

MINUTES  
CITY OF COCOA  
COCOA CRA  
REGULAR MEETING  
April 5, 2021

FINAL

The Regular Meeting of the Cocoa Community Redevelopment Agency was held on April 5, 2021 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. CALL TO ORDER:

Chairman Blake called the meeting to order at 6:05 pm.

ROLL CALL:

|                   |                     |
|-------------------|---------------------|
| Michael C. Blake  | Chairperson         |
| Alex Goins        | Vice Chairperson    |
| Levander Hearn    | Agency Member       |
| Rip Dyal          | Agency Member       |
| Lorraine Koss     | Agency Member       |
| Janne Etz         | Agency Member       |
| Edward Lanni      | Agency Member       |
| Anthony Garganese | Agency Attorney     |
| Lori Chabot       | Recording Secretary |

PRESENT:

|                   |                                      |
|-------------------|--------------------------------------|
| Michael C. Blake  | Chairperson                          |
| Alex Goins        | Vice Chairperson                     |
| Levander Hearn    | Agency Member                        |
| Rip Dyal          | Agency Member                        |
| Lorraine Koss     | Agency Member                        |
| Janne Etz         | Agency Member                        |
| Ed Lanni          | Agency Member                        |
| Anthony Garganese | Agency Attorney ( <i>via phone</i> ) |
| Lori Chabot       | Recording Secretary                  |

ABSENT: None

STAFF PRESENT:

Stockton Whitten, City Manager, Nancy Bunt, Community Services Director, Charlene Neuterman, Deputy Community Services Director.

Agency Member Hearn led the assembly in the Invocation and Jack Brown 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 5, 2021 as written or with amendments.

**MINUTES:** Regular Meeting Minutes of March 9, 2021 as written or with amendments.

\* **MOTION** by Agency Member Hearn; **SECONDED** by Agency Member Lanni to approve the Agenda for the Regular Meeting of April 5, 2021, as written and approve the Minutes for the March 9, 2021 meeting, as written.

**AYES:** BLAKE, GOINS, HEARN, ETZ, DYAL, LANNI, KOSS

**MOTION PASSED UNANIMOUSLY (7-0)**

**III. DELEGATIONS: Delegations were heard after action items.**

- Donna Kettner, 103 Derby Street, Cocoa – Ms. Kettner stated the noise in the Village was extremely loud, shaking her windows and she could feel the vibration in her floors. She stated it was primarily from George & Dragon.
- Pat Chambers, 37 Derby Street, Cocoa also complained about the noise from the Village. He cannot hear his own TV.
- Kevin Raymond, 109 Derby Street, a new resident also complained about the noise asking about an ordinance that requires business to end at certain hours. He stated it sometime go on past midnight.
- Michael Howard, 39 Riverside Drive also spoke about the excessive noise stating his home is built with 18" concrete walls and he still hears it. He asked about maximum decibel levels and Mrs. Bunt replied she would look into it. Mr. Howard also discussed roofers working on Easter Sunday beginning at 8:00 am stating it was an intrusion. He asked about rules regarding that.
- Alex Greenwood, of Derby and Brevard and added to the noise complaints stating many of the businesses have moved activities outside and the music carries. He also stated his concerns of the cars traveling with very loud music.

Chairperson Blake thanked them for speaking and that the board heard them. He also stated they would look into the issue. Agency Member Dyal added the cars with loud music was not an issue the PD could control, as this has been looked into by the Agency Attorney. However, the weekend Concert was over at 10:30 and thought the businesses were under the same time limits. Vice Chairperson Goins suggested communicating with the businesses about the issue. Agency Member Koss agreed it might be helpful to meet with the business owners and discuss the evolution of life in the village. Agency Member Hearn thanked residents for speaking and agreed this affects quality of life. He added his knowledge of another area using off duty fire fighters to measure noise levels using decibel meters.

Mr. Howard spoke again recommending some kind of landscaping/noise buffer separating business and residential areas.

IV. **PRESENTATIONS:** None

V. **ACTION ITEMS:**

1) Two Cocoa CRA Meeting Date Changes. Staff is requesting Agency approval to change two meeting dates in July and September, due to holidays. The request is to change July 5 to July 12 and from September 6 to September 13.

\* MOTION by Agency Member Lanni; SECONDED by Agency Member Etz to change two meeting dates in July and September, due to holidays. The request is to change July 5 to July 12 and from September 6 to September 13.

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

MOTION PASSED UNANIMOUSLY (7-0)

2). Lee Wenner Parking – Agency approval for a Task Order for Infrastructure Solution Services, a BAF transfer of \$66,087 from the Cocoa CRA Contingency Account to Cocoa CRA Infrastructure Account and approval of the Resolution #21-235 for final parking design at Lee Wenner Park.

Mrs. Neuterman gave more details regarding the Task Order.

\* MOTION by Chairperson Blake; SECONDED by Agency Member Dyal to approve a BAF transfer of \$66,087 from the Cocoa CRA Contingency Account to Cocoa CRA Infrastructure Account and approval of the Resolution #21-235 for final parking design at Lee Wenner Park.

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

MOTION PASSED UNANIMOUSLY (7-0)

VI. **ATTORNEY'S REPORT** – NONE

VII. **UPDATES AND STAFF REPORTS**

Informational Item – 603 Brevard Update – Charlene Neuterman

Mrs. Neuterman gave an update on the hotel and that Mr. Brown was also available for questions. Mrs. Neuterman detailed what has been received from Mr. Brown and that he was on schedule with the parameters of the developer agreement and looks to be on track to bring all required documents to the June CCRA meeting. Chairperson Blake asked when

would shovels in the ground begin? Mrs. Neuterman replied according to the schedule, it would be January, 2022. Mrs. Brown added he truly hoped it would be in the fall. He also thanked the City Manager for all of his help.

**VIII. NEXT MEETING DATE**

The next regularly scheduled meeting of the Cocoa Redevelopment Agency will be on Monday, May 3, 2021 at 6:00 PM in the Council Chambers located in Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

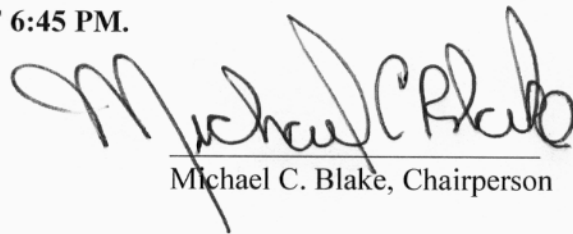
**IX. ADJOURNMENT**

\* **MOTION by Agency Member Lanni; SECONDED by Agency Member Dyal to adjourn the meeting.**

**AYES: BLAKE, ETZ, HEARN, DYAL, GOINS, KOSS, LANNI**

**MOTION PASSED UNANIMOUSLY (7-0)**

**MEETING WAS ADJOURNED AT 6:45 PM.**



Michael C. Blake, Chairperson

Respectfully Submitted by:



Lori Chabot, Recording Secretary