MINUTES
City of Cocoa
Regular Meeting of The City Council

July 8, 2025

A Regular City Council Meeting was held on Tuesday, July 8, 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 6:01 p.m.

Councilmember Hearn provided the invocation, and students from Emma Jewel Academy led the assembly in the Pledge of Allegiance.

The Recording Secretary 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
	Lori Chabot	Recording Secretary

ABSENT:

OTHER STAFF MEMBERS PRESENT:

Abby Morgan, Public Works Director; Rebecca Bowman, Finance Director; Charlene Neuterman, Community Services Director; Jonathan Lamm, Fire Chief; Evander Collier, Police Chief; Jack Walsh, Utilities Director; Lorne Stinnett, HR Director; Rob Beach, Chief Technology Officer; and Megan Crutcher, Helpdesk Support Tech.

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of July 8, 2025. (2025-444)

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Weeks to approve the Agenda for the Regular Meeting of the City Council held on Tuesday, July 8, 2025, with amendments.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Minutes: Regular Meeting of April 22, 2025. (2025-445)

* **MOTION by Councilmember Goins; Seconded by Deputy Mayor Weeks to approve the Minutes from the from the Regular Meeting held on April 22, 2025, as written.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

III. Awards and Presentations: None

IV. Delegations:

Lacy Busse, Secretary of Emma Jewel Charter Academy Board, proudly advised that Emma Jewel Charter Academy has earned a “B” rating. She added that they have worked hard but they are setting their sights higher. She thanked the City Council for their support.

Councilmember Goins expressed his appreciation and pride in the school as did Mayor Blake.

Niya Pierce, President of Emma Jewel Charter Academy Board, also spoke about the school and wanted to thank all educators and the City of Cocoa.

Thomas Cole, Principal of Emma Jewel Charter Academy, also wished to share his pride of the school, reminiscing back to the start of the school and the support given by the city.

V. Consent Agenda:

1. Approve a Task Order Amendment in the amount of $11,300 for the additional work approved through Amendment #1 of Grant 24PLN48. (2025-517) (Community Services Director)

2. Approve the Reimbursement of UpStart Cocoa Expenses prior to executed agreements and Revision of Trekalla's Approved Budget. (2025-547) (Communication and Economic Development Director)

3. Acknowledge the emergency purchase, PO# 83583 and 83579, for the costs to repair and replace the blowers at the Sellers water treatment plant as well as approve BAF 25-068-T to move funds to cover the rental of a temporary blower to ensure no disruption to productivity while repairs are made. (2025-549) (Utilities Director)

4. Approval of a street closure outside the CBD. (2025-551) (Communication and Economic Development Director)

~~5.~~ ~~PZ 25-02800001 Michael C. Blake Subdivision – Lennar Homes Development Agreement for Affordable Housing and Purchase and Sale Agreement (Amended and Restated). (2025-554) (City Manager).~~ This item moved to City Business VIII.3

6. Approve entering into a Locally Funded Agreement (LFA) with the Florida Department of Transportation (FDOT) for Design for Widening of State Road 524 (FPM 437983-1-32). Approve a Resolution Amending the FY25 Budget, BAF 25-073-A for the LFA. Authorize the City Manager to Execute and Administer the LFA Agreement. (2025-581) (Public Works Director)

7. Approve modification to the Fiske & Broadmoor Roadway and Drainage Improvements construction contract with Cathcart Construction Company to partially release retainage early. (2025-582) (Public Works Director)

8. Approve, as recommended, the proposed Fiscal Year 2026 benefit renewal medical, dental, life, and disability insurance; and to authorize the City Manager to sign related agreements. (2025-585) (HR Director)

9. Request approval of the revised FY 2025 Pay Plan. (2025-598) (HR Director)

10. Approve the Purchase of a Heavy Duty Mohawk 4-Post Drive-on Vehicle Lift with Accessory using Sourcewell Contract #121223-MRL. Approve a Resolution Amending the FY25 Budget, BAF#25-057-IFT, for the amount of $63,608. (2025-605) (Public Works Director)

11. Approve the Danus Utilities, Inc. Proposals for Lift Station Rehabilitation Services Utilizing the City of Clermont Agreement No. 2023-71 Effective August 8, 2023, through August 7, 2026; To Authorize a Budgeted Expenditure for these Services not to Exceed $325,54. (2025-493) (Utilities Director)

12. Approve the Purchase with Hydra Service, Inc., Debary, Florida for the Systematic Replacement of Lift Station Pumps, Project No. WS1141, Utilizing the Orange County Contract No. Y21-170-MV effective August 1, 2021, through July 31, 2024, Renewed through July 31, 2025; and To Authorize a Budgeted Expenditure for these Services not to Exceed $143,136. (2025-550) (Utilities Director)

13. To Approve a Purchase Order and Agreement with Hamilton Roofing, LLC for a new roof system on Wewahootee WG, Dyal WTP Admin Building, and Dyal WTP Dewatering Building; piggybacking a Brevard County Continuing Roofing Contracting Services contract, RFQ 6-22-13, Effective May 12, 2023 through May 12, 2026; To Approve a Resolution Authorizing the City Manager to Approve and Execute Change Orders in an Amount Not to Exceed $28,555.50 (10% of the Contract Amount) for a Total Combined Project Cost of $314,110.50. (2025-580) (Utilities Director)

* **MOTION by Councilmember Hearn; Seconded by Councilmember Goins to approve the Consent Items with an amendment to move Consent item V.5 to Council Business item VIII.3.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VI. Public Hearings:

1. Request to Postpone First Reading FCOD Comp Plan Amendment. (2025-384) (City Manager).

* **MOTION by Deputy Mayor Weeks; Seconded by Mayor Blake to approve Postponing the First Reading of the FCOD Comp Plan Amendment to the September 23, 2025 Regular City Council Meeting.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Request to Postpone First Reading of Ordinance 02-2025 Creating Four Corners Overlay District. (2025-385) (City Manager).

* **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Hearn to approve Postponing the First Reading of Ordinance 02-2025, Creating Four Corners Overlay District, to the September 23, 2025 Regular City Council Meeting.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Request to Postpone 2nd Reading of CDBG and HOME funding and the City's Action Plan to July 22, 2025, to preserve the ad. (2025-612) (City Manager)

* **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Koss to approve Postponing the Second Reading of CDBG and HOME funding and the City's Action Plan to July 22, 2025 to preserve the ad.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

4. Consideration of Resolution 2025-041 Approving the Cirrus Outparcel Lot Split. (2025-609) (City Manager)

Ms. Ribiero introduced the item via a PowerPoint[1]. She explained that WMG Acquisitions, LLC, acting as the authorized agent for Cocoa Retail, LLC, has submitted a lot split application to divide a 2.25-acre commercial outparcel—located at the northeast corner of State Road 524 and East Industry Road—into two separate legal lots of record. The purpose is to support future commercial development. This property is part of the Cirrus Mixed-Use Planned Unit Development (PUD), which also includes the recently completed Cirrus Apartments, a 280-unit multi-family residential community.

A previous subdivision, platted for the Cirrus development, initiated by Framework Group, LLC, created two parcels: Lot 1A, developed for residential use, and Lot

[1] Exhibit A: Cirrus Presentation

1B, designated for commercial development. Lot 1B, which remains undeveloped and legally identified as Parcel ID No. 24-36-18-28-*-1B.

Ms. Ribiero stated that WMG Acquisitions, LLC, is present and available for questions.

Councilmember Koss asked if this would give the owner more flexibility and what was the downside? In response, City Manager Whitten replied to her comment regarding the split and explained that there will be two separate buildings and two sets of tax structures.

Ms. Ribiero advised that the owner still must meet all the qualifications moving forward.

Deputy Mayor Weeks asked about the size of the parcel and the size once split. Ms. Ribeiro reviewed what is intended for the location.

* **MOTION by Deputy Mayor Weeks; Seconded by Mayor Blake to approve Resolution 2025-041 Approving the Cirrus Outparcel Lot Split.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

5. Conduct a Public Hearing to review the affordable housing real property inventory list and approve a Resolution identifying certain real property within the City to which the City holds fee simple title that is appropriate for permanent affordable housing and approve the process for which the disposal of real property will be administered by the City. (2025-40) (Community Services Director)

Ms. Neuterman explained that Florida Statutes, Section 166.0