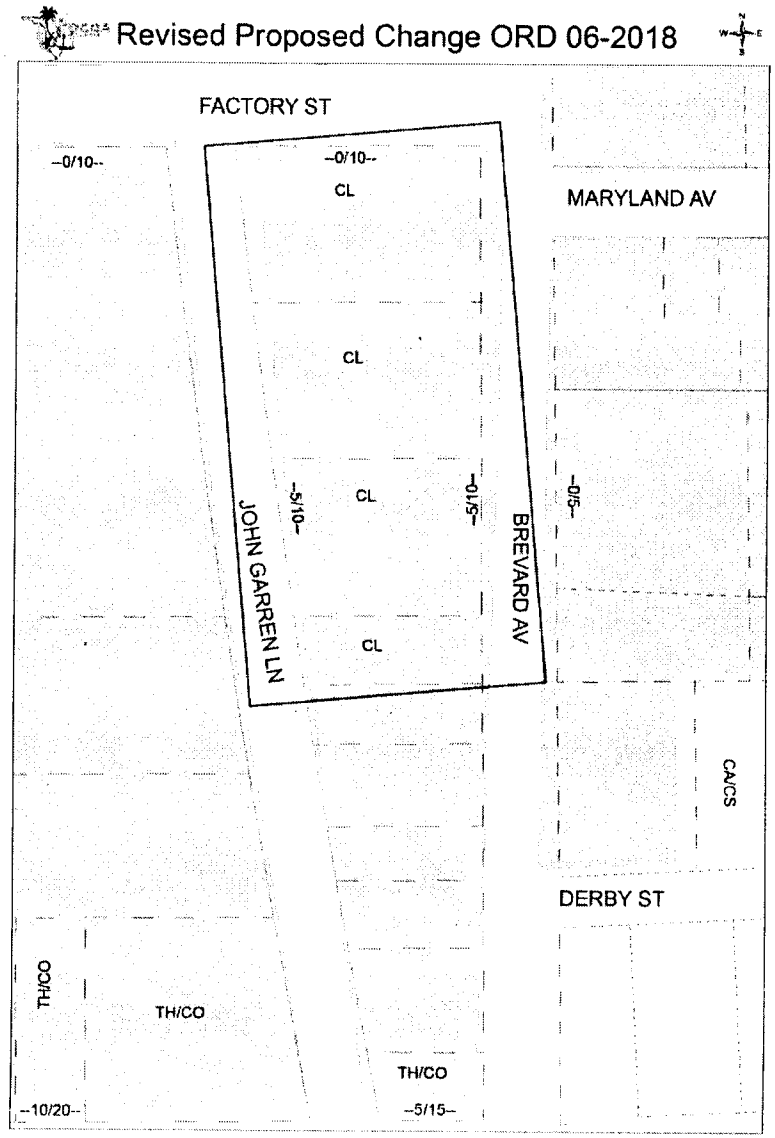
Revised Amendment

Initial Plan Amendment

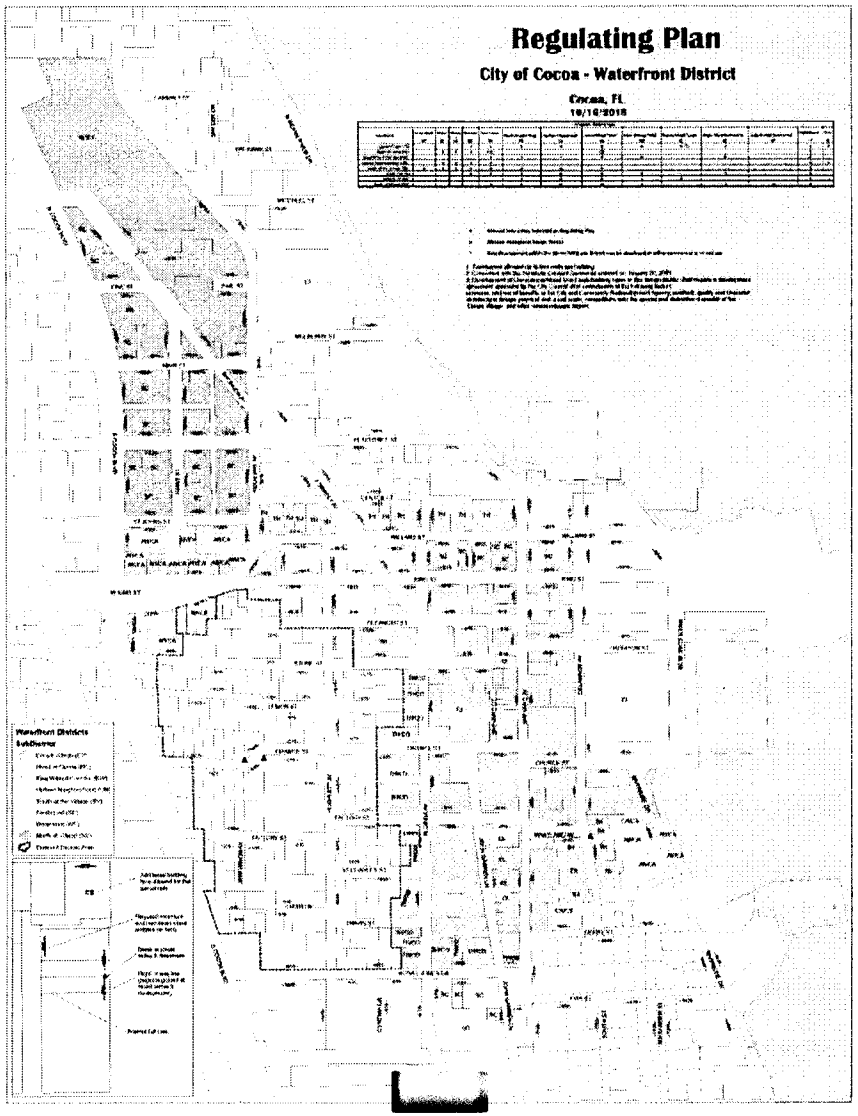
Initial Proposed Change ORD 06-2018



Revised Plan Amendment



Revised Regulating Plan



COCOA FLORIDA



Amendment Intent

Amendment Intent

- Balancing the past, present, and future
- Scale, cost, and amenities
- Destination Cocoa Village

Specificity of Amendment

- Four parcels
- Preserving character
- Step-down effect

COCOA FLORIDA

Destination Cocoa Village

- ## Space Coast Office of Tourism Survey
  - ### Domestic Tourism Accommodations Based Market

Cocoa Village	Spring 2018	Fall 2017
Participation Rate	46.3%	43.0%
Satisfaction Rate	4.26%	4.3%



Thank You & Good Night!

EXHIBIT C: COCOA REDEVELOPMENT AGENCY REDEVELOPMENT PLAN PRESENTATION

Cocoa Redevelopment Agency
Redevelopment Plan
Agenda Item VI.2 (14-484)
2nd Public Hearing

