

MINUTES
City of Cocoa
Regular Meeting of The City Council

May 27, 2025

A Regular City Council Meeting was held on Tuesday, May 27, 2025, 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.

Councilmember Hearn provided the invocation, and Linda Graham and Karen Houston led the assembly in the Pledge of Allegiance.

The City Clerk took the roll.

PRESENT:	Michael C. Blake	Mayor
	Patricia Weeks	Deputy Mayor
	Alex Goins	Councilmember
	Lavander Hearn	Councilmember
	Lorraine Koss	Councilmember
	Anthony Garganese	City Attorney
	Stockton Whitten	City Manager
	Monica Arsenault	City Clerk

ABSENT:

OTHER STAFF MEMBERS PRESENT:

Abby Morgan, Public Works Director; Lora Howell, Deputy Finance Director; Charlene Neuterman, Community Services Director; Jonathan Lamm, Fire Chief; Evander Collier, Police Chief; Jack Walsh, Utilities Director; Samantha Senger, Communications and Economic Development Director; Lorne Stinnett, HR Director;

Tom Wilkinson, Code Enforcement Manager; Mitch Lawyer, Systems and Support Manager; and Dalyn Sims, Helpdesk Support Tech.

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of May 27, 2025. (2025-368).

* **MOTION by Councilmember Goins; Seconded by Deputy Mayor Weeks to approve the agenda for the Regular City Council meeting of May 27, 2025 with an amendment to add an item under Awards and Presentations and an item under Council Business.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Minutes: (a) Regular Meeting of April 8, 2025. (2025-369).

* **MOTION by Councilmember Hearn; Seconded by Deputy Mayor Weeks to approve the minutes for the Regular City Council meeting of April 8, 2025 as written.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

III. Awards and Presentations:

1. Certificate of Recognition for the Brunch Chic. **(Walk-on Item)**

Councilmember Goins presented the business Brunch Chick with a certificate of appreciation for everything they do for the community.

IV. Delegations:

Sonya Mallard, 1505 Country Club Blvd. Titusville, spoke about the Leon and Jewel Collins Museum. She talked about the educational importance of the museum and the importance of garnering foot traffic there. She asked Council to include funding for the museum in order to fully support it in their Fiscal Year 2026 budget.

Anita Gibson, 451 Stone St., Cocoa, shared that she spoke about a pothole at the recent Diamond Square CRA meeting. She noted that the pothole is located near Wawa and asked if Council could do something about it.

V. Consent Agenda:

1. Requesting a Date Change for a Previously Approved Street Closure. (2025-422). (Comm. & Economic Dev. Director)
2. Approve BAF 25-056-T. Authorize the City Manager to issue a Change Order for \$8,460 to Inliner Solutions for additional cured-in-place pipe lining services (CIPP). (2025-358). (Utilities Director)
3. To Approve Task Orders 2025-15 and 2025-15.1 with Atlantic Development of Cocoa, Inc. utilizing RFQ# 20-18-COC for the Cocoa Water Plant Road Culvert Replacement Project, WS25CU, in the amount of \$115,243; To Approve a Budget Transfer to the FY2025 Budget, BAF# 25-058-T. (2025-414). (Utilities Director)
4. Approve the purchase of the Motorola Mach Alerting System for three fire stations at a total cost of \$324,543 from Motorola Solutions Inc. utilizing Sourcewell cooperative contract 0420421-MOT for the hardware and maintenance. Approve a Resolution to Waive Competitive Bidding for installation and programming services. Approve any Budget Transfers required to move funds between Object Classifications, should any software or maintenance costs need to be transferred out of capital. (2025-434). (Fire Chief)

*****This Item is Confidential per FS 119.0725 and Not for Public Release*****

5. To Approve Task Order 2025-51 issued under Continuing Services Agreement RFQ-20-03-COC with Jacobs Engineering Group, Inc. in the amount of \$499,334 for Engineering Services for the Dyal Steel Ground Water Storage Tank Replacement Project. (2025-457). (Utilities Director)
6. Approve a Resolution Amending the FY25 Budget, BAF# 25-065-A for the State of Florida Division of Emergency Management De-Obligation of PW7205, Hurricane DR-4337, IRMA, Vinyl Fencing Reimbursement at Lee Wenner Park and Riverfront Park, Project # ES17HI. (2025-465). (City Manager)
7. Approve the 2025-2026 Brevard County Public Schools SRO MOU. (2025-466). (Police Chief)
8. Announcement of Travel for Deputy Mayor Weeks to attend IEMO I Class in Boca Raton from June 6-7. (2025-467). (City Clerk)

9. Accept the Award of the Florida Local Government Cybersecurity Grant (Round 2), a State of Florida funded grant, for cybersecurity services and platforms and authorize the City Manager to execute the grant agreement. (2025-484). (Chief Technology Officer)

*****This Item is Confidential per FS 119.0725 and not for Public Release*****

- * **MOTION by Councilmember Goins; Seconded by Councilmember Koss to approve the Consent agenda.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VI. Public Hearings:

1. Preliminary PUD Pluckebaum - Lennar Homes, LLC. (2025-383). (Planner)

- * **MOTION by Mayor Blake; Seconded by Councilmember Goins to approve a Preliminary Planned Unit Development (PUD), consistent with Appendix A, Zoning, Article XI, Section 17 of the City of Cocoa Code of Ordinances, for a 230-lot single-family residential subdivision on approximately 76.21 acres located at the northwest corner of Pluckebaum Road and Clearlake Road in the City of Cocoa, with discussion.**

Alexis Crespo, consultant with RVi, gave a brief presentation¹ on the preliminary PUD for the Pluckebaum project.

Deputy Mayor Weeks asked if these homes will be for sale. In response, Ms. Crespo shared that they will be.

Deputy Mayor Weeks asked for the price range. In response, Greg Pettibon, with Lennar Homes, stated that they will range somewhere from the low \$300s to the low \$400s.

Ana Saunders, 312 S. Harbor City Blvd., Ste. 4, Melbourne, FL shared that she is here simply to answer any questions.

There being no questions or comments from the audience, the public portion of the hearing was closed.

¹ Exhibit A: Preliminary PUD Pluckebaum Presentation

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Request to Postpone First Reading of Ordinance 01-2025 Visioning Four Corners Overlay Comprehensive Plan Text Amendment. (2025-480). (Planner)

- * **MOTION by Councilmember Goins; Seconded by Councilmember Hearn to postpone the item to the July 8, 2025 City Council meeting at 6pm at Cocoa City Hall, 65 Stone St., Cocoa, FL 32922.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Postponement of First Reading of Ordinance 02-2025 LDR Amendment Creating Four Corners Overlay District. (2025-481). (Planner)

- * **MOTION by Councilmember Hearn; Seconded by Deputy Mayor Weeks to postpone the item to the July 8, 2025 City Council meeting at 6pm at Cocoa City Hall, 65 Stone St., Cocoa, FL 32922.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VII. Council Business:

1. UpStart Cocoa Forgivable Loan Application Award - Brevard Shoe Closet. (2025-462). (Comm. & Economic Dev. Director)

Ms. Senger stated that Mr. Frazier completed his WeVenture program with glowing reviews and worked to complete a request for the remaining funds (\$7,500.00) as part of the forgivable loan program. Additionally, Mr. Frazier plans to donate to the Cocoa High School sports teams for his community enrichment component as applicants are required to give back to the community in some way prior to the end of their loan agreement with the City of Cocoa.

- * **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Koss to approve a \$7,500 Cocoa forgivable loan with Brevard Shoe Closet according to the Procedures, Policies, and Conditions of the Upstart Cocoa Minority Small Business Program.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Council Approval to Apply for a T-Mobile Hometown Grant for \$50,000.00 for Improvements at Provost Park. Authorize the Director of Communications and Economic Development to Submit the Grant Application. (2025-463). (Comm. & Economic Dev. Director)

- * **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Hearn to apply for a T-Mobile Hometown Grant for \$50,000.00 for improvements at Provost Park; and to authorize the Director of Communications and Economic Development to submit the grant application.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. The applicant (Karen Scott) is requesting a reduction of the current Code Enforcement lien of \$4675.00 at the property located at 1501 Harvard Dr., be reduced to the amount of zero. (2025-474). (Community Services Director)

- * **MOTION by Mayor Blake; Seconded by Councilmember Koss to approve a lien reduction in the amount of \$0.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

4. The applicant, One Stop Construction (Jesus Velazquez), is requesting a reduction of the current Code Enforcement Lien of \$12,820.00 for the property located at 1106

Mitchell St., be reduced to the amount of the City's cost. (2025-475). (Community Services Director)

- * **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Koss to approve a lien reduction in the amount of \$2,384.14.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

5. The applicant, Faraway SG LLC., is requesting a reduction of the current Code Enforcement Lien of \$13,820.00 for the property located at 128 Aurora St., be reduced to the amount of \$4,685. (2025-477). (Community Services Director)

- * **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Goins to deny a lien reduction in the amount of \$4,685.00 and leave the cost at \$13,820.00, for discussion.**

It was clarified that the new owner bought the property with the code lien on it. Additionally, it was stated that no one showed up to the Code Enforcement Board hearing to state their case.

Jennifer Clark, 347 N. Volusia Ave., Orange City, FL and representing the property, shared that the new homeowner is requesting a reduction of the lien amount to reflect the period of time from which they bought the property to when it came into compliance.

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

6. The applicant, 535 S Kentucky Land Trust, is requesting a reduction of the current Code Enforcement Lien of \$29,330.00 for the property located at 535 S Kentucky Ave., be reduced to the amount of the City's cost. (2025-478). (Community Services Director)

Mr. Wilkinson provided the background of the case.

Rachel Smith and Omer Bader, 535 S. Kentucky Ave., Cocoa, shared that they are lenders and lent money to the previous owner who essentially took the money and ran. They lent him money to purchase the property and renovate it, which he never did. They have now taken the property back and are trying to clean it up.

Additionally, they stated that they were not aware of the lien until it popped up during a title search.

Deputy Mayor Weeks asked Mr. Wilkinson who Code has been sending their notices and correspondence to. In response, Mr. Wilkinson stated that they have been sending their letters and correspondence to 535 S. Kentucky Land Trust.

- * **MOTION by Councilmember Hearn; Seconded by Deputy Mayor Weeks to deny a lien reduction in the amount of \$1,893.30 and to keep the cost at \$29,330.00.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

7. Approve a Resolution adopting the State Fiscal Year (SFY) 2025-2028 State Housing Initiatives Partnership (SHIP) Program Local Housing Assistance Plan (LHAP) and approve submission of the Final SHIP LHAP to the Florida Housing Finance Corporation for approval. Approve the revised and updated City of Cocoa Housing Program Policies and Procedures which reflect changes as required by the State within the proposed draft of the SFY2025-2028 SHIP LHAP. (2025-482). (Community Services Director)

- * **MOTION by Mayor Blake; Seconded by Deputy Mayor Weeks to approve a Resolution adopting the State Fiscal Year (SFY) 2025-2028 State Housing Initiatives Partnership (SHIP) Program Local Housing Assistance Plan (LHAP) and approve submission of the Final SHIP LHAP to the Florida Housing Finance Corporation for approval. Approve the revised and updated City of Cocoa Housing Program Policies and Procedures which reflect changes as required by the State within the proposed draft of the SFY2025-2028 SHIP LHAP.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

8. Authorization for Mayor to send formal request to St. Johns River Water Management District (SJRWMD) for the release of the conservation easement and approval to enter into a mitigation agreement with an appropriate party or parties to acquire mitigation credits to effect the release of the conservation easement on property ID#24-36-17-00-509, subject to review and approval by the City Attorney for a cost not to exceed \$300,000.00. (Econ. & Community Development Director) **(Walk-on Item)**

Ms. Senger provided an explanation of the item. She explained that with the planned development surrounding the proposed Brightline Station, staff is seeking release of the conservation easement.

City Manager Whitten provided further details regarding the conservation easement and talked about Bracco Pond.

- * **MOTION by Councilmember Hearn; Seconded by Mayor Blake to authorize the Mayor to send formal request to St. Johns River Water Management District (SJRWMD) for the release of the conservation easement and approve to enter into a mitigation agreement with an appropriate party or parties to acquire mitigation credits to effect the release of the conservation easement on property ID#24-36-17-00-509, subject to review and approval by the City Attorney for a cost not to exceed \$300,000.00.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)**VIII. City Business:****IX. Informational Agenda:**

1. Approved change orders to construction contracts that the City Council has authorized the City Manager, by resolution, to approve in excess of the City Manager's spending authority. (2025-459). (Finance Director)
2. Data showing the relation between the estimated and actual income and expenses to date. (2025-460). (Finance Director)
3. FY 2025 April Budget Adjustment Report. (2025-461). (Finance Director)
4. Informational Only - The City of Cocoa's Open Board Vacancies. (2025-476). (City Clerk)

5. Bi-Weekly Report for May 8, 2025-May 22, 2025. (2025-478). (City Manager)

X. Reports:

Councilmember Goins referred to the comments made by Ms. Mallard earlier in the meeting. He would like Council to consider making an official commitment to the Leon and Jewel Collins Museum. He would like to see this go out for RFP. He asked if Council would be willing to give a consensus to put this out for RFP.

Councilmember Hearn shared that he is in support of this, however he would like to try a one-year test run to see how it goes.

Councilmember Koss expressed her support; however she feels that Council needs to determine what their goals are. She shared some ideas about how to popularize the museum.

Mayor Blake shared that his only concern is funding. If Council chooses to fund one museum, then they'll need to offer the same support to the others in the City.

Deputy Mayor Weeks stated that she is also in support. She asked if the Museum of Natural History receives funding. It was clarified that they do receive funding.

Mayor Blake asked Ms. Neuterman about the number of visitors that the museum receives. In response, Ms. Neuterman shared that they have not received many serious applications from individuals who would like to volunteer at the museum. Additionally, they receive approximately ten requests per month to tour the museum.

Councilmember Hearn provided some ideas regarding the museum and he, along with Councilmember Goins, would like to see some programs implemented to gather more interest and visitors.

Councilmember Goins spoke passionately about the museum and stated that this discussion has been held over and over and he wants to see this become a reality.

Deputy Mayor Weeks suggested pairing up with the history department at Eastern Florida State College and see if a partnership can be struck up to help support the museum.

- * **MOTION by Councilmember Goins; Seconded by Councilmember Hearn to direct the City Manager to create the RFP for Leon and Jewel Collins Museum to bring back to Council, for discussion.**

Councilmember Koss pointed out that with a RFP, parameters must be set. In response, Councilmember Goins asked if they should amend the motion to simply

direct staff to bring back an item to Council where they could determine what the scope and language will be for the RFP.

Further discussion was held on the museum, its funding and its volunteers.

Based on the comments made, City Manager Whitten provided several suggestions on what he'd like to include in the RFP. He also suggested that Council consider renting the venue out for events.

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MOTION AMENDED by Councilmember Goins; Seconded by Councilmember Hearn to bring back an official item to the June 10, 2025 City Council meeting agenda for further discussion.

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

Councilmember Goins shared photos from events he recently attended, including the Cocoa High School graduation, an 80th birthday party for Ida Smith, and the Memorial Day event.

Deputy Mayor Weeks shared photos from events she recently attended including the Mayor's breakfast and Cocoa High School's graduation.

She also mentioned that she was brainstorming some ideas regarding the Cocoa Conservation Area. She got a quote to see how much it would cost to have a walking bridge from SR524 to the Conservation Area and it would cost around \$90,000. She would like to talk about this more at a later date.

Councilmember Koss shared that she does not have a report this evening, but thought the Cocoa High School graduation was wonderful.

The Mayor wished Councilmember Koss a happy belated birthday as well as other staff members who share a May birthday.

Mayor Blake thanked everyone for reaching out to check on his father.

Additionally, he shared some photos from events he recently attended including Cocoa High School's graduation, a conference in Panama City, an event that recognized his father for a Retired Educator's Award, a tour held at City Hall for exchange students from Finland and another event for Cocoa PAL.

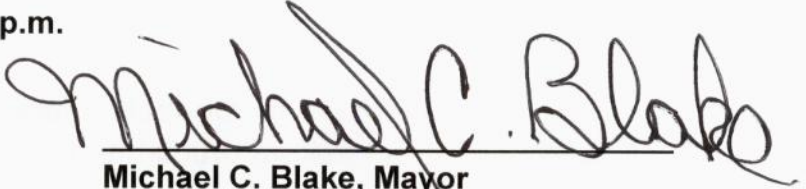
XI. Adjournment:

- * **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Hearn to adjourn the Regular meeting of May 27, 2025.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 8:01 p.m.


Michael C. Blake, Mayor

ATTEST:


Monica Arsenault, CMC, City Clerk

