MINUTES
City of Cocoa
Regular Meeting of The City Council

June 8, 2021

A Regular City Council Meeting was held on Tuesday, June 8, 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 6:00 p.m.

Ms. Bernice Cox provided the invocation and Mr. Dennis Bunt 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
	Lorraine Koss	Councilmember
	Anthony Garganese	City Attorney
	Stockton Whitten	City Manager
	Carie Shealy	City Clerk

OTHER STAFF MEMBERS PRESENT:

Matthew Fuhrer, Assistant City Manager; Tammy Gemmati, Administrative Services Director; Katie Ennis, Acting/Deputy Utilities Director; Evander Collier, Chief of Police; Jonathan Lamm, Fire Chief; Bryant Smith, Public Works Director; Rebecca Bowman, Finance Director; Charlene Neuterman, Interim Community Services Director; Trevor Roth, Helpdesk Support Tech; Dennis Bunt, Code Enforcement Manager; Steve Murdick, Code Officer; Darla Crowl, Code Coordinator; and Samantha Senger, Assistant to the City Manager/PR Specialist.

II. Approval of Agenda and Minutes:

1. **Agenda:** Regular Meeting of June 8, 2021 (21-411)

2. **Minutes:** N/A

* **MOTION by Councilmember Koss; Seconded by Councilmember Hearn, to approve the Agenda as presented for the Regular meeting of June 8, 2021.**

AYES: Blake, Goins, Dyal, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

III. Awards and Presentations:

1. Proclamation: Proclaiming the Week of June 7-11, 2021 as "Code Enforcement Officers' Appreciation Week". (21-382). (Mayor Blake)

Mayor Blake read the proclamation into the record and recognized the City's Code Enforcement officers. Those in attendance were Dennis Bunt, Code Enforcement Manager; Darla Crowl, Code Coordinator; and Steve Murdick, Code Officer. He thanked them for all that they do.

Mr. Bunt spoke on behalf of the Code Enforcement department and assured citizens that they are dedicated to making things better for them in the community.

2. Proclamation: "National Gun Violence Awareness Day". (21-409). (Councilmember Hearn)

Councilmember Hearn read the proclamation into the record. Mayor Blake called those in attendance receiving the proclamation up while the proclamation was read.

Councilmember Hearn spoke of his appreciation for the group and for their education on gun safety and violence.

A representative spoke and thanked Council for the proclamation. She mentioned that they were there to support Ms. Anita Gibson who is a survivor.

Ms. Anita Gibson spoke in regards to her son who was murdered. She noted that as a group they advocate for gun violence but as a world they need to be responsible with guns. One day, it could be you affected by this. She thanked Council for the recognition and proclamation.

Mayor Blake saluted the mothers and all of those who support the organization.

IV. Delegations:

Raymond Gerry, 658 Coyote Drive, Cocoa, Panther Ridge Subdivision, spoke in regards to his water bill, which was $528 for one month. He stated that most of the month he did not live in the house and were in the process of moving in. He has had problems getting in touch with the water department and when he was able to speak with them they were contradictory. He explained the different scenarios that he was told that it could possibly be and would like a solution to this ridiculous water bill. It was frustrating to not get answers.

It was a consensus for the City Manager to look into this issue. He agreed to do so.

Laurie Gerry, 658 Coyote Drive, Cocoa, Panther Ridge Subdivision, advised they were new to Florida and had never had a water bill before. She was being proactive and on May 10th received a bill for over 35,000 gallons and they owed $528. She received a report on May 14th showing a leak and asked the city to replace the meter box. They replaced the box but not the meter. No call has been received since the workshop when they spoke however, yesterday, Lisa Sampson spent a long time on the phone with her, reviewing the account. Don Downs was coming to speak with her tomorrow. She voiced her frustration that it took over a month for someone to call her to figure out this problem. She realizes it could be a DR Horton issue but people should not have to wait a month for answers.

Phyllis Moscoso, 2209 Catawba Drive, Cocoa, stated that she has spoken twice to Council and she provided an update on the Brevard Museum operations. She spoke of a meeting held recently by Councilmember Koss and which Councilmember Dyal also attended. Many of the fifty plus people who attended the meeting have volunteered their time to help maintain the museum and areas around it. It is becoming clear that there is support for the Museum. She asked that in the upcoming budget funds be allocated for it. In closing she pointed out that an email had been sent earlier in the day to continue dialog about a 501c3 and if the City would be interested in this come October 1st, as well as what the City's intentions were for the Museum.

Kevin Bond, 3462 Echo Ridge Place, spoke about the Cocoa Conservation Trail project. He shared that he was a distance runner and explained how running on

trails versus concrete is more beneficial. He was in support of this trail and believes Cocoa could have the next championship team.

Jamin Robinson, San Beluga Way, Rockledge, spoke in regards to the Conservation project located next to Cocoa High School. He is also a runner and a coach who was born and raised in Cocoa. He grew up Tiger Pride and stayed in and out of trouble, with running becoming his outlet. He felt that there should be a trail like this in order to keep runners and kids alike a place to go and feel safe.

Bernice Cox, 701 Aurora St., Cocoa, mentioned her volunteer efforts in regards to code enforcement and provided information of violations she has seen on Varr Avenue. She hoped they would be cited. They ride around every Sunday before council meetings. Additionally, the southside of Diamond Square is a big problem. There are also numerous tents by Provost Park and she asked that they be trespassed.