City Council

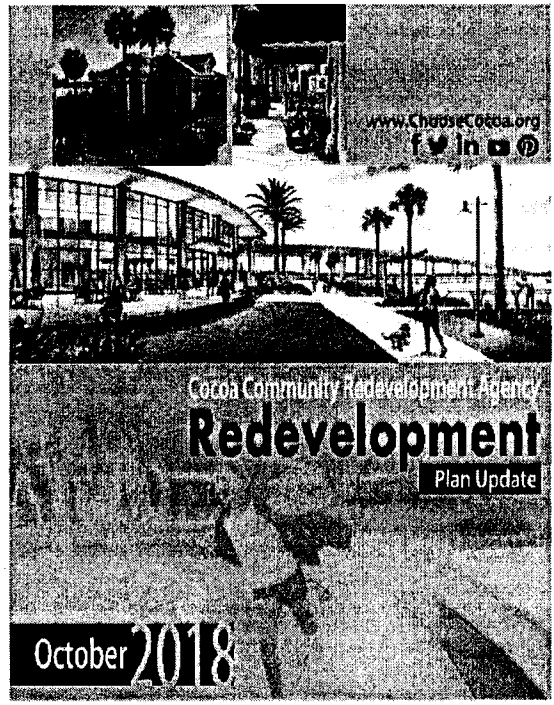
October 24, 2018

Cocoa CRA – Background Info

- Community Redevelopment Act of 1969, Chapter 163, Part III, Florida Statutes
  - Provides Authority to Undertake Community Redevelopment
    - City of Cocoa City Council adopted a Resolution on July 8, 1980, determining a Necessity for Redevelopment of Blighted Areas
    - City of Cocoa City Council adopted a Findings of Necessity Resolution on April 14, 1981
    - City Cocoa City Council established the Cocoa Community Redevelopment Agency on April 14, 1981 with the adoption of Ordinance No. 10-81
- Power to modify Community Redevelopment Plan
  - Section 163.361, Florida Statutes
- 2018 Proposed Amended Community Redevelopment Plan
  - 1997 Community Redevelopment Plan
  - 2008 Waterfront Master Plan (covered entire redevelopment area)
    - Plan was not amended at the time as projects and initiatives were found to be consistent with the 1997 Community Redevelopment Plan
  - 2018 Waterfront Master Plan update **(post Hurricane Irma)**

Why modify Cocoa CRA Redevelopment Plan

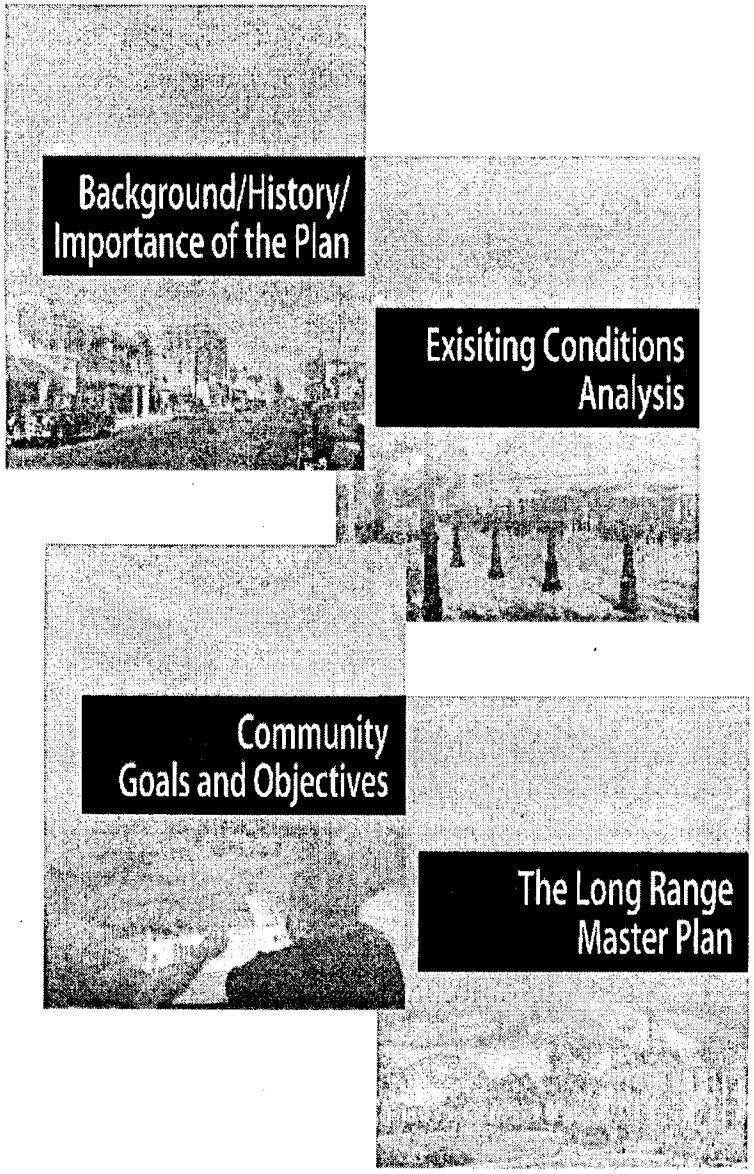
- **Cocoa CRA Community Redevelopment Plan was last modified and adopted in June 1997**



