MINUTES
CITY OF COCOA
COCOA CRA
REGULAR MEETING
APRIL 10, 2018

The Regular Meeting of the Cocoa Community Redevelopment Agency was held on April 10, 2018 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noticed.

I. CALL TO ORDER:

Vice Chairwoman Blanco called the meeting to order at 5:05 pm

ROLL CALL:

Henry Parrish	Chairman
Jeri Blanco	Vice Chairwoman
Brenda Warner	Agency member
Don Boisvert	Agency member
Clarence Whipple Jr.	Agency member
Ed Lanni	Agency member
Jan Stewart	Agency member
Anthony Garganese	Agency Counsel

PRESENT:

Jeri Blanco	Vice Chairwoman
Brenda Warner	Agency member (arrival 5:14 pm)
Don Boisvert	Agency member
Clarence Whipple Jr.	Agency member
Jan Stewart	Agency member
Anthony Garganese	Agency Counsel
Torri Edwards	Recording Secretary

ABSENT:

Henry Parrish	Chairman
Ed Lanni	Agency member

STAFF PRESENT:

John Titkanich, City Manager, **Matt Fuhrer,** Assistant City Manager, **Karen Hamilton,** Community Services Director, **Larry Lallo, CEcD, EDFP,** Economic Development Manager, and **Samia Singleton**, Redevelopment Specialist.

Agency member Whipple, Jr. provided the invocation and **Agency member Boisvert** led the assembly in the Pledge of Allegiance to the Flag of the United States of America.

II. APPROVAL OF AGENDA AND MINUTES:

AGENDA: Regular Meeting of April 10, 2018

* **MOTION by Agency member Boisvert; SECONDED by Agency member Stewart to approve the Agenda for the April 10, 2018 regular meeting.**

AYES: Blanco, Boisvert, Whipple, Jr., Stewart

MOTION CARRIED (4-0)

MINUTES: Regular Meeting of March 13, 2018

* **MOTION by Agency member Boisvert; SECONDED by Agency member Stewart to approve the Minutes for the March 13, 2018 regular meeting.**

AYES: Blanco, Boisvert, Whipple, Jr., Stewart

MOTION CARRIED (4-0)

III. DELEGATIONS:

NONE

IV. PRESENTATIONS:

1. Final 5-Year Waterfront Master Plan

Pete Sechler, of GAI Community Solutions, presented the Waterfront Conceptual Master Plan slide show and explained the diagram and spreadsheet. He stated the plan was designed using the original waterfront plan from 2008. The design plan started in January 2018 with a public meeting to establish the needs of the community. The top five (5) request were:

- Lee Wenner Park safety
- Enhancing and promoting the environment
- More access for boats and day slips
- Expand landside activities
- Economic development

Mr. Sechler noted on February 26, 2018 a draft plan was presented at a public meeting. There were group exercises and discussion to gather community input. The consultants developed a Waterfront Conceptual Master Plan based on input from the public meetings. **Mr. Sechler** explained the aqua color on the legend indicates water activities, orange color is Lee Wenner Park and purple is land activities. He discussed the living breakwater plans and noted the plan is low priority and the most expensive concept. He stated rebuilding new day slips, mooring field and other boating facilities does not require having the living breakwaters.

Mr. Sechler discussed location for the mooring fields. He noted ideas of constructing pump out stations, dingy docks, harbor master, other facilities that support a mooring field and additional tie ups. He discussed ideas for rebuilding the T-dock. Other plans noted on the spread sheet were a new fishing pier, gateway to Lee Wenner Park, manage Mangroves, environmental park, trail under the highway, and a new civic center at Lee Wenner Park. He notated a rose garden as an option for the current civic center location once a new center is built. The concept plan included a support facility for the Porcher House and Amphitheater and future enhancements for Taylor Park.

Mr. Sechler presented slides of Sanford Riverwalk as a comparison to the concept plans for Cocoa Village Waterfront. He stated creating an open space at the current civic center location will benefit the businesses in Cocoa Village.

Mr. Sechler noted the spreadsheet list the projects in order of priority and cost. He explained the procedure for finding the cost of each project. He discussed the priority and cost of several projects on the spreadsheet.

Vice Chairwoman Blanco stated the spreadsheet has good information for the board to look over.

Agency member Boisvert inquired on the number of stories for the new civic center. Mr. Sechler stated the building is designed to be two (2) stories with some office spaces.

Agency member Stewart stated the concept plan is beautiful and well done with gathering the communities' ideas.