Terrence Thomas, 708 Rosa L. Jones, Cocoa, stated that every time he speaks about Larry Sinclair at a meeting, the next week he has code signs. There is enough going on in the City that needs attention. He appreciated the help with the fencing, but feels that every time he mentions his name he gets a new code violation. People cannot afford the fines.

Michael Youngblood, 2239 Norwood Court, Cocoa, spoke about the approval of a splashpad at Junny Rios Park. He thanked Council and thought it was great.

Nick Sharma, 6851 Snapping Turtle Trail, has also experienced the same issues in Panther Ridge. He owns multiple properties including some in Los Angeles. He provided statistics among different cities who are also sewer. He has not had as hard of a time getting in touch with the water department as others have had but was also told it was irrigation. He asked that the city look into the sewer part of this and reduce costs.

* **MOTION by Councilmember Koss; Seconded by Mayor Blake, to extend delegations.**

AYES: Blake, Goins, Dyal, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

Keno Diefeinderfer, 506 Donley Street, Cocoa, requested that a skate park be put in at the old Joe lee Smith Center. There are no parks in Cocoa and the closest is Dick Blake Park in Rockledge. They need a park not only for skaters but also for those who go to watch or for children to have a safe place to go.

Jennifer Riggs, 1629 N. Indian River Drive, Cocoa, spoke about the Tiger Trails. She showed a slide[1] of the area in reference along with the existing trails. She advised that the founder of the Enchanted Forest had input on this. There was a lot of potential for running trails in this area. She would be in touch with Council and staff in order to follow through with this to see if this was a possibility.

Marlene Weiss, 2415 Tulane Drive, Cocoa, mentioned an email she sent earlier with over three hundred signatures of those who would like to see the Clearlake area reopened. She has also spoken with Commissioner Lober and Mr. Travis in regards to a butterfly garden, which they will not allow. They are suggesting that it be done in Merritt Island or somewhere else and felt that this was disheartening. With the museums' uncertain future, she would like to know from Council that they support the area. There is a lot of vibrancy in the area which is not being allowed to happen. She thanked Council for their time.

Amy Robinson, 401 Churchill Drive, Cocoa, relinquished her time to her husband, Jamin Robinson. He continued his discussion on the trails and added that by developing these it would provide a sacred place for the kids to run and for coaches to train them better. It would lead to more scholarships and the ability to host more cross country meets in the county. He urged Council to consider this.

Judy McCluney, 1908 Manor Drive, Cocoa, spoke about health and it being a community issue. She mentioned fresh air and exercise and that means the parks. Parks play a big role in health and access to parks is essential. She read the report published by AICP. The priorities for the residents who spoke up were shade, trails, and aquatic opportunities. She further felt that security lighting in parks should be prioritized. She felt that seniors were underserved in the communities and asked that exercise stations be looked into as well.

Ms. Linda Dolphin, 2100 N. Indian River Drive, Cocoa, showed some photos[2] comparing Junny Rios Martinez Park and Provost Park. She requested that the motion for the splash pad be rescinded. She wanted everyone to understand that

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1 EXHIBIT A: Photos shown by J. Riggs
2 EXHIBIT B: Photos shown by L. Dolphin

this budget is being written and asked that they go back and withhold all of the amenity provisions being voted on.

Dennis Childs, 2100 N. Indian River Drive, Cocoa, provided his opinion of the importance of a master plan for the parks. He explained his background and believed decisions would come easier with a master plan. If there is no master plan there is no basis for making acquisitions and budgeting decisions. There is a park plan which is a good beginning but his recommendation was to put the budget process on hold and come up with a master plan.

Brenda Fox, 1110 Abington Street, Cocoa, was looking for a place to exercise with a pool since Health First and the YMCA are no longer open. She asked why the pool at the Joe Lee Smith Center could not be used. All of the classes in Merritt Island have been postponed and McLarty Park was the only place with lessons. This was important and asked again why the pool was not available for use by the children as well as others in the community.

Deputy Mayor Goins responded and advised that he had spoken with Ted Okoye earlier in the day and that the pool was opened up for summer camp attendees. Starting Saturday it would be open from 1 p.m. until 4 p.m. They are short on lifeguards and were hoping some of the swimmers from the high schools would apply.

Eleece Blake Thomas, 6794 Soaring Lane, Cocoa, Panther Ridge, thanked Council and staff for agreeing to an investigation as many are receiving high water bills. She asked that in addition to the investigation, that there be one contact person available for those with questions to contact and to help with shuts offs so that there is some sort of relief for those affected.

V. Consent Agenda:

(A) General Consent Items:

1. Authorize the Mayor to sign a letter delegating responsibility for the CocoaFL.gov domain to the City of Cocoa and authorize staff to complete the registration and implementation process. (21-384). (Chief Technology Officer)

(B) Multi-Year Contracts:

2. Approve and execute an amendment to the Multi-Year Highway Memorandum of Agreement (ASE66) between the City of Cocoa and the FDOT removing a limited portion of right of way maintenance on SR 524 between Cox Road and S.R. 520. (21-393). (Public Works Director)

3. Approve the fourth amendment to Bid # B-19-05-COC for contract mowing with U.S. Lawns of Brevard in the amount of $2,785 to add fifteen (15) additional mowing cycles to the Harry T. Moore Center. Approve a Resolution authorizing the City Manager to approve future contract amendments for contingency change orders not to exceed $10,000 in total. (21-406). (Public Works Director)

* **MOTION by Councilmember Dyal; Seconded by Councilmember Koss, to approve the Consent agenda.**

AYES: Blake, Goins, Dyal, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VI. Public Hearings:

1. Consideration of 1st reading (Ord. 09-2021) for a Zoning Map Amendment consistent with Appendix A, Zoning, Article XXI, to change the Zoning Map designation of one parcel (0.6 acres) from Brevard County IU (Light Industrial) to City of Cocoa M-1 (Light Industrial and Warehouse) as depicted on Exhibit A. (21-417). (Interim Community Services Director)

Attorney Garganese read Ordinance No. 09-2021 into the record, by title only as follows. He advised that this was the first reading of the ordinance.