  - CRA Plan is a living document and projects, goals and activities should be evaluated and updated generally every 5 – 10 years.
  - City Comprehensive Plan Policy 1.1.4.9

    "On a continuing basis, the City shall review and update, as necessary, the Redevelopment Area Plans."
  - Pursuant to Section 163.387, Florida Statutes, a modified plan cannot exceed 30 years – **thus, the 1997 Cocoa CRA Redevelopment Plan will expire in Fiscal Year 2027.**
  - Modifying and adopting updated community redevelopment plan will the Cocoa CRA extend its life to the full statutory life of CRA 60 years, which would **extend the agency until April 2041.**
    - **This enables the Cocoa CRA sufficient time to undertake redevelopment projects and activities contained in redevelopment plan.**

What changed and what was modified



- Background/History – updated data,
- Existing Conditions – updated current conditions and maps and revised as appropriate
- Incorporated Frameworks for proposed Improvements
  - Establishment of sub-districts from 2008 Waterfront Master Plan
- Revised Community Goals, Policy Objectives & Plan Strategies
- Updated Capital Improvements Plan incorporating capital projects, **with established priorities and timelines**, from 2008 Waterfront Master Plan and (2018) Waterfront Master Plan Update

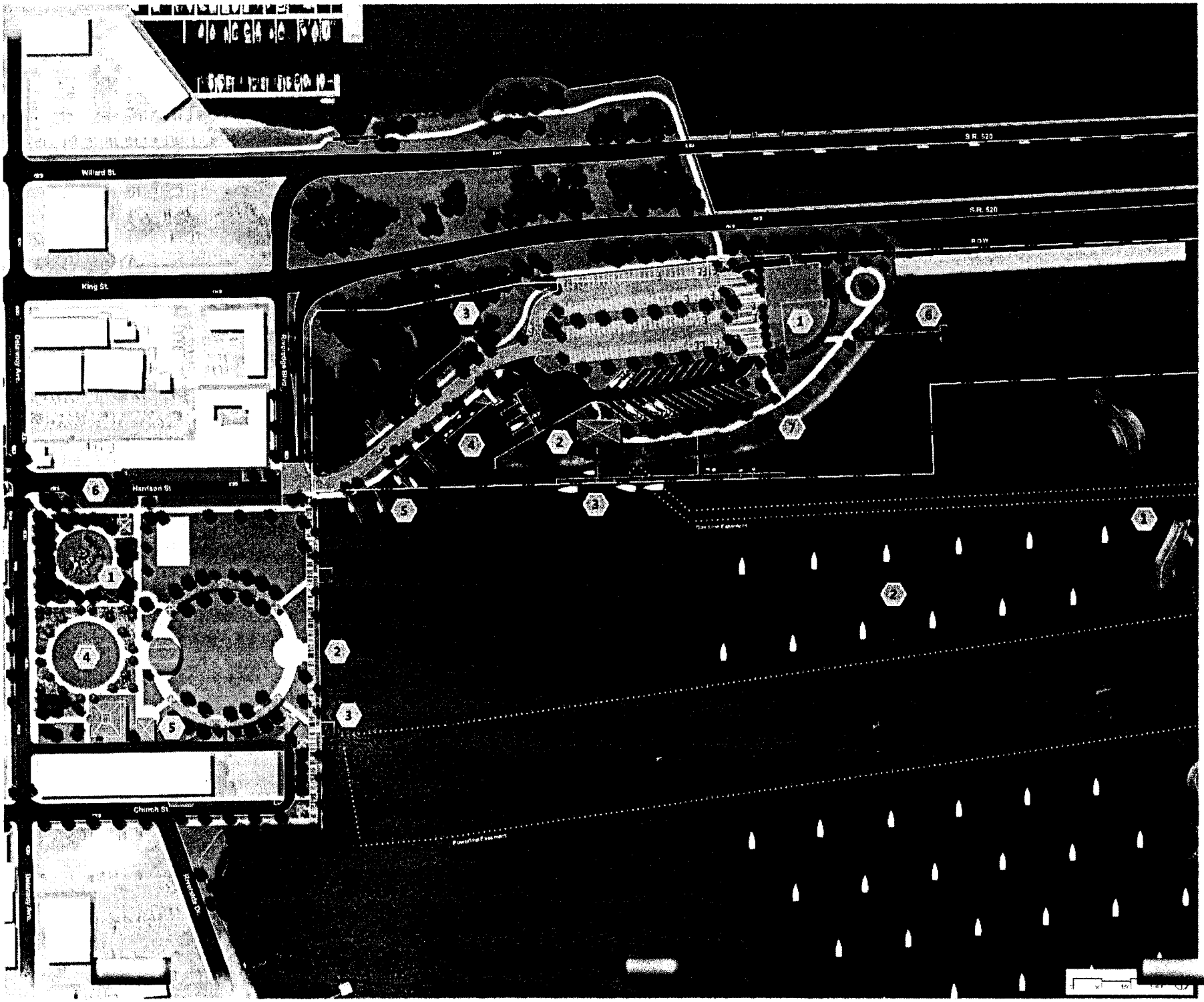
Redevelopment Goals and Objectives