Vice Chairwoman Blanco opened the discussion to the public.

Brad Whitmore, of 351 Rockledge Drive, stated he like the concept plan and especially the floating docks. He noted the boats have nowhere to dock which effects economic growth for the businesses in Cocoa Village. He suggested creating a temporary solution to increase boating access. **Mr. Sechler** noted the funding for the docks are available the next steps would be approving the concept plan and starting the permitting process.

Vice Chairperson Blanco inquired whether a preliminary plan could be addressed. **Mr. Titkanich** noted he will work with the consultants on a temporary solution for boating access.

Bob Harvey, of 29 Riverside Drive, stated the timing is critical for rebuilding the Waterfront. He suggested having a project completed for the one (1) anniversary of Hurricane Irma.

George Brown, of 555 West King Street, inquired on the plan for providing additional parking. He suggested using the old mobile home on Florida Avenue for parking. He noted Tampa has a street car system that shuttles people to events. He stated that parking should be constructed on the south end of Cocoa Village.

Vice Chairwoman Blanco stated that parking will addresses later in the meeting.

Jennifer Riggs, of 1629 North Indian River Drive, stated the concept plan looks similar the first plan and inquired how the community input was incorporated. **Mr. Sechler** noted one community impact was the project for the continuous sidewalk path along the north side of Lee Wenner Park. He noted there are revisions to the property beside Porcher House and the support building behind the Porcher House.

Ms. Riggs inquired whether community feedback included request for shaded areas because of the warm summers. **Mr. Sechler** stated the plans include tree canopies and enhancing Taylor Park.

Ms. Riggs inquired about Highway 520 FDOT plans for expansion and changes. **Mr. Fuhrer** stated FDOT completed a corridor study. The City received an assessment from the state that determined the cost effectiveness for the roundabout was not feasible and was removed from the plans. There is a meeting scheduled in a few weeks to discuss the Highway 520 plans which may include an alternate plan for the roundabout. **Mr. Sechler** noted the roundabout was original in the concept plan and was removed once FDOT was involved. **Mr. Titkanich** stated that FDOT is not planning to widen the Highway 520 bridge.

Connie Smith, of 15 Indian River Drive, inquired on how the projects are prioritized and funded. **Mr. Titkanich** stated the spreadsheet identifies the priority and cost of each project. He noted the financial advisor is working with the CRA to determine debt capacity. **Ms. Smith** inquired whether the CRA funds will remain in Cocoa Village. She inquired whether property value will increase. **Mr. Titkanich** stated the Waterfront improvements could increase property value. He noted that staff is looking into funding through partnerships, FIND, and other possible opportunities. **Ms. Smith** inquired the total cost of the Waterfront Master Plan. **Mr. Titkanich** stated the total cost is over $19 million which includes plans to 2041. The living breakwaters and a new civic center will cost $6 million each.

Ms. Smith inquired whether the new civic center will have a rental fee to cover the cost of maintenance. **Mr. Titkanich** stated that the Waterfront Master Plan update is a prime opportunity to look into public private partnerships. **Ms. Smith** inquired whether all the projects have been approved. **Mr. Titkanich** stated the amendment will need to be approved by the Cocoa CRA and then approved by City Council.

Mr. Whitmore inquired whether the plan includes a dog park. **Mr. Sechler** noted the dog park could be designed in section number three (3) of the plan. **Mr. Whitmore** stated lack of parking spaces effects businesses on the east side of Cocoa Village. He is requesting more parking spaces to be designed.

Jerry Smith, 15 Indian River Drive, inquired the outcome of the meeting with the Army Corp of Engineers regarding the breakwaters. **Mr. Stahl** stated the Army Corp of Engineers are open to the development of breakwaters. **Mr. Smith** inquired when the breakwaters project will began. **Mr. Stahl** noted the permitting for breakwaters is a long process and listed as a long term project.

Vice Chairwoman Blanco closed the discussion to the public.

Agency member Warner stated the Wenner family is not in attendance tonight. She inquired if they were invited to the meeting and have they seen the plan. **Mr. Titkanich** stated the meeting was a public notice. The family was not specifically invited. There are plans to rename the park. **Ms. Warner** noted the family wants to feel included in the planning process and requested they receive an invitation to the next meeting.

Mr. Titkanich inquired whether Staff should start an agenda item for the board to formally adopt the Waterfront Master Plan. **Vice Chairwoman Blanco** noted the board is ready to move forward with the plan.

