MINUTES **FINAL**
COCOA CRA
SPECIAL MEETING
September 13, 2022

The Special Meeting of the Cocoa Community Redevelopment Agency was held on September 13, 2022 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noticed.

I. CALL TO ORDER:

Chairman Blake called the meeting to order at 5:04 pm.

ROLL CALL:

Michael C. Blake	Chairperson
Lavander Hearn	Vice Chairperson
Alex Goins	Agency Member
Rip Dyal	Agency Member
Lorraine Koss	Agency Member
Janne Etz	Agency Member
Candace Rogers	Agency Member
Anthony Garganese	Agency Attorney
Lori Chabot	Recording Secretary

PRESENT:

Michael C. Blake	Chairperson
Lavander Hearn	Vice Chairperson
Alex Goins	Agency Member
Janne Etz	Agency Member
Candace Rogers	Agency Member
Rip Dyal	Agency Member
Lorraine Koss	Agency Member
Anthony Garganese	Agency Attorney *arrived 5:10*
Lori Chabot	Recording Secretary

ABSENT:

None

STAFF PRESENT:
City Manager, Stockton Whitten and Charlene Neuterman, Community Services Director.

Agency Member DYAL led the assembly in the Invocation and **Vice Chairperson HEARN** led the assembly in the Pledge of Allegiance to the flag of the United States of America.

II. APPROVAL OF AGENDA:

AGENDA: Special Meeting, September 13, 2022 as written or with amendments.

* **MOTION by Agency Member DYAL; SECONDED by Agency Member KOSS to approve the Agenda for the Special Meeting of September 13, 2022, as written.**

AYES: BLAKE, HEARN, GOINS, ETZ, ROGERS, KOSS, DYAL

MOTION PASSED UNANIMOUSLY (7-0)

III. DELEGATIONS:

Aleck Greenwood, Cocoa provided pictures and spoke regarding the parking spaces and people not parking properly. He added the Village is losing parking spaces with the layout. And recommended adding markers to better define individual spaces.

IV. PRESENTATIONS: None

V. ACTION ITEMS:

1. Request Agency approval of the Final 2022 Cocoa Redevelopment Agency Plan Update and to proceed with City Council First and Second Readings for adoption.

Director Neuterman introduced the item stating at the Cocoa CRA Meeting held on September 6, 2022, Agency Members Approved a preliminary draft of the updated Cocoa Redevelopment Agency Redevelopment Plan for purposes of requiring Agency staff to transmit the preliminary draft of the Redevelopment Plan to the City's Land Planning Agency ("LPA") for a recommendation on whether the draft updated Redevelopment Plan is consistent with the City's Comprehensive Plan pursuant to the requirements of law.

Additionally, at the September 7, 2022, City of Cocoa, Planning and Zoning Board Meeting Board Member's approved authorizing Agency staff to incorporate the LPA's recommendation into the draft updated Redevelopment Plan and to finalize a final draft of the updated Redevelopment Plan to be submitted to the Agency for final consideration and approval at this meeting. One recommendation was made to modify the language related to times of service by the law enforcement officers.

She continued stating In 1981, the Cocoa City Council adopted Ordinance No. 10-81 creating the Cocoa Redevelopment Agency. In 1982, the Cocoa City Council adopted Ordinance No. 28-82 approving the Cocoa Redevelopment Plan, prepared by Glatting, Sellen, Lopez, Anglin. In March of 1997, the Cocoa City Council adopted Ordinance No. 27-97, adopting and amending the Cocoa Redevelopment Plan, prepared by Design West Studios. In 2008, the Cocoa Community Redevelopment Agency (CRA) approved the Cocoa Waterfront Master Plan,

prepared by Glatting, Jackson, Lopez, Anglin. In June 2018, the Cocoa CRA approved the Five-Year Cocoa Waterfront Master Plan Update. In October 2018, the Cocoa CRA and City Council approved the Cocoa CRA Plan Update.

The Cocoa CRA has accomplished several goals and objectives in the past 41 years, including Riverfront Park, the dredged basin, renovated boat launch platforms, the purchase of land for redevelopment, the US 1 and Florida Avenue Streetscape Projects, the Riverfront Pedestrian Connector, reconstructing the boat ramp and creation of the Cocoa Village entryway. It has been four years since the Plan has been amended. Given the extensive level of projects currently proposed for and amend the 1997 Cocoa Redevelopment Plan to reflect current conditions, challenges, future projects and opportunities to implement the Agency Mission.

Under the Community Redevelopment Act of 1969 ("Act"), the procedural requirements governing the modification of redevelopment plans are governed by Section 163.361, Florida Statutes. In the case of the Agency, which again was established in 1981 prior to Brevard County adopting a home rule charter, the following procedures will apply:

The Plan, and any modifications thereto, must meet the substantive plan requirements set forth in the Act. See §§ 163.360, 163.362, Fla. Stat. SS 163.360, 163.362, Fla. Stat.
Upon completion of the draft Plan modifications, the Agency staff is required and shall present the draft to the Agency for preliminary review and comment. When the Agency is satisfied with the draft Plan modifications, the Agency should direct Agency staff to request that the Cocoa Planning and Zoning Board, the City's Land Planning Agency ("LPA"), consider the proposed Plan modifications for conformance with the City's Comprehensive Plan because the Act requires that the Plan be consistent with the City's Comprehensive Plan. See §163.360(2)(a), Fla. Stat.