The Cocoa CRA Community Redevelopment Plan was evaluated for consistency with the City's Comprehensive Plan:

- Future Land Use
- Transportation
- Housing
- Solid Waste Management
- Stormwater Management
- Coastal Management
- Recreation and Open Space

Capital Improvements Plan

- Waterfront Improvements and Enhancements
- Lee Wenner Park
  - Recognizes Acquisition from Brevard County BOCC
  - Eliminated projects completed and no longer consistent
  - Location of New Civic Center
- Riverfront Park Improvements
- CRA Projects
  - Provisions to improve and promote infill housing including workforce and affordable housing
  - Parking improvements
- Catalytic Mixed-Use Development Sites identified
- Wayfinding – Gateways and Signage
- Streets – Stormwater Improvements



City of Cocoa
Waterfront Conceptual Master Plan

April 09, 2018

LEGEND:

Waterfront Improvements
1. Living Breakwater
2. North Mooring Facility + Pump Out vessel & facilities
3. T Dock with mix of fixed and floating piers + 100' extension. Include floating piers + concrete construction
4. Dinghy Dock
5. Day Slips
6. New Fishing Pier, East Lee Wenner Island
7. Shoreline Stabilization

Lee Wenner Improvements
1. Civic Building
2. Harbor Master Building
3. Lee Wenner Park Renovation

Downtown Park Improvements
1. Taylor Park Renovation
2. Promenade
3. Overlooks
4. Porcher House Lawn + Garden
5. Support Building for Amphitheater
6. Harrison Street Streetscape