ORDINANCE NO. 09-2021

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; CHANGING THE ZONING MAP DESIGNATION OF AN APPROXIMATELY 0.60 ACRE PARCEL OF REAL PROPERTY, LOCATED NORTHWEST OF THE INTERSECTION OF STATE ROAD 520 AND COX ROAD, IN COCOA, FLORIDA, MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM BREVARD COUNTY IU (LIGHT INDUSTRIAL) TO CITY OF COCOA M-1 (LIGHT INDUSTRIAL AND WAREHOUSE DISTRICT); PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

Ms. Neuterman provided a brief presentation[3] on the Zoning Map Amendment. She provided a location map and provided a brief review of the rezoning analysis.

The Planning & Zoning Board recommended approval on June 2, 2021.

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

* **MOTION by Councilmember Hearn; Seconded by Councilmember Dyal, to approve Ordinance No. 09-2021 on First Reading, a Zoning Map Amendment consistent with Appendix A, Zoning, Article XXI, to change the Zoning Map designation of one parcel (0.6 acres) from Brevard County IU (Light Industrial) to City of Cocoa M-1 (Light Industrial and Warehouse) as depicted on Exhibit A.**

AYES: Blake, Goins, Dyal, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VII. Council Business:

None.

VIII. City Business:

1. Council approval to execute the amended Transportation Impact Fee Trust Fund Disbursement Agreement between Brevard County and the City of Cocoa for the release of $15,000 of Central Mainland TIFT Funds for the design of the Aurora Street Sidewalk Project. Approve a Resolution Amending the FY21 Budget, BAF# 21-083-A, accepting the Additional Revenue and Replenishing Funds between accounts. (21-362). (Public Works Director)

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

AYES: Blake, Goins, Dyal, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

Multi-Year Contracts:

None.

IX. Informational Agenda:

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[3] EXHIBIT C: Zoning Map Amendment presentation-4050 W. King Street

None.

X. Reports:

Jennifer Riggs provided a report as Chairperson of the Sustainability Advisory Board. She provided a recap of some of the projects that the Board has been a part of since its inception, including more recent events and projects. She hoped that as the budget season approaches there will be funding for sustainability, as that money was set aside so that when grants were pursued the monies could be matched. She spoke of the importance of working with grant hunters to bring money back into the city.

She further spoke about Bracco Pond and showed photos[4] of that area. She requested seed money to plant one hundred trees around the pond and explained the importance of them. They also recommended installing fences for the possibility of a dog park and that by having these things it would increase traffic throughout the park. It is also an inexpensive way to beautify the area.

Chief Lamm provided an update on COVID-19 and advised that Department of Health has changed the way they are providing reports. There will no longer be a granulated report on COVID cases. He pointed out that the County was still partnering with businesses in the city for vaccination events. As those are available they will get that information out. Additionally, they are continuing to look into more deprived areas and those who do not have transportation so that they can get the vaccinations brought to them.

Ms. Senger announced that the new schedule is out of the next Citizens Academy, and this will start October 11, 2021. Applications are available now and the deadline for those is September 1st.

Juneteenth is Saturday, June 19th at Riverfront Park. All are welcome. Additionally, in July, a school supply drive will be done with locations throughout city facilities for drop offs. There will be a collection event with the police department at Walmart on July 31st. All of those supplies will be donated to kids in need at the Back to School Food Truck Rally on August 7th.

Ms. Senger mentioned the Cocoa Village Public Street Art Contest which will be for an art design in the front of the Cocoa Village Playhouse. Submissions are due by July 16th.

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4 EXHIBIT D: Photos shown by J. Riggs of Bracco Pond

She also spoke about the Tree Beauty Contest and explained that the City was designated as a Tree City USA. There are flyers out that explain how photos of your favorite tree can be submitted as well as why it is your favorite. Photos are due by July 7th.

Lastly, she shared that a thank you card was received from Crosswinds for their duck race, as they raised $120,000.

Chief Collier announced his Community Walk tomorrow which will begin at 6 p.m. and will start at Zion Orthodox Primitive Baptist Church. This will be one of many and after citizens will have the ability to ask questions. The goal is to connect with the community and to take actions on their concerns.

Councilmember Koss thanked the Chief for speaking at the Rotary meeting and they would be doing a meet and greet on June 16th in Carlton Terrace.

She thanked Ms. Senger for the coordination of the tree contest and thanked Ms. Linda Gombert and Mr. Aleck Greenwood for being judges. She also spoke about others involved and the benefits of trees.

She spoke about the SCTPO and noted that on June 15th there would be an event to recognize the City for the adoption of Vision Zero. She explained the program in furtherance and stated that a memorial would be done in honor of Mary Moore who was struck down on Dixon Blvd. walking her dog. She hoped to see everyone at that event.

Ms. Senger pointed out that June 15th was the Mayor's Town Hall Meeting at the Cocoa Civic Center, and it will begin at 6 p.m.

Councilmember Hearn announced that this Saturday there would be a trash pick-up from 10 am until 12 pm at the north end of Pineda all the way to Mitchell Street. They would turn around at that point and head back.