At the Planning and Zoning Meeting on September 7, 2022, Board Members approved the draft Plan Update with one request. They requested that the times noted of 10:00pm - 3:00am for the enhanced law enforcement, be modified to say, “one hour after bar closing times”. Should the Agency agree with this statement, Staff will make the necessary changes to the Plan Update and Ordinance as necessary.

The City Council (the "governing body" under the Act) will then consider adopting the ordinance and Plan modifications in accordance with the ordinance adoption procedures stated above. See also §163.346, Fla. Stat. (requiring the governing body to provide public notice of the proposed action pursuant to s. 166.041(a}, Fla. Stat.).
Notice was sent to the taxing authorities prior to the meeting as required by Florida Statute 163.346. The mailed notice was sent prior to the first reading of the ordinance, and the notice should advise the taxing authorities of the scheduled City Council meeting dates for both the first and second readings. This letter was mailed out on August 15, 2022, via certified mail.
In accordance with F.S.§163, Chapter III, staff has prepared the attached 2022 Cocoa CRA Redevelopment Plan Update Draft for the CRA’s consideration to direct that the draft be submitted to the City’s Land Planning Agency for review for consistency with the City’s Comprehensive Plan.

The Plan
The 2022 Cocoa CRA Redevelopment Plan Update is related only to incorporating a community policing program. Generally, the Update includes the following language related to Community Policing Initiatives:

> The scope of the Cocoa Redevelopment Community Policing Program ("Program") will include additional police presence in the Cocoa Downtown Community Redevelopment Area including the Cocoa Riverfront Park and waterfront area ("Downtown Area"). The primary focus of the Program will be to ensure that residents, customers, visitors, and merchants and their employees consider Downtown Cocoa to be a safe and welcoming environment to patronize and conduct business and recreate. The intent and purpose of this Program is to proactively enhance the current level of police patrol and provide a more personal level of service by providing a direct liaison between the Agency Board/Downtown community and the Cocoa Police Department. It is expected that police officers will be assigned to permanent areas of responsibility and shift details to maximize the effectiveness of the Program. Police officers will work to proactively form partnerships with residents and businesses to jointly promote crime prevention, prevent disorder and improve public safety by addressing specific issues indigenous to the Downtown Area.

The full draft is attached as Exhibit B and the modifications are located on pages 49-50 of the Draft Plan.

Upon CRA approval, staff will present the draft Plan to the Planning and Zoning Board (P&Z) to ensure consistency with the City's Comprehensive Plan. The Plan will be adjusted to reflect comments and recommendations from the P&Z meeting. Notice of Council Meeting dates to review the Plan will be sent by registered mail to pertinent taxing authorities, at least 15 days prior to first reading. The Final Plan will go to Council for first and second reading.

Subject to applicable notice and meeting requirements, and potential conflicts with other scheduled public meetings, staff developed the below schedule to amend the Plan:

September 6, 2022	Special Cocoa CRA Meeting to approve draft plan
September 7, 2022	Regular PZ Meeting
September 13, 2022	Special Cocoa CRA Meeting to approve plan
September 14, 2022	Notice and Plan certify mail to BCCC
September 27, 2022	City Council First Reading
October 11, 2022	City Council Second Reading

* ***MOTION by Agency Member DYAL; SECONDED by Agency Member GOINS approving** the Final 2022 Cocoa Redevelopment Agency Plan Update and to proceed with City Council First and Second Readings for adoption.

AYES: BLAKE, HEARN, GOINS, ROGERS, DYAL, KOSS, ETZ

MOTION PASSED UNANIMOUSLY (7-0)

VI. ATTORNEY'S REPORT:

VII. UPDATES AND STAFF REPORTS:

Agency Member **KOSS** spoke regarding Aleck Greenwood's comments on the parking spaces and stated the design was from an engineer study to be the best option. Agency Member **ETZ** spoke in agreement with Mr. Greenwood about improper use of parking spaces.

VIII. NEXT MEETING DATE:

Monday, October 3, 2022, at 6:00 in the Council Chambers located in Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

IX. ADJOURNMENT:

* **MOTION by Agency Member ETZ; SECONDED by Agency Member GOINS to adjourn the meeting.**

AYES: BLAKE, HEARN, GOINS, ROGERS; ETZ, KOSS, DYAL

MOTION PASSED UNANIMOUSLY (7-0)

MEETING WAS ADJOURNED AT 5:11 PM.

Michael C. Blake, Chairperson

Respectfully Submitted by:

Lori Chabot, Recording Secretary