2008 Master Plan – Covered the entire CRA



Cocoa Waterfront Master Plan

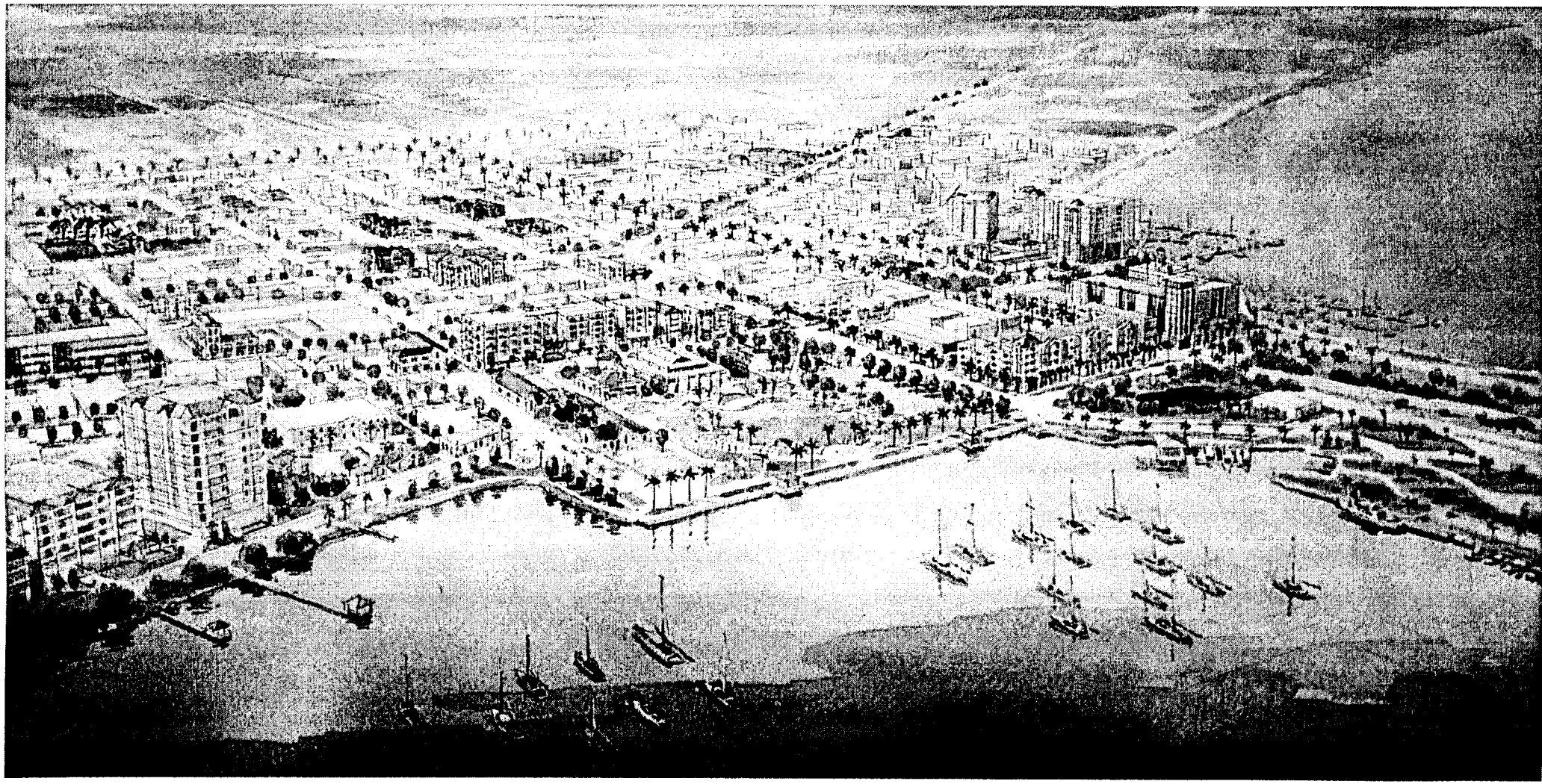
PROJECT REPORT

Cocoa Community Redevelopment Agency

GLATTING JACKSON KERCHER ANGLIN



Waterfront Vision



Waterfront Master Plan
Great Recession of 2008

a. US1 Streetscape Improvements

b. Rosa L. Jones Park Traffic Square Designed (not yet built)

c. Form-Based Code Adopted
   a. Waterfront Overlay
   b. Development and Design Guidelines

d. Wayfinding Finding
   a. Program and guidelines developed
      - Entry signs
      - Gateway Feature