* **MOTION by Agency member Boisvert; SECONDED by Agency member Stewart to approve the Waterfront Conceptual Master Plan presentation and approve the City Manager to work with City Council to adopt the Waterfront Master Plan.**

AYES: Blanco, Warner, Boisvert, Whipple, Jr., Stewart

MOTION CARRIED (5-0)

V. ACTION ITEMS:

1. 603 Brevard Avenue-Developer Selection

Ms. Singleton provided an overview of RFP's for real properties located at 603 Brevard Avenue and 915 Florida Avenue.

Ms. Singleton stated that Staff is requesting approval for the Selection Committee recommendation accepting the proposal and to authorize Agency staff to work the proposed developer to secure necessary site development information for the purposes of determining the suitability of the proposed redevelopment of real property located at 603 Brevard Avenue as a hotel with ancillary commercial uses. Upon successfully obtaining the necessary information and data related to the site, authorize the Agency Counsel and staff to negotiate a development agreement with the proposer Jack D. Brown and Lodging Decisions, Inc. Also, provide direction to the developer and staff on the requirement to hold a Cocoa Village stakeholder meeting consistent with the comments stated within the staff report.

Ms. Singleton noted 603 Brevard Avenue is a .87 acre site. There were previously two (2) RFP's issued. The first FRP was issued for the acquisition and redevelopment of the site. The second RFP was issued on April 28, 2017 for the highest and best use of the site. The RFP was placed on hold pending the Parking Study results. The CRA later withdrew the RFP and reissued a new RFP on January 22, 2018 that included a parking component. The only proposal submitted was by Jack D. Brown and Lodging Decisions Incorporated. The proposal included constructing a 7-8 story mixed use structure consisting of ground level retail, 112 room Comfort Suites Hotel with a rooftop pool, meeting facilities, board room, casual dining and a lounge, and garage with shared public parking spaces. The land acquisition cost is $1 million.

Ms. Singleton presented slides of the site plan. She stated the total cost of the project plan is $12,755,000. She presented slide on the economic impact analysis conducted by staff.

Ms. Singleton stated the proposer estimated the project to be complete by October 2019 but based on steps and projected time frame required will likely open in early 2020.

Ms. Singleton stated the proposal rankings were 416 out of 500. **Mr. Titkanich** stated the committee unanimously voted to recommend the proposal to the CRA subject to a fuller understanding of stormwater, zoning, and engineering. He discussed the Cocoa Village zoning requirements and stated the proposal did not include sizes for units or banquet facility. He noted that zoning allows five (5) story high buildings and a 7-8 story building will require a zoning text amendment.

Mr. Titkanich noted the proposal included a provision for 100 parking spaces. The selection committee was not able to locate the 100 parking space on the plan. There are sixteen (16) parking spaces in the garage of the proposed structure. There is an option for the CRA to fund eight (8) parking spaces for $1.76 million. **Mr. Titkanich** stated City of Cocoa Beach selected a firm to construct a parking garage with administrative office spaces at under $14,000 per parking space.

Mr. Titkanich suggested the board require the developer hold a public meeting to gather community input on building a 7-8 story building on Brevard Avenue before filing an application to amend zoning requirements. He noted the developer did not address storm water management in the proposal. **Mr. Titkanich** stated the developer stated economic impact that staff was not able to verify for lack of documentation.

Jack D. Brown, of 9889 Cambridge Road, Chagrin Falls, Ohio, inquired whether the board has any questions for him regarding the proposal for 603 Brevard Avenue.

Vice Chairwomen Blanco stated Mr. Brown's proposal included 80 parking spaces at $22,000 per space and Cocoa Beach is constructing parking spaces for under $14,000 per space. She inquired how many parking spaces Cocoa Beach is projecting.

Mr. Jack Brown stated his proposal allotted one (1) floor of the structure for parking. He noted the estimate of $22,000 per space was budgeted by a builder and could be lower in price or higher depending on the timing.

Mr. Jack Brown thanked Mayor Parrish, Mr. Titkanich, the board, and staff for the opportunity to present his proposal. He stated construction a hotel will be a successful project for the community. He noted the building can be adjusted as needed and offers a solution the parking problem in Cocoa Village. The proposal included the option to purchase surrounding land to expand the structure and provide additional parking spaces. **Mr. Brown** stated his proposal will expand Cocoa Village to the south and increase economic growth.

Agency member Warner noted the issues with the proposal can be worked out. She stated that visitors to the area need a hotel.