He spoke of a meeting that he had with Chief Collier and felt it was helpful. He was off to a great start by making himself available to staff, Council, and the community. He further voiced his frustration about speeding in the community and asked that everyone slow down and follow traffic laws.

Deputy Mayor Goins thanked all for being here.

He mentioned the need of a crossing guard at Fiske Blvd. and SR 520 and that Representative Sirois was working hard to help with this. It is a very dangerous intersection and the need is great. Mayor Blake concurred and the City Manager would keep this on his list.

Deputy Mayor Goins reminded council that a few months back he brought up a code issue regarding parking on the grass. This issue has arisen again and he would like this section of the code evaluated.

Mayor Blake concurred and asked the City Manager to look into this.

Lastly, Deputy Mayor Goins spoke in regards to the PAL van and that the vans were researched as to what the City has. Mr. Jones provided him with information and it was noted that there is a 2012 van with 28,000 miles. It has only been driven 690 miles in the last twelve months. He further spoke about two other vans and pointed out that all three were in good working condition, as well as the current PAL van which was being painted at this time.

Mayor Blake added that they wanted the $50,000 for an academic capacity building as well. Deputy Mayor Goins recommended that this be brought back to the next budget workshop on July 8th.

Councilmember Dyal attended the Emma Jewel Graduation ceremony and thought it was a great event. He also mentioned his attendance at the Save-A-Lot grand re-opening. It was great to see that reopened.

Mayor Blake announced that he had attended a memorial celebration, and the Emma Jewel Graduation, where they introduced the Valedictorian and Salutatorian. He further thanked the cheerleaders, chorus, JROTC, etc. for the Memorial Day event. He also made a video with Mayor Tom Price of Rockledge for the July 4th event.

He mentioned the Cold Case Unit (board) and would like to see Councilmember Hearn as a liaison to that.

Mayor Blake thought it would be nice for board members to have shirts stating they are a volunteer and the board that they represent as well as the city logo.

He noted that he attended an FMIT meeting in Miami where they talk about insurance procedures throughout the state. It was a great meeting.

Mayor Blake thanked Mr. Smith for fixing the potholes that were identified and pointed out there were additional ones on Dixon Blvd.

Mayor Blake requested that the City Manager provide photos of the plans for Provost Park and what the amenities would look like once complete. He provided a brief history of the park and felt people needed to know the history for better understanding.

Lastly, he provided a shout out to the Chief and others in Rockledge with respect to Ms. Jenkins who turned 98 years old.

In closing, he recognized staff who helped with the Memorial Day event as he feels staff does not hear "thank you" enough.

Ms. Senger added that the Leisure Services staff who worked the event included Gail Bantugen, Neodasha Harris, Sam Lucas, Quiana Johnson, and Keshawn Hill.

He reminded all to buy local, stay local, and spend local.

XI. Adjournment:

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Goins, to adjourn the Regular meeting of June 8, 2021.**

AYES: Blake, Goins, Dyal, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0).

The meeting adjourned at 8:05 p.m.

Michael C. Blake, Mayor

ATTEST:

for

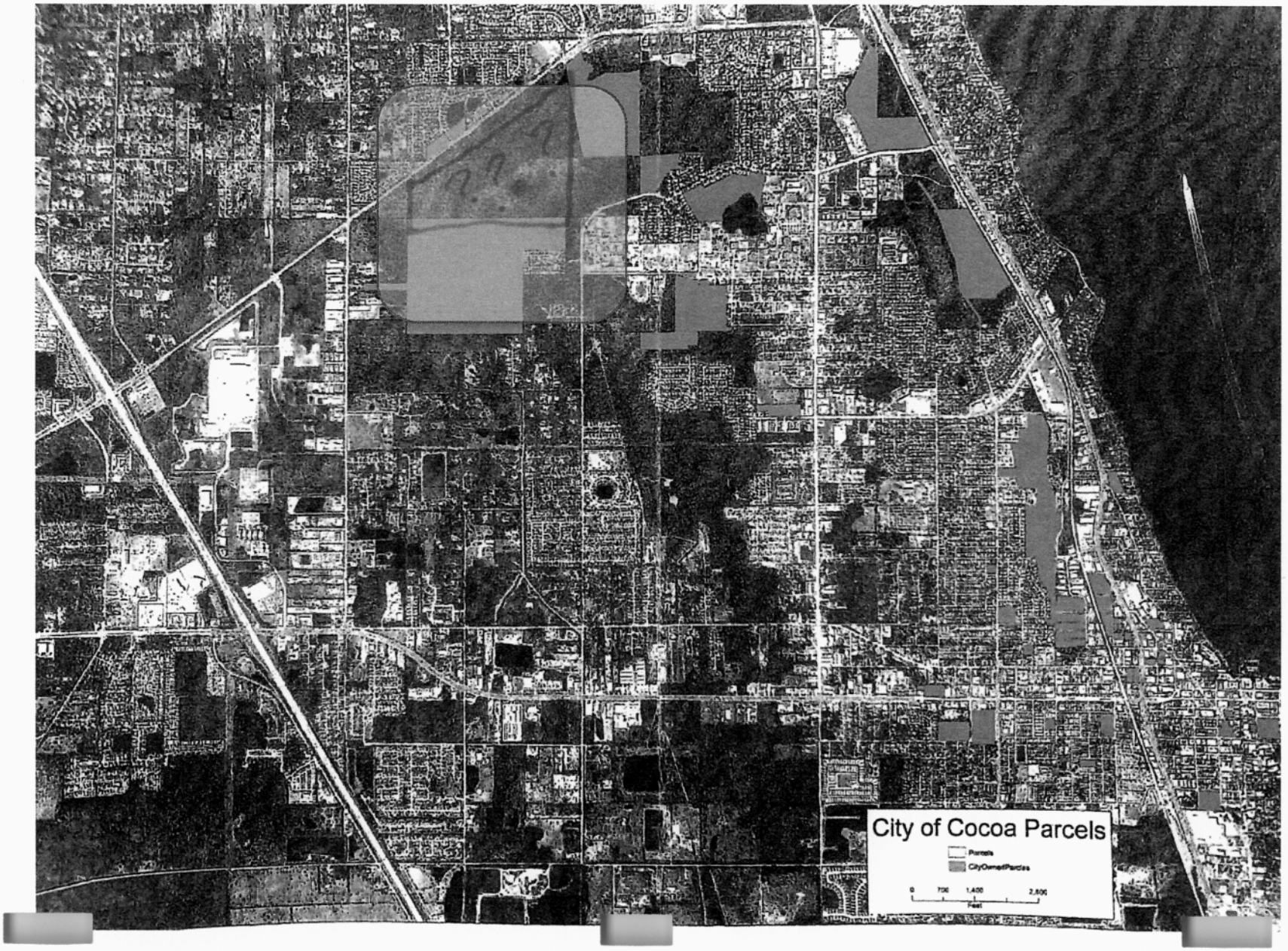
Carie Shealy, MMC, City Clerk

Cocoa Tiger Trails Project

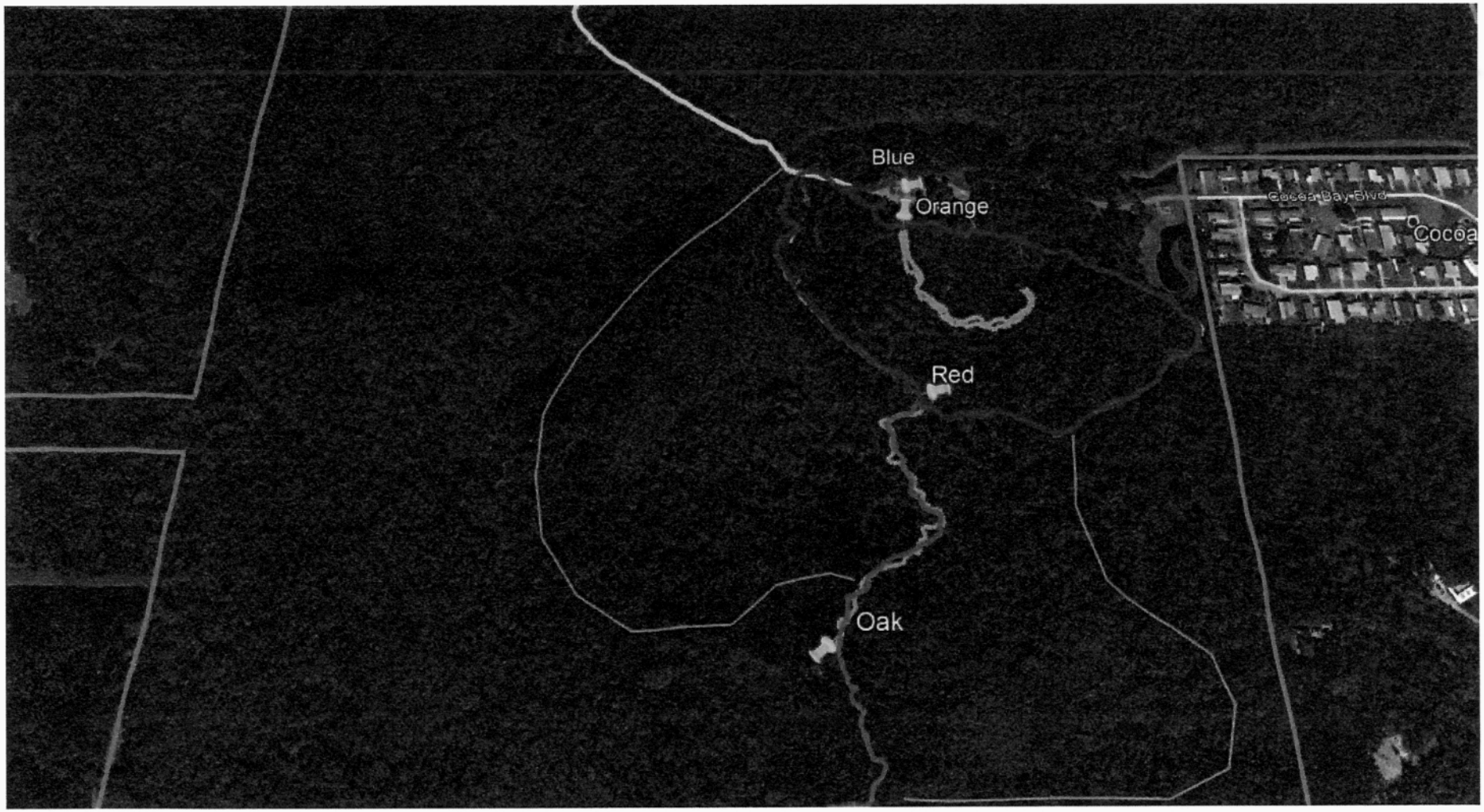
6.8.21

EXHIBIT A: Photos shown by J. Riggs

Cocoa Conservation Area



Trails in CCA



Internal 5K Trail in CCA



Unpaved Access