e. SR520 Improvement Study – FDOT Corridor Study

f. Florida Avenue Streetscape

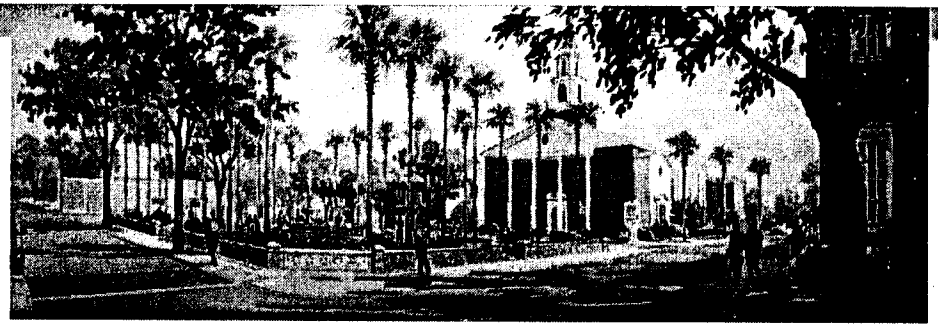
g. City Acquired Oaks Mobile Home Park

h. Parking Study – 2017 Update

i. City Referendum approved preserving Public Use and Scenic Vista water's edge use.

j. Lee Wenner Park Conveyed from County to City which contemplated waterfront capital improvements

k. Pre-Development Activities – Brownfields Environmental Site Assessments



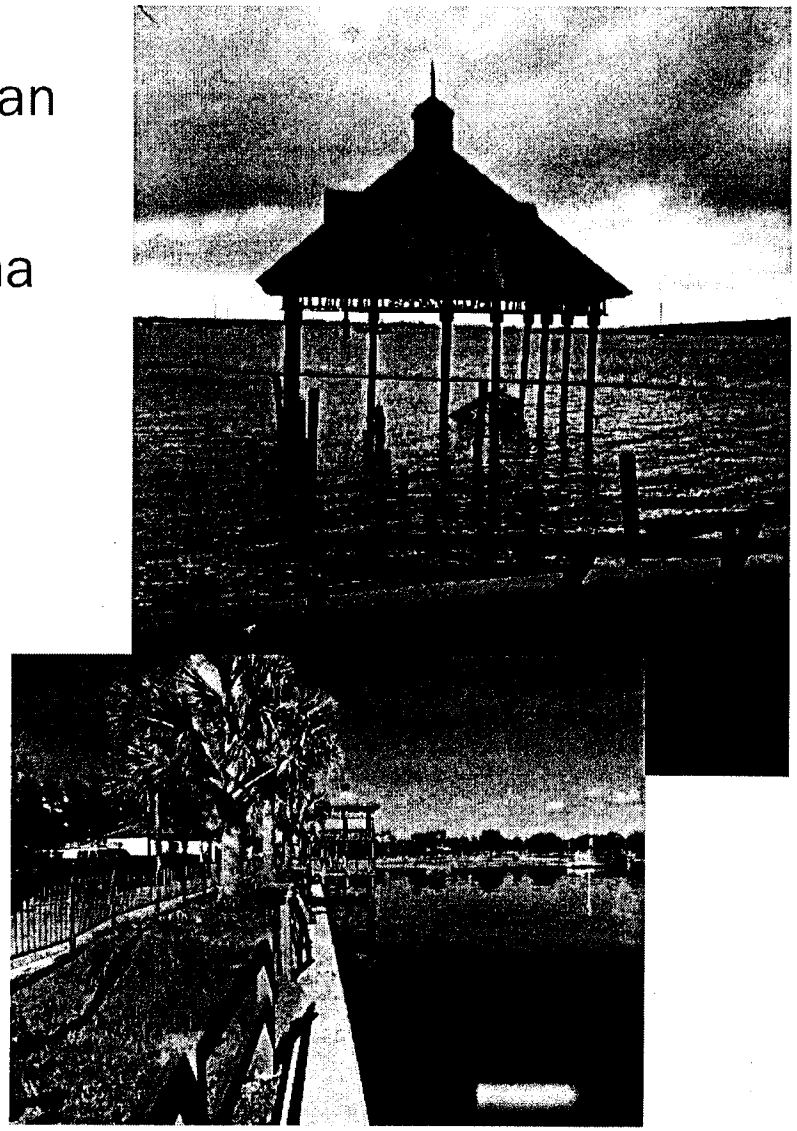
Rosa Jones Square Vision, now designed to construction document level

