MINUTES
CITY OF COCOA
DISTRICT 4 TOWN HALL MEETING

OCTOBER 17, 2023

A District 4 Town Hall Meeting was held on Tuesday, October 17, 2023, at the Brevard Museum of History and Natural Science, located at 2201 Michigan Ave., in Cocoa, Florida, 32922, as publicly noticed.

I. Opening Matters:

Councilmember Koss called the meeting to order at 6:06 p.m.

Mayor Michael Blake provided the invocation and Councilmember Koss led the assembly in the Pledge of Allegiance to the Flag of the United States of America.

PRESENT:	Michael Blake	Mayor
	Alex Goins	Councilmember
	Lorraine Koss	Councilmember
	Stockton Whitten	City Manager

OTHER STAFF MEMBERS PRESENT:

Charlene Neuterman, Community Development Director; Abby Morgan, Interim Public Works Director; Samantha Senger, Communication and Economic Development Director; Alyssa Backer, Human Resources Technician.

II. Welcome/ Introductions by Councilmember Koss

III. Department Updates:

Brightline update was provided. Service will begin between Miami and Orlando. Proceed with caution. Look, listen, live.

Charlene Neuterman, Community Development Director, provided an update on the listed development projects:

Recently completed housing projects: The Adamson Creek Phase 2 (single family, 155 units), The Cocoa Grand (Multi-family, 268 units), The Integra (Multi-family, 249 units) and the Lakeside Palms (Single family, 87 units).

Housing Projects under construction: The Adamson Creek Phase 2 (single family, 30 units), the Cirrus (mixed use, 280 units), the Orchid Lake (Multi-family, 90 units), the River Walk Subdivision (single family, 26 units), and the Cottages at Cocoa Village (multi-family, 18 units).

Housing projects under review/ pre-application: Windward Preserve (368 units) under review; Stillwell (258 units) pre-application; Kotter 3D Homes (220 townhomes for sale) under review; Adamson Creek Phase (30 homes) under review; Range Road Subdivision (71 homes) pre-application; Legacy (264 units) pre-application; Cocoa Bay Estates (7 homes) under review; Allegra (300 apartments 30 % affordable) development agreement, under review; Mountain Cove Homes (450 homes) under review; Sabal Lake Estates (8 units 4 duplexes) pre-application; 430 Brevard, LLC (245 apartments) pre-application.

City of Cocoa Housing Projects: Diamond Square lots for affordable housing (city CRA owned 40 lots, RFP out); Community Housing Initiative, Inc., Michael Blake Subdivision groundbreaking 11/1; 915 Florida Ave (city owned, near future RFP); 630 Brevard (city owned, RFP out)

Charlene Neuterman, Community Development Director, said that the Diamond Square is budgeted for first time home buyers.

The Upstart small business program was discussed which will provide grants for upcoming small businesses. Two $10,000 grants available city-wide. Two $15,000 grants available for Diamond Square.

Councilmember Koss showed a map with upcoming FDOT projects. The Clearlake project will be federally funded.

SR524 Projects: the map was looked at to see what is approved/ vested and what projects are in review. These will be done in phases which can be seen in the slideshow provided.

Abby Morgan, Interim Public Works Director, spoke on the upcoming Public Works Projects which include a new park entrance sign, football concession storage addition ($200,000), paving of football parking lot ($300,000), concession building renovations to baseball and softball buildings ($200,000), softball field renovations ($162,928), new football field irrigation and stormwater ($490,000), goal posts ($35,000) and 3-sided perimeter fencing ($50,000).

IV. Clearlake Community (A sense of place)

Councilmember Koss discussed negotiations are happening to open Titan Trail to walk around the lake. Also, a regional activities center is being developed.

Brightline won't talk about a Cocoa station just yet but conditions are favorable. The Space Coast TPO is all about getting a station in Brevard.

V. Stay Connected with the City of Cocoa

Samantha Senger, Communication and Economic Development Director, discussed numerous ways to stay engaged with the City of Cocoa including the community newsletter, social media and the website. Also, streaming through the website and YouTube.

They are working on a chatbot to guide through the website.

Citizen's Academy is continuing where our citizens are learning how the departments work. They were able to interact with the Director of the Finance department and learn how some of the processes work.

There is a monthly e-newsletter which is available via hard copy or you can sign up at www.CocoaFL.gov/notifyme.

There is also an app called Cocoa Connect that can help with the citizens staying involved. It can help with reporting issues such as pot holes which will send the GPS location to our Public Works department, helping them fix the issue quickly.

VI. Questions

Steve Murphy asked for a status on Indian River Drive septic to sewer project. In response, City Manager Whitten replied the project is to be completed by 2030. Where sewer is available homes will be converted to sewer. Where it is not available, people must go to advanced septic. This is an ongoing project where more information will be provided as the project progresses.

Jerry Spedding asked for an update on Range Road and the new subdivision.

Judy McCluney asked how can we protect our wetlands. There are FEMA maps in place to show protected land.

Linda Bender inquired more about the Cocoa projects and would specifically like to know how the traffic will be handled with both one-way streets and limited parking. City Manager Whitten ensured her there are code parking requirements in place and the projects approval relies on meeting all codes.

Celeste Corrado raised a concern in regards to so much "clear cutting" of environmentally sensitive properties in and around Indian River Lagoon and Indian River Drive. In response, there is protection of the St. Johns and also City Code that must be met. There are multiple agencies that are involved in the protection of the environment.

Linette Daniels reported six months or more of street light outages and issues from Fiske Blvd to Clearlake Rd. City Manager Whitten and Councilmember Koss said this is an issue for FPL as these are not City of Cocoa lights. Both have submitted the issue to FPL. City Manager Whitten said he will contact FPL again to report the issue.

Pat Wilson would like to know who else is working with Eastern State after they fix the sidewalk. There has been a $4-6 million-dollar project announced to convert/refurbish the library to a tech manufacturing facility for vocational use.

Greg Griffin requested a nice size foldable map.

VII. Adjournment:

Councilmember Koss thanked everyone for coming and sharing their input.

The Town Hall meeting adjourned at 7:33 pm.

Michael Blake, Mayor

ATTEST:

Monica Arsenault, Interim City Clerk
(Transcribed by Alyssa Backer, Human Resources Technician)