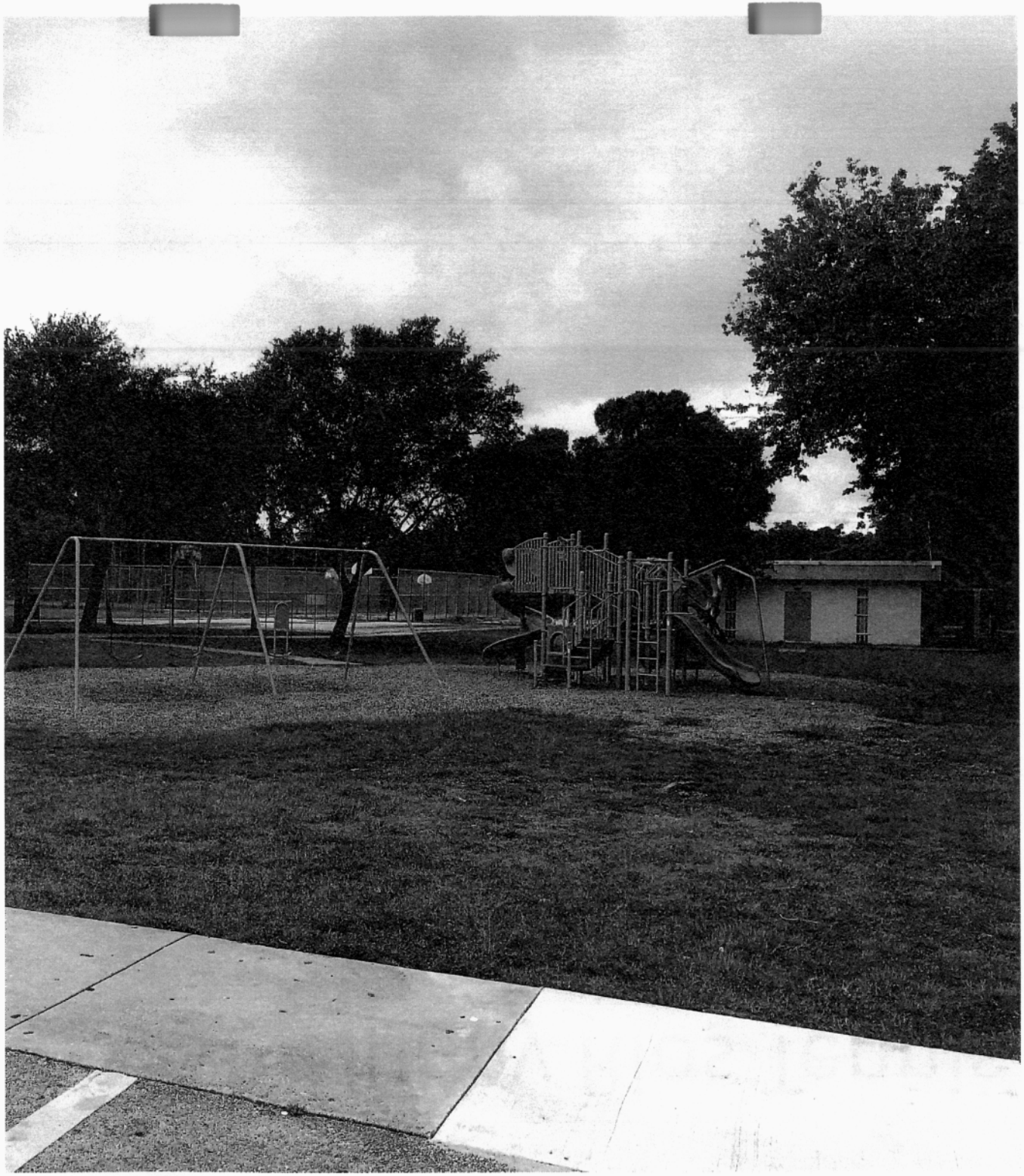
Linda Dolphin's Photo Presentation

to Cocoa City Council 6-8-21

EXHIBIT B: Photos shown by L. Dolphin

Junny Rios Playground





Provost Play-ground

Junny Rios Tennis Court



Provost Tennis & B-Ball Court

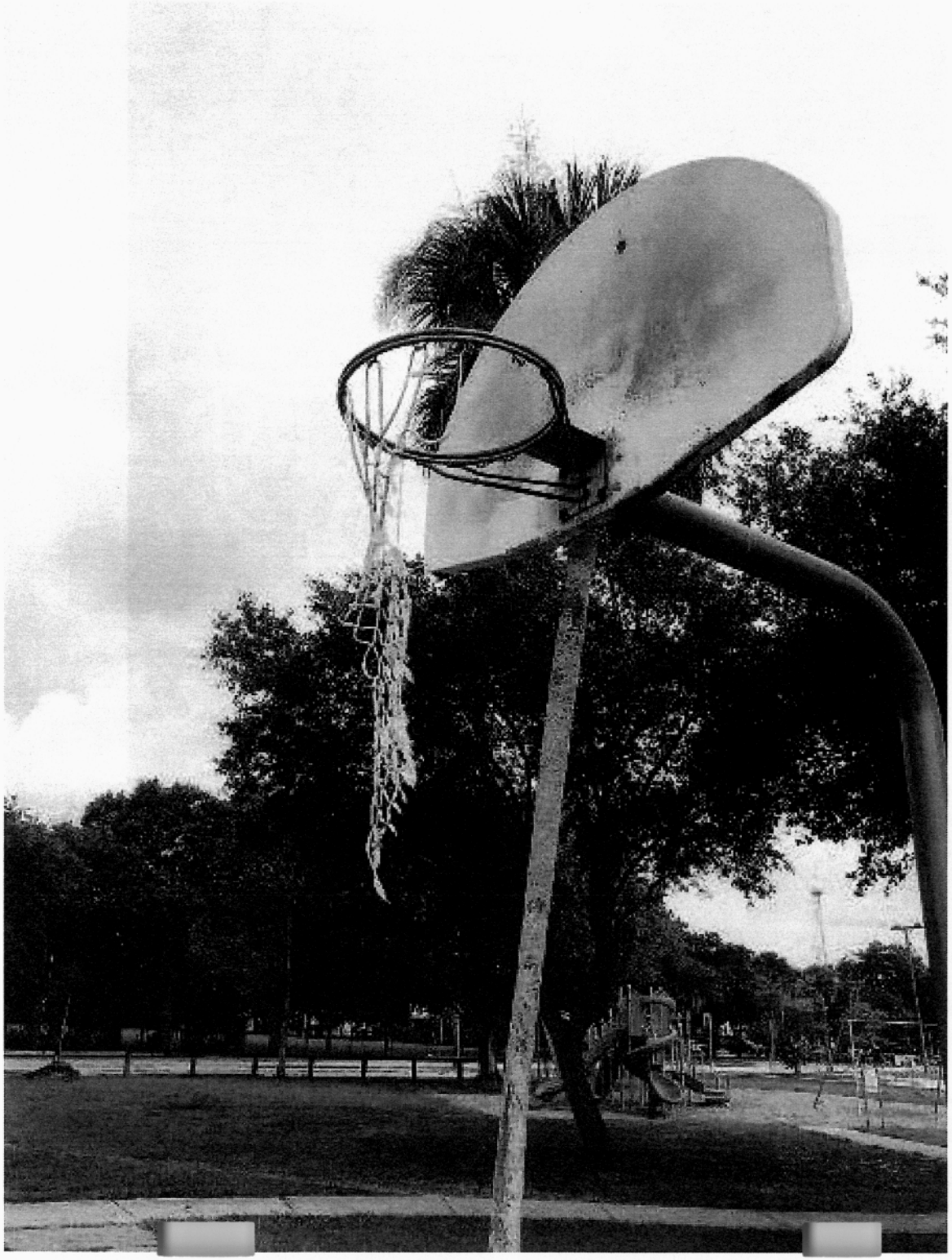


Provost Tennis Court



Junny Rios Basketball Court





Provost Basketball Net

Junny Rios Pavilion



Provost Pavilion



COCOA
FLORIDA

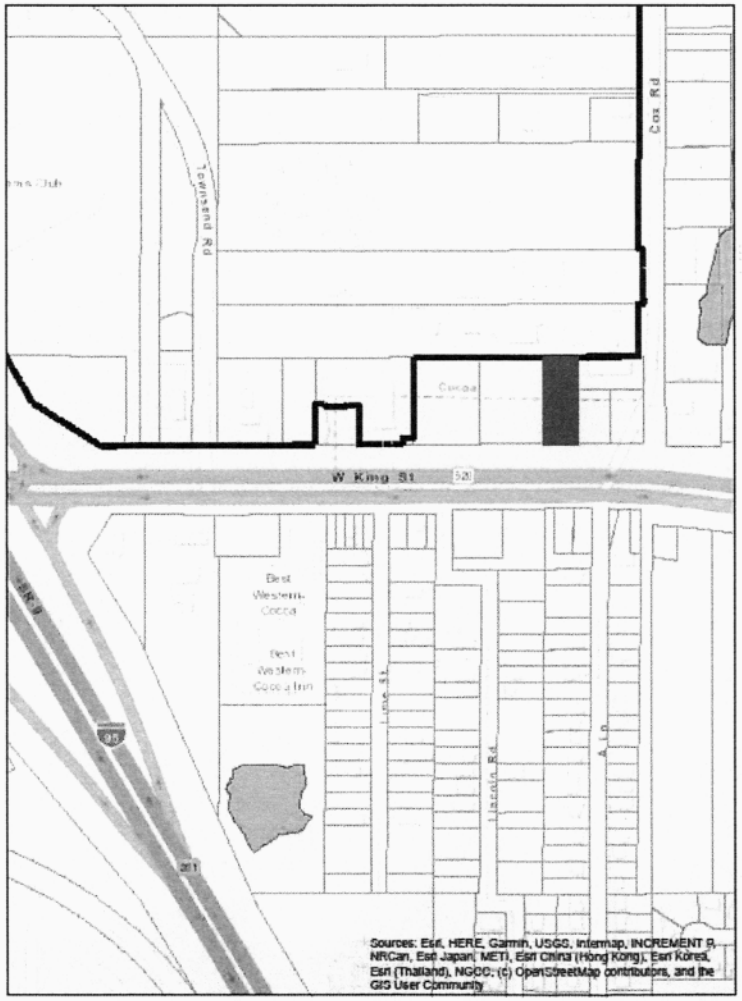
Zoning Map Amendment
4050 W. King Street

June 8, 2021

EXHIBIT C: Zoning Map
Amendment-4050 W. King St.

Location Map

4050 W. King Street (SR520)



COCOA FLORIDA

Project Summary

Current Future Land Use:	Industrial
Current Zoning District:	Brevard County IU (Light Industrial)
Proposed Zoning:	City of Cocoa M-1 (Light Industrial and Warehouse)
Existing Land Use:	vacant commercial building (former fencing company)

Rezoning Analysis

a) The proposed change is contrary to the established land use pattern.

Staff Finding:

- The proposed rezoning is nearly identical to the existing Brevard County zoning classification. The land use pattern along the northern side of W. King Street in this area consists of commercial, retail, and light industrial-type uses.
- Parcels located to the west and on the south side of W. King Street are vacant land.

f) Changed or changing conditions make the passage of the proposed amendment necessary.

Staff Finding:

- The subject property is seeking to apply a City zoning district designation as a result of the recent annexation of the parcel into the City of Cocoa.

Recommendation

Previous Action:

- The Planning & Zoning Board recommended approval of this item on June 2, 2021.

Recommendation:

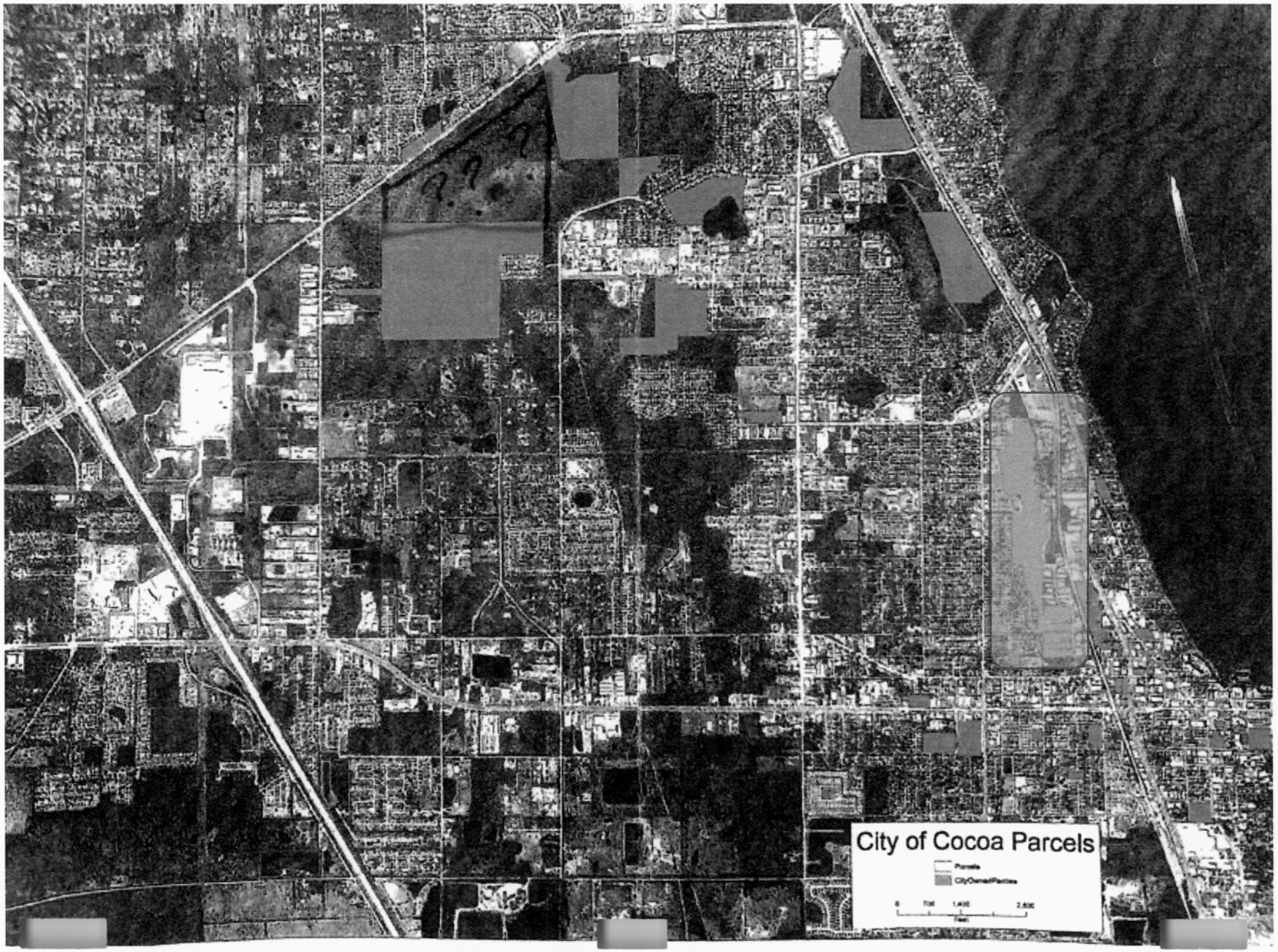
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Bracco Ponds
Park Enhancement

6.8.21

EXHIBIT D: Photos shown by J. Riggs re: Bracco Pond

Bracco Ponds



Bracco Ponds



North Bracco Entrance



North Bracco West Trail



North Bracco Pond



Phase I Bracco Renovation

- North Pond
  - Plant 100 Trees, island clusters,water for three years
  - Install 3-4 Benches
  - Install Colorful Sun/Shade Sails over Benches
  - Promote Native/FFL growth on Shoreline
  - Install Trash Cans between North Pond and Dog Park
  - New Sign at Crestview and 'Highland' Entrance
- Consider Dog Park at Highland Entrance
  - By working both ends as destinations, more likely to enhance traffic throughout.

Dog Park Possibilities