Florida Avenue Streetscape and new Business Development



Post Hurricane Irma – Master Plan Update

- Build Upon 2008 CRA Approved WF Master Plan
- Acknowledge Projects Completed Since 2008
- Recognize Repair Efforts due to Hurricane Irma
- Incorporate Lee Wenner Park acquired from Brevard County BOCC
- Incorporate Projects Already Underway
- Broad Community Input for Key Goals
  - 10 Year Action Plan
  - Long Term Objectives
  - Conceptual Level Planning
  - Order of Magnitude Budgeting



A High Level, Direct, Planning Effort...

...W[redacted]o we want to put back, chan[redacted]r add?



Public Review Process

Planning & Zoning Board Review

Pursuant to s. 163.360(2)(a), Florida Statutes, a CRA Redevelopment Plan must, "***"Conform to the comprehensive plan for the ...municipality as prepared by local planning agency under the Community Planning Act."***

- Prior to the Cocoa CRA's consideration of an update to its Redevelopment Plan, the City's Land Planning Agency (LPA), the Planning & Zoning Board, reviewed the proposed Redevelopment Plan for conformance with the City's Comprehensive Plan.

- Planning & Zoning Board's role was to consider whether the proposed draft amended Cocoa CRA Redevelopment Plan was consistent with the City's Comprehensive Plan.
  - **On September 10, 2018, the Planning & Zoning Board found the 2018 Cocoa CRA Redevelopment Plan as amended was consistent with the City's 2010-2020 Comprehensive Plan.**

Redevelopment Goals and Objectives

The Cocoa CRA Redevelopment Plan was evaluated for consistency with the City's Comprehensive Plan:

- Future Land Use
- Transportation
- Housing
- Solid Waste Management
- Stormwater Management
- Coastal Management
- Recreation and Open Space

Notice to Taxing Authorities – Legal Advertisement

- Pursuant to s. 163.361,(3)(a), Florida Statues, the City of Cocoa noticed the Brevard County Board of County Commission Chairperson and County Manager by email on September 21, 2018, and Certified Mail.

- Pursuant to s. 163.361,(2), Florida Statues, the City of Cocoa legally advertised the public hearings for the Ordinance to adopt the updated Cocoa CRA Redevelopment Plan in the Florida Today newspaper on September 25, 2018.

- Brevard County BOCC was presented the updated Cocoa CRA Redevelopment Plan under its Consent Agenda at its October 23, 2018, and after discussion acknowledged receipt of the plan.

Cocoa CRA 2018 Redevelopment Plan

Cocoa CRA Board Action: Cocoa CRA Board considered and approved the updated Redevelopment Plan at a Special Cocoa CRA Meeting on September 18, 2018, and recommended City Council approve the 2018 Cocoa CRA Redevelopment Plan.

Pursuant to s. 163.361,(3)(a), Florida Statutes, the governing body (Cocoa City Council) shall hold a public hearing on a proposed modification on any community redevelopment plan.

City Council Action: On October 10, 2018, City Council approved the First Reading of Ordinance 10-2018 approving the Cocoa Community Redevelopment Agency redevelopment plan update.

City Council Requested Action: Approve the Second (and Final) Reading of Ordinance 10-2018 approving the 2018 Cocoa Community Redevelopment Agency redevelopment plan update.



Questions and Public Comment