Agency member Stewart stated the hotel concept is a marvelous idea and a boost for Cocoa Village businesses. She inquired whether the builder could relocate the plan if there is a height restriction at the 603 Brevard Avenue.

Mr. Titkanich noted moving the hotel farther away from the center of Cocoa Village will not be as successful. He stated that staff supports the concept but the community should have input on the proposed height of the structure. He noted the zoning codes have to be discussed.

Agency member Warner agreed development projects received increased community support when public meetings are held.

Agency member Boisvert noted the project will benefit the economy and Cocoa Village.

Vice Chairwoman Blanco stated the project will revitalize the south end of the Village.

George Brown, of 512 South Fiske Boulevard, stated the hotel concept is a good idea and a public meeting should be held for the community.

Mr. Jack Brown noted he is prepared to address issues with the plan and has meet with several contractors to provide solutions. He suggested a developer agreement with the City.

Alex Greenwood, of Brevard Avenue, stated the issue with the concept plan are not uncommon in development and are easily corrected. He noted the condos on the waterfront are higher that seven (7) stories. He stated the proposed project with attract new visitors to the area on a daily basis. He agrees that community input is important. He commented that 603 Brevard Avenue is the most viable location for the project.

Mr. Titkanich stated the project is meritorious but there are zoning requirements that need to be addressed.

* **MOTION by Agency member Boisvert; SECONDED by Agency member Warner to approve the Staff Selection Committee recommendation accepting the proposal in terms of being non-binding on the Agency for the purposes of authorizing Agency staff to work with the proposed developer to secure necessary site development information (planning and preliminary engineering) for the purposes of determining the suitability of the proposed redevelopment of real property located at 603 Brevard Avenue (the former City Hall site) as a hotel with ancillary commercial uses. Upon successfully obtaining the necessary information and data related to the site, authorize the Agency Counsel and staff to negotiate a development agreement with the proposer Jack D. Brown and Lodging Decisions, Inc. and determine the necessity to address any zoning and regulatory issues required by the City and provide direction of requiring the developer to hold at least one (1) public meeting regarding the size and the impacts of the project.**

AYES: Blanco, Warner, Boisvert, Whipple, Jr., Stewart

MOTION CARRIED (5-0)

2. 915 Florida Avenue-Developer Selection

Ms. Singleton requested approval of the Staff Selection Committee ranking recommendations selecting the number one racked proposal and submit the Cocoa CRA Board's recommended ranking for recommendation to the City Council at a public meeting, for the purposes of the purchase of redevelopment of 915 Florida Avenue (also known as the former location of the Oaks Mobile Home Park). She stated that the property is composed of two (2) parcel. The size is 4.9 acres.

Ms. Singleton reported the background information on the property. She noted the two (2) firms that submitted RFP's were The Villas of Cocoa Village LLC and John Haley and JH Development. John Haley and JH Development proposed to construct 32-36 medium sized townhome units with garages and office space for a land acquisition price of $780,000. She presented slides of the site plan and project cost structure. The total project cost is $6,150,000. The staff estimated annual TIF revenue of $44,500 excluding land value. The proposal stated six (6) time frame for site plan, design and engineering approval. Site work will begin after permit approval and first townhome construction will be completed in six (6) months. Ms. Singleton presented ranking of the proposal. The proposal received 357 points out of 500.

Ms. Singleton stated the Villas of Cocoa Village proposed to construct 64-65, 2-3 story townhomes with low maintenance exteriors, attached and detached garages, and optional roof top deck, optional courtyard, with or with swimming pools, green areas, and corner three (3) story commercial building. She presented slides of the site plan and total cost structure. There are two (2) land acquisition options of $1, 040,000 and $750,000. The total cost of the project is $11,169,400. The staff estimates the annual TIF revenue of $84,884 excluding land value. The proposal include an economic impact including job creation. The proposal estimated a project completion of 24 months from proposal acceptance excluding 60 days for approval of purchase agreement. The Villas of Cocoa Village received a ranking of 385 points out of 500.

Mr. Titkanich stated the City of Cocoa owns the property. The City conducted a MOU to the CRA for the purpose of redevelopment. There is a portion of the property that is located in the City of Rockledge and the CRA funding cannot be used for this parcel. The recommendation from the board the property will be consistent with the Waterfront Master Plan and the City can move forward. He discussed a possible storm water location and zoning and both proposals require a special except from the Board of Adjustment. He noted both proposals would require the Planning and Zoning Board approval for large scale site plan.

Mr. Titkanich stated the Villas of Cocoa Village were ranked number one (1) by the Staff Selection Committee. He noted the townhomes are positioned as part of the village. He noted the proposal includes a center courtyard, usable open space, and recreation areas. The architectural design incorporates with the urban living of Cocoa Village and provides access to surrounding streets. He noted the Villas of Cocoa Village maximize the land use density.

Mr. Titkanich stated the CRA approved Staff Selection recommendations will be presented at the City Council meeting on April 23, 2018.

Agency member Whipple, Jr. inquired how close the property is to the City of Rockledge. **Mr. Titkanich** stated the properties are adjacent to each other. **Mr. Whipple, Jr**. inquired whether there will be any issues with the City of Rockledge approving any construction on the property. **Mr. Titkanich** stated he does not see this as an issue. The City of Rockledge parcel was zoned as mixed use to promote connectivity.

Tommy Browser, of Villas of Cocoa Village, indicated the storm water location on the presentation. He noted the proposal included the City maintaining ownership of the storm water area and the Villas of Cocoa Village would purchase the green space. **Mr. Titkanich** stated there are two (2) parcels owned by the City and the board is making a recommendation to the City.

Mr. Browser stated the RFP indicated the storm water area would not be sold and agreement would be made for use of the area. That is the reason for the purchase price of $750,000. He is willing to include that parcel if it is for sale.

Agency member Boisvert noted the corner building enhances the plan. He inquired whether Villas of Cocoa Village purchased the property across from 915 Florida Avenue. **Mr. Browser** stated he did not purchase that property. He noted there is an MOU with the owner of 6 Rosa L. Jones Boulevard to incorporate the same design to connect both ends of Cocoa Village.

Agency member Stewart inquired on the selling price of the units. **Mr. Browser** estimated the selling price to start at $229,000 with option for upgrades.

Mr. Titkanich stated the selection committee viewed the Villas of Cocoa Village opened up more opportunities to the west side.

Mr. Browser indicated the green spaces on the presentation and noted the Oak trees.

Mr. Greenwood stated both projects being developed is great for the City. He supports moving forward with this project. He inquired whether the Villas of Cocoa Village will require a public meeting.

Mr. Titkanich noted the Villas of Cocoa Village development complies with the zoning requirements and will move quickly. The plan will required a Board of Adjustments special exception.

* **MOTION by Agency member Warner; SECONDED by Agency member approval of the Staff Selection Committee ranking recommendations selecting the number one racked proposal and submit the Cocoa CRA Board's recommended ranking for recommendation to the City Council at a public meeting, for the purposes of the purchase of redevelopment of 915 Florida Avenue (also known as the former location of the Oaks Mobile Home Park).**

AYES: Blanco, Warner, Boisvert, Whipple, Jr., Stewart

MOTION CARRIED (5-0)

Vice Chairwomen Blanco reported that tonight's City Council meeting has been canceled.

VI. ATTORNEY'S REPORT:

VII. AGENCY MEMBERS AND STAFF REPORTS:

1. Cocoa Waterfront Repairs (verbal update)

Ms. Singleton stated the Waterfront repairs are pending the finalization of the Waterfront Master Plan. Once the Waterfront Master Plan is finalized the process begins with obtaining environmental permits for the T-docks and day slips and then the remaining water based items.

2. Lee Wenner Park Riverfront Connector (verbal updates)

Ms. Singleton stated the Lee Wenner Park Riverfront Connector project has begun. The poles and beams for the pedestrian bridge have been installed. The framing for sidewalks along Highway 520 began on April 5, 2018. A construction meeting is scheduled for April 12, 2018. She provide an update at the May 8, 2018 meeting.

Mr. Titkanich noted he will be leaving for the ICMA Gettysburg Leadership Institute on April 17, 2018 and returning April 20, 2018.

VIII. THE NEXT MEETING DATE:

The next meeting for the Cocoa CRA will be a Regular Meeting, held on May 8, 2018 at Cocoa City Hall located at 65 Stone Street, unless a business need arises earlier.

IX. ADJOURNMENT:

* **MOTION by Agency member Whipple, Jr.; SECONDED by Agency member Stewart to adjourn the meeting of April 10, 2018.**

AYES: Blanco, Warner, Boisvert, Whipple, Jr., Stewart

MOTION CARRIED (5-0)

MEETING WAS ADJOURNED AT 7:13 pm.

Henry U. Parrish III, Chairman

Respectfully Submitted by:

Torri Edwards

Torri Edwards, Recording Secretary