

**MINUTES
CITY OF COCOA
COCOA CRA
REGULAR MEETING
DECEMBER 12, 2018**

The Regular Meeting of the Cocoa Community Redevelopment Agency was held on December 12, 2018 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noticed.

I. CALL TO ORDER:

Chairperson Williams called the meeting to order at 5:02 pm

ROLL CALL:

Jake Williams	Chairperson
Brenda Warner	Vice Chairperson
Don Boisvert	Agency member
Lorraine Koss	Agency member
Ed Lanni	Agency member
Jan Stewart	Agency member
Alex Goins	Agency member
Anthony Garganese	Agency Counsel

PRESENT:

Jake Williams	Chairperson
Brenda Warner	Vice Chairperson
Don Boisvert	Agency member
Lorraine Koss	Agency member
Ed Lanni	Agency member
Jan Stewart	Agency member
Alex Goins	Agency member
Anthony Garganese	Agency Counsel
Kadi Carver	Recording Secretary

ABSENT: Vice Chairperson Brenda Warner

STAFF PRESENT:

John Titkanich, City Manager, **Nancy Bunt**, Community Service Director, **Rebecca Bowman**, Finance Director, **Samantha Senger**, Assistant to City Manager, and **Charlene Neuterman**, Redevelopment Program Manager.

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

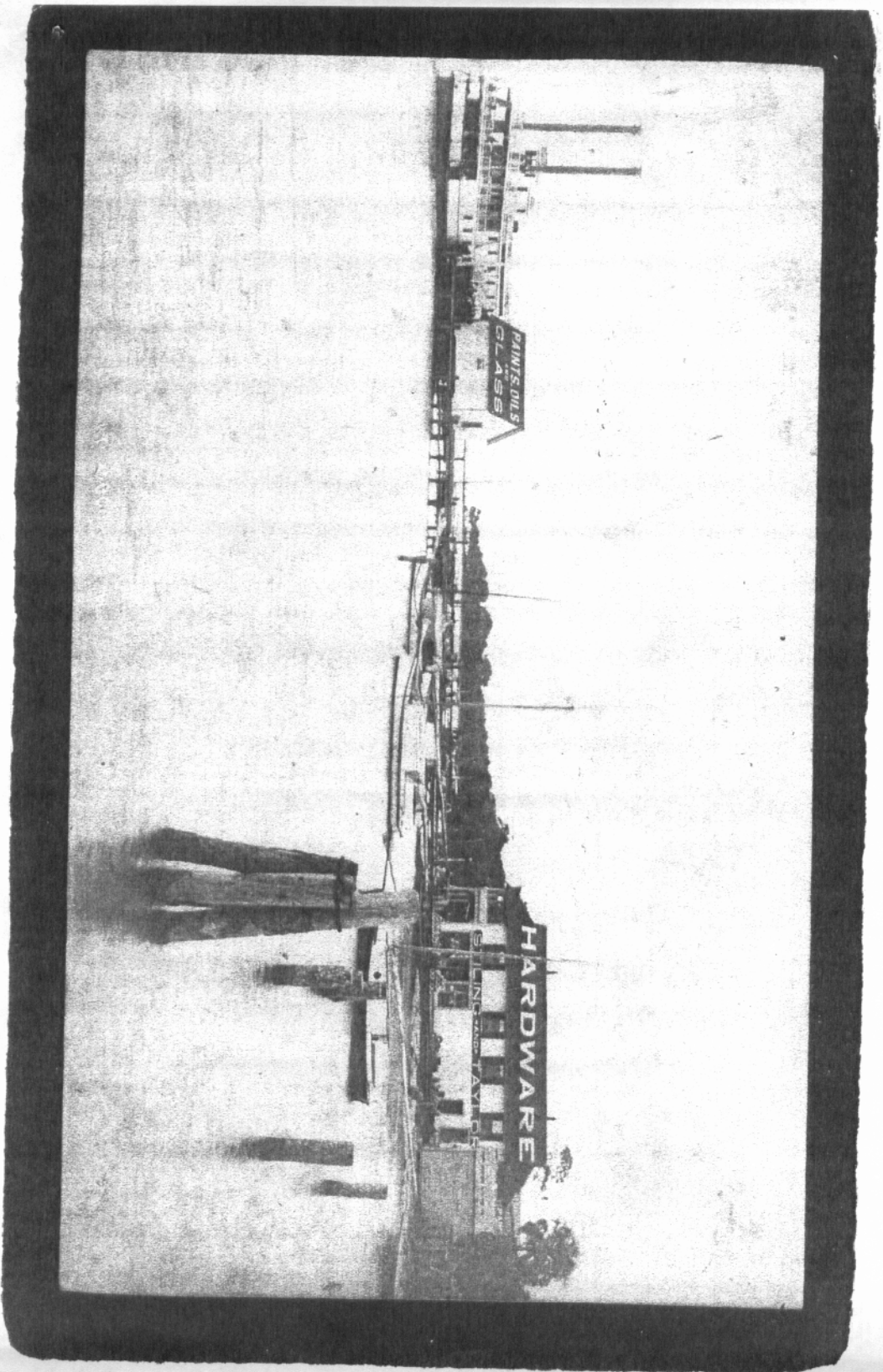
II. APPROVAL OF AGENDA AND MINUTES:

AGENDA: Regular Meeting of December 12, 2018

Design criteria and information:

- Lot Size: 0.13 Acres, 5,662.8 Sq. Ft.
- Lot Dimensions: The north side of the triangle is 96.07'; The east side of the triangle is 127.18'; The west side of the triangle is 159.39'
- Design will not fill the entire lot space
- Design must be historical in nature and complementary to Historic Cocoa Village
- Design must be iconic
- Design must incorporate the phrase "Historic Cocoa Village"
- Design must be visible from 520 and Forrest Avenue
- No water features must be included in the design

For more information or questions about the contest, please contact Cocoa Main Street at 321-636-8878 or e-mail at CocoaMainStreetUSA@gmail.com



RIVERBOAT AT COCOA DOCK, 1890, S

Delanoy Avenue—Where Travis
Hardware is now located.

December 9, 2018

**City of Cocoa
(early history)**

1860's First family's settling

1880's Stiling and Taylor Hardware store opened

1884 Captain R.C. May chose "Cocoa" as city name instead of "Indian River City" (per Cocoa Tribune) due to post office had no room for such a long city name.

1885 Travis family bought Stiling and Taylor Hardware

1886 Albert Taylor and other families, started settling in Cocoa.

1889 Albert Taylor opened "The Brevard County State Bank". Second Bank in Brevard County and only bank from Cocoa to Key West.

1890 FIRE, devastated almost all wooden buildings leaving most of concrete buildings intact.

1893 Albert Taylor bought first ticket on Florida's East Coast Railway when extended to Cocoa.

1895 Dr. Hughlett elected FIRST MAYOR.

1895 City of Cocoa incorporated and chartered

(3)

1896 FREEZE, caused major loss of citrus jobs in Cocoa
population reduced to 382 people by 1903.

1898 Albert Taylor elected SECOND MAYOR.

1911 City of Cocoa being recognized as a City and
population grows.

1920 Brevard Hotel built at Oleander Condo's site.

1934 Brevard Hotel bought, renovated and reopened
By Hartley C. Laycock Sr. since closed for years.

1959 Tony Ninos elected MAYOR

1960 Brevard Hotel, bought by Tony Ninos.

1996 Brevard Hotel torn down to build
Oleander Point Condominiums.

(4)

- * **MOTION by Agency member Boisvert; SECONDED by Agency member Lanni to approve the Agenda for the December 12, 2018 regular meeting.**

AYES: Williams, Boisvert, Lanni, Stewart, Koss, and Goins

MOTION CARRIED (6-0)

MINUTES: Regular Meeting of December 12, 2018

- * **MOTION by Agency member Boisvert; SECONDED by Agency member Lanni to approve the Minutes for the November 14, 2018 regular meeting.**

AYES: Williams, Boisvert , Lanni, Stewart, Koss, and Goins

MOTION CARRIED (6-0)

III. DELEGATIONS:
NONE

Charlene Neuterman introduced Kadi Carver as the new recording Secretary

IV. PRESENTATIONS:
NONE

V. ACTION ITEMS:

- 1. Agency approve the submitted design of the Gateway Entry Feature to be placed at 6 Forrest Avenue.**

Charlene Neuterman Called up Samantha Senger for brief review of process.

Samantha Senger Provided a brief presentation on the process and guidelines of the designs. Also how a committee was formed from different Village Associations to go through the twelve (12) different designs submitted, to select three (3) designs to bring to the CRA board, which the committee then took and created one from all the design ideas following the wishes the board would like to see.

Charlene Neuterman Requested approval of the Gateway Entry design feature to be placed at 6 Forrest Avenue.

Samantha Senger reminded the board to keep in mind this is a rendering and an idea of what it will look like. The bars can also be removed in the background.

Ed Lanni asked if the design feature is two (2) sided

Samantha Senger replied that it is not two sided

Ed Lanni then asked "if it's not two sided then is the front going to face Normans Raw Bar & Grill or 520?"

Samantha Senger explained that it's going to be angled so you'll be able to see it at any angle you come in.

Charlene Neuterman also explained that if your standing across the street at State Farm it will be facing you directly but can be seen coming in on Forrest or at 520 and Forrest.

Don Boisevert asked if they discussed anything about lighting so at night it can be seen

Samantha Senger reported that they have not talked about lighting or a plan that it all depends on funding and cost.

Charlene Neuterman noted that they would have to go through the Florida Department of Transportation for lighting for approval.

Lorraine Koss requested to know what elements are similar or dissimilar to the ones at Taylor Park and etc.

Samantha Senger stated that there was a request at the last CRA meeting to have the bronze arch with historic cocoa village in gold lettering which is similar to the one at Taylor Park Entrance

Lorraine Koss asked if the pillars are similar to the ones on 520 and US1?

Samantha Senger noted that at the last CRA meeting it was also requested to have the Coquina pillars to match the ones at the Porchers house.

Lorraine Koss shared that the bars give her the wrong impression and the steam boat idea right up front blocks entry.

Samantha Senger responded that the steam boat idea was not chosen but it was requested by Ed Lanni that it is still incorporated, which they are going to do using the statues or silhouettes. She then noted that they were taking two (2) different designs and combining them together.

Lorraine Koss asked what she means by statues? She assumes they are just black iron metal Silhouettes?

Samantha Senger reported that the material all depends on the different cost to make then.

Charlene Neutermen noted that they have a current budget of \$225,000, so the features will all depend on the cost of the items.

Lorraine Koss asked about the hardscape brick front?

Charlene Neuterman explained that it was more for visual and can be changed.

Lorraine Koss suggested a different process for next time by putting together the same stake holder group too look at different artist.

Samantha Senger replied that Art Beatz Group was part of the committee to help reach out to the artist in the community to submit design ideas. Which was a good example of community engagement.

Ed Green of 104 Riverside Drive, stated that he would like the board to consider the long term cost and maintenance of the new Gateway Entry Feature.

Aleck Greenwood of 640 Brevard Ave, discussed 3 stories and pictures on how the City of Cocoa got its name. Mr. Greenwood also shared his beliefs on how the Gateway entry Feature should stay "Historic to Nature".

John Titkanich referred back to "what was the genesis" of the 2008 water front master plan. The issue that was identified was how do you capture all the traffic and announce "Historic cocoa village" as they go by. The Gateway Entry idea is supposed to be an announcement just like what Historic down town Melbourne has.

Charlene Neuterman informed members that Mr. Bob Harvey sent an email stating that he approved the gateway feature.

Chairperson Williams reminded agency members that every resident has the right to be heard and not be interrupted. Chairperson Williams also asked if the Members has any comments or questions.

Lorraine Koss wanted to clarify that the idea was an announcement being welcoming and inviting, not having the expectation of people walking through.

John Titkanich shared that there has been the discussion with the attorney about benches and etc. but with new recent court rulings to not make it a passive park for numerous reasons making it another issue

Chairperson Williams stated that he likes the concept and the idea of a bench with a bar through it like the one on Peachtree Street.

* **MOTION by Agency member Boisvert; SECONDED by Agency member Goins to approve the conceptual Gateway Entry Feature to be placed at 6 Forrest Avenue.**

AYES: Williams, Boisvert, Koss, and Goins

MOTION CARRIED (4-2)

Lorraine Koss asked if she was voting on the bars? It doesn't feel welcoming to her.

John Titkanich stated they can ask the person who graphically did the design to take the bars off but your approval is on the overall idea.

Jan Stewart responded saying that the steamboat with paddle was an eye catching idea for her and she disapproves the other idea because it still needs some changes.

Ed Lanni stated that he actually delivered a paddle wheel to the city of cocoa, so intern there is a softy spot in his heart for the paddle wheel.

Chairperson Williams asked how long the contest has been going on.

Charlene Neuterman and **Samantha Senger** stated that the contest has been ongoing for about 8 months.

VI. ATTORNEY'S REPORT:
NONE

VII. UPDATES AND STAFF REPORTS:
1. Informational Item- Project Updates

Ms. Neuterman provided project updates on the Riverfront Connector, Shoreline Restoration, T-Dock and Day Slip construction, finger piers, and Wenner Park Security and Safety enhancements, Gateway Entry Feature, parking space stripping, trash cans, and side walk pressure cleaning.

Jan Stewart what does the new trash cans look like?

Charlene Neuterman replied black metal with low maintenance.

Jan Stewart asked if they will be attached so they can't be removed.

Charlene Neuterman noted they will be bolted in so they can't be removed easily.

2. Informational Item- Hotel Project Update

John Titkanich noted that there was a conference call today which they worked on the bench marks and millstones with the developer. They are working on completing an agreement and may call a special meeting to present redevelopment agreement with the CRA Board.

3. Information Item- CRA Budget Update

Rebecca Bowman provided a budgetary update.

VIII. NEXT MEETING:

The next meeting for the Cocoa CRA will be a Regular Meeting, held on Wednesday, January 09, 2019 at Cocoa City Hall located at 65 Stone Street, unless a business need arises earlier.

IX. ADJOURNMENT:

* MOTION made by Agency member Boisvert; SECONDED by Agency member Koss to adjourn the regular meeting of December 12, 2018.

AYES: Williams, Boisvert, Lanni, Stewart, Koss, and Goins

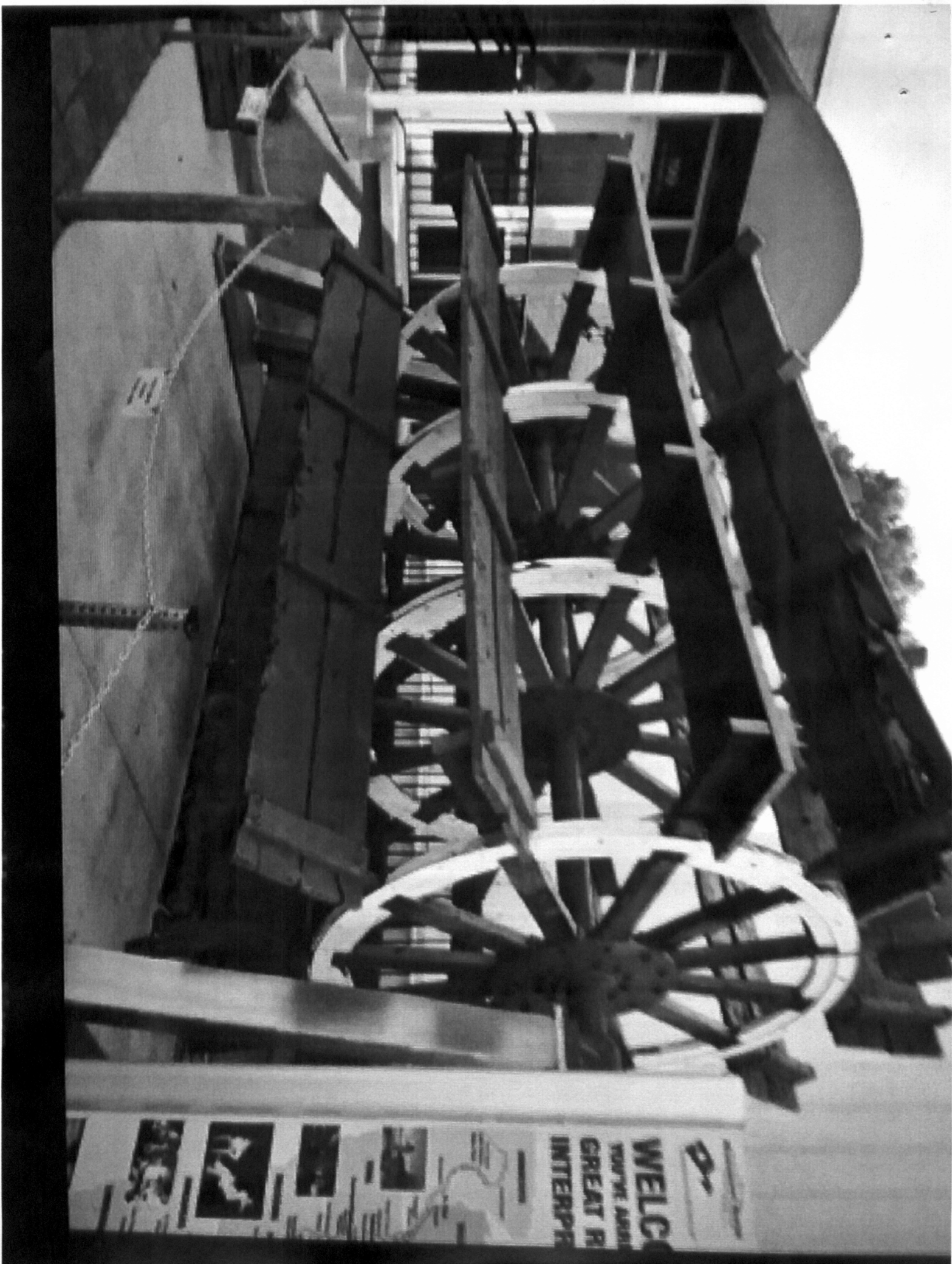
MOTION CARRIED UNANIMOUSLY (6-0)

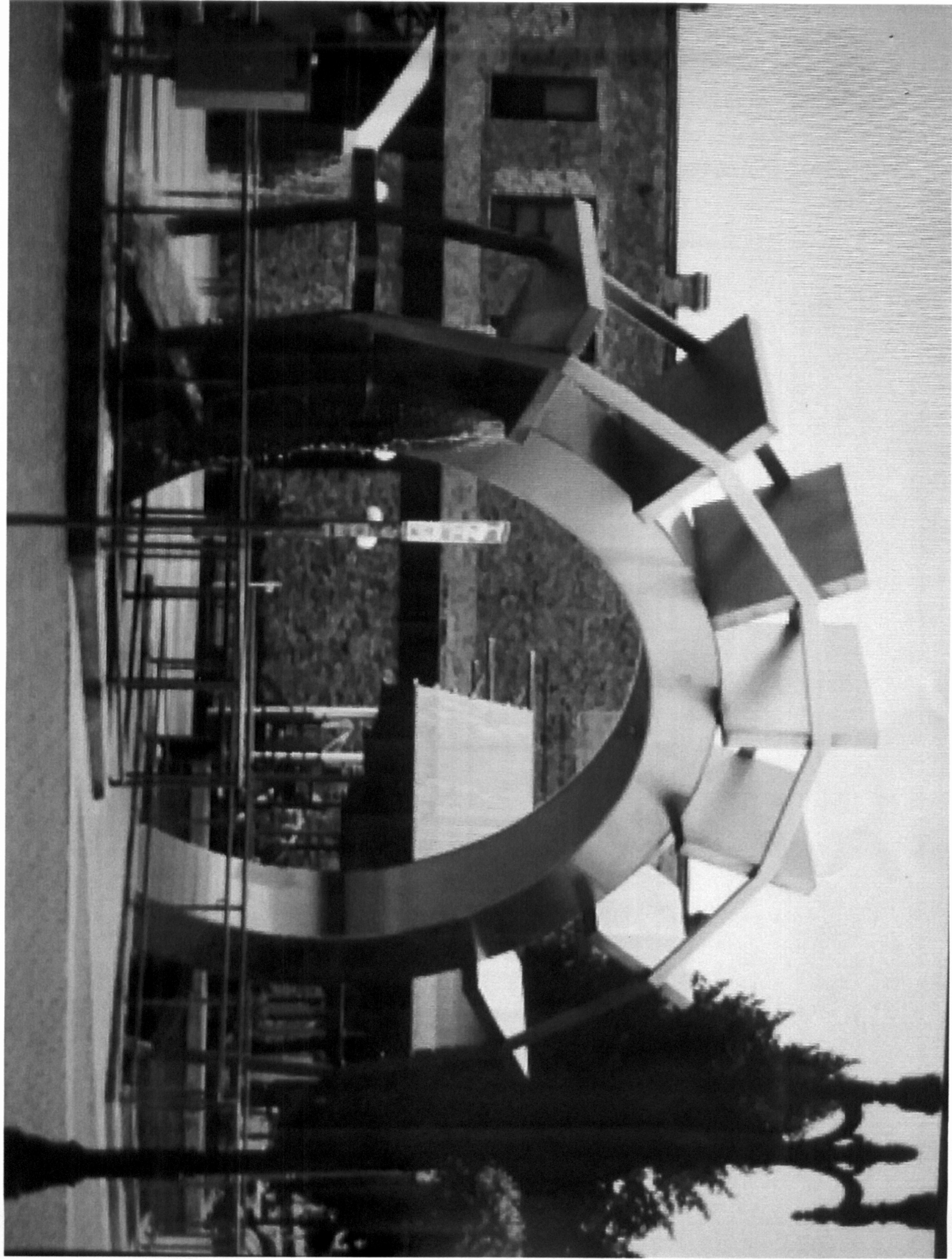
MEETING WAS ADJOURNED AT 5:53 pm

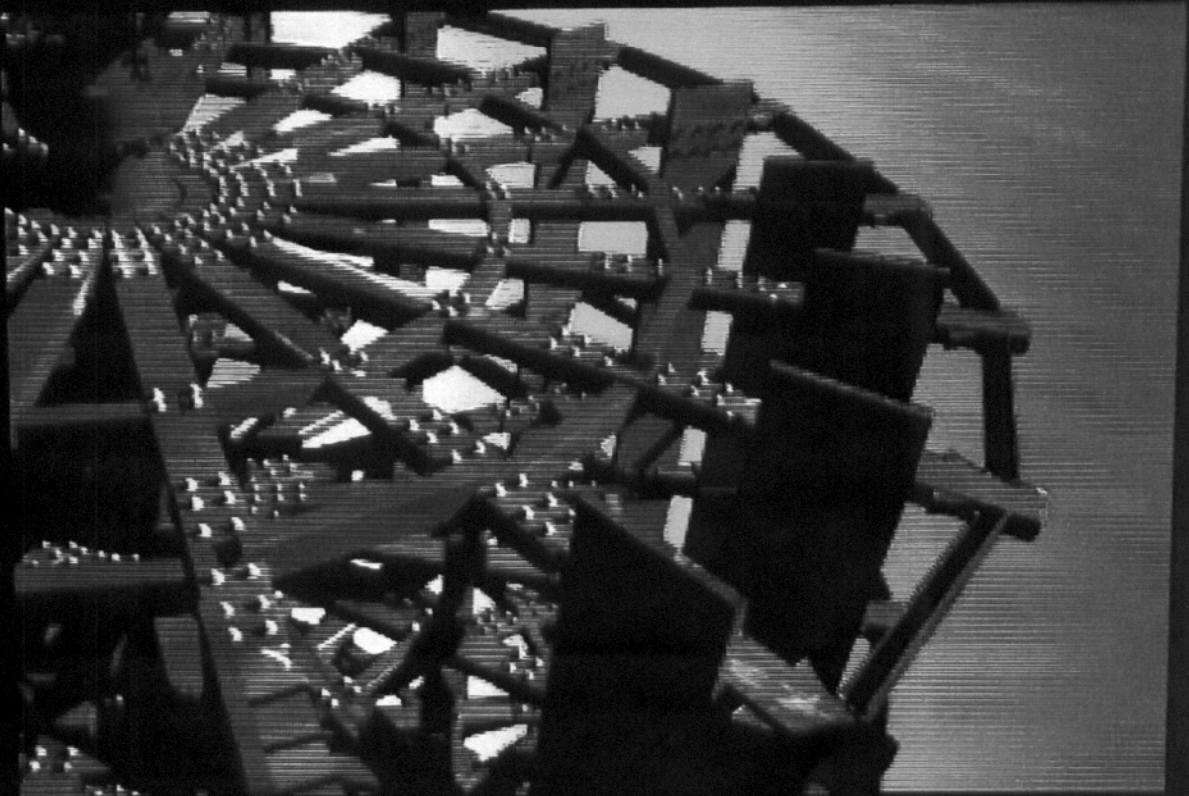
Respectfully Submitted by:


Kadi Carver, Recording Secretary


Jake Williams, Chairman







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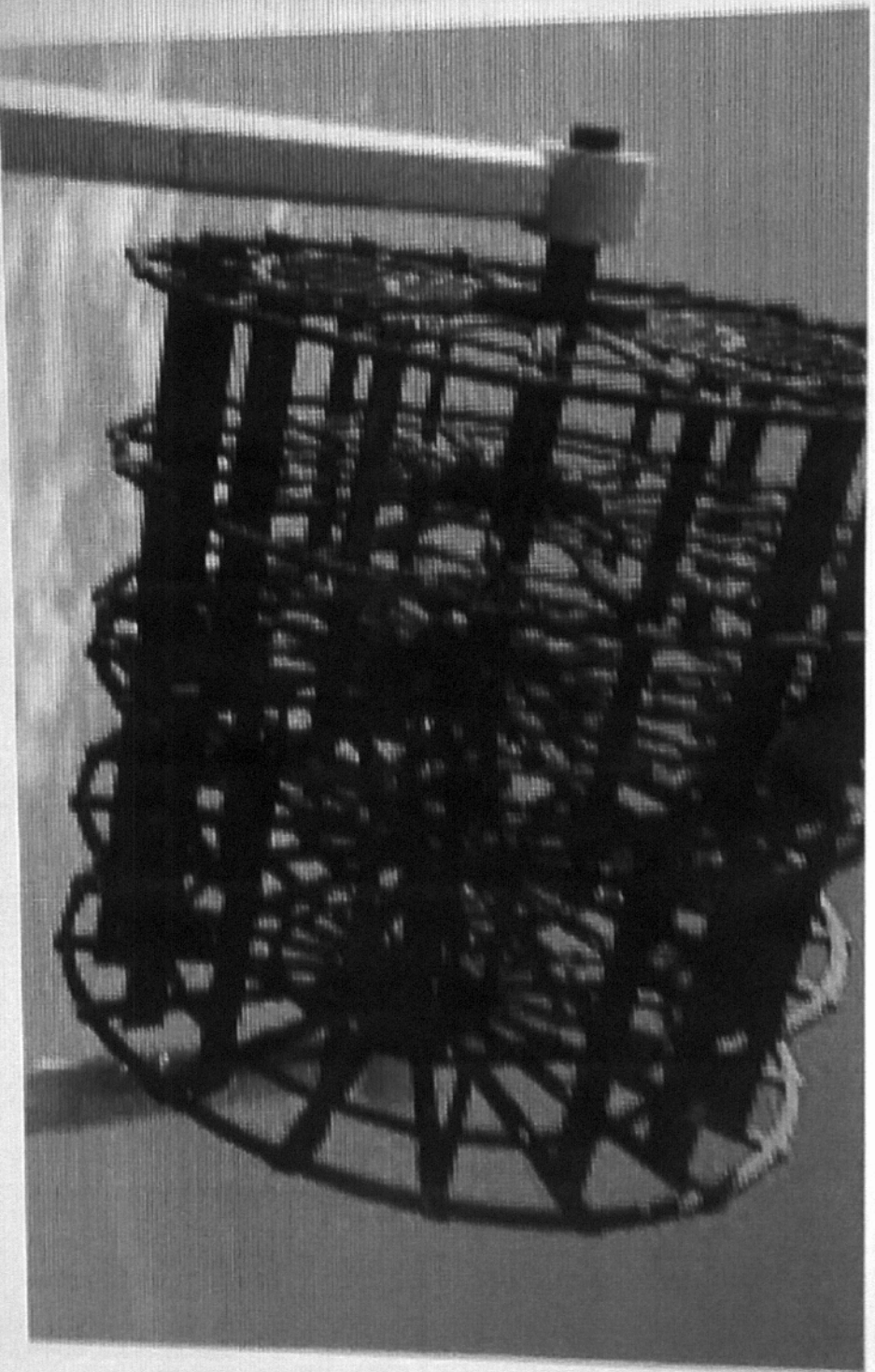




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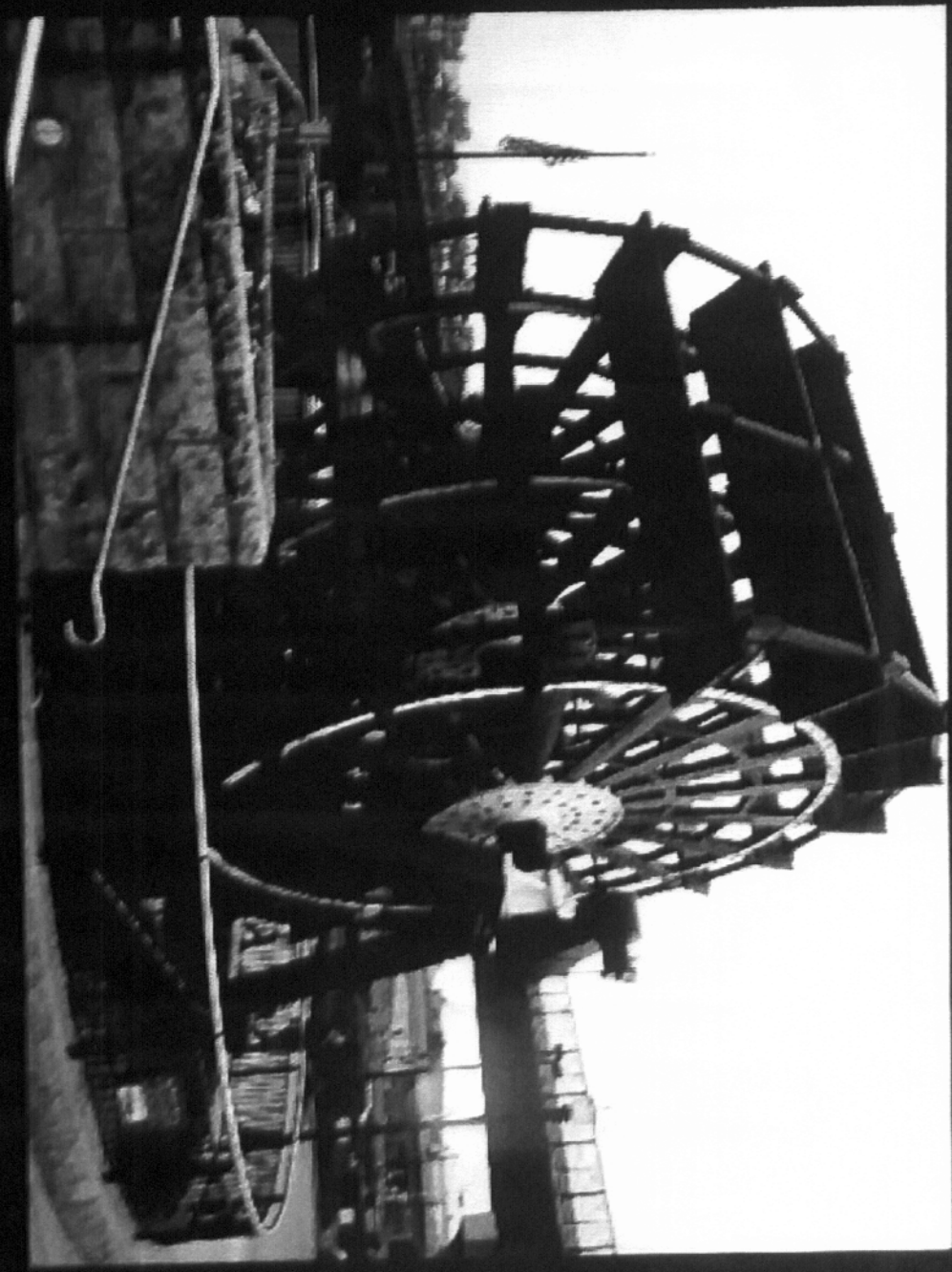
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CITY OF COCOA CITY COUNCIL

Request to Speak (print legibly and fill out completely)

NAME:

ADDRESS:

TELEPHONE:

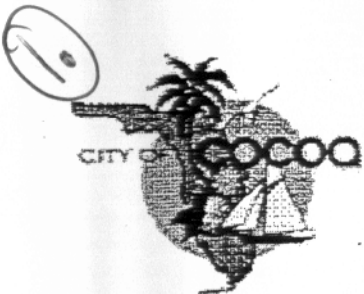
ORGANIZATION YOU REPRESENT (IF ANY):

AGENDA ITEM NUMBER/SUBJECT:

IF YOU WOULD LIKE TO SPEAK UNDER DELEGATIONS, PLEASE CHECK ONE OR MORE THAT APPLY: (You must meet one of the following requirements to speak under Delegations)

- ◇ Resident or taxpayer (may speak on any subject of general or public interest)
- ◇ City Employee (may speak regarding his/her employment)
- ◇ Water and/or sewer customer (may speak on matters related to the City's water and/or sewer system)
- ◇ Any member of the public may address any agenda item that is listed on the agenda for final official action by the City Council excluding public hearing items which are heard at the public portion of the meeting, ministerial items (e.g. approval of agenda, minutes, informational items), and quasi-judicial or emergency items.

PLEASE CONDUCT YOURSELF IN ACCORDANCE WITH THE TERMS AND CONDITIONS PRINTED ON BACK.



CITY OF COCOA CITY COUNCIL

Request to Speak (print legibly and fill out completely)

NAME: ALLAN CHAPMAN

ADDRESS: 600 FLORIDA #104

TELEPHONE: 321-631-9075

ORGANIZATION YOU REPRESENT (IF ANY): H.C.U.F.A.

AGENDA ITEM NUMBER/SUBJECT: V. 2.

IF YOU WOULD LIKE TO SPEAK UNDER DELEGATIONS, PLEASE CHECK ONE OR MORE THAT APPLY: (You must meet one of the following requirements to speak under Delegations)

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CITY OF COCOA CITY COUNCIL

Request to Speak (print legibly and fill out completely)

NAME: GEORGE L. BROWN JR

ADDRESS: 555 KING ST COCOA FL

TELEPHONE: 632 6563

ORGANIZATION YOU REPRESENT (IF ANY): _____

AGENDA ITEM NUMBER/SUBJECT: RIVER BOAT - HOTEL V.2

IF YOU WOULD LIKE TO SPEAK UNDER DELEGATIONS, PLEASE CHECK ONE OR MORE THAT APPLY: (You must meet one of the following requirements to speak under Delegations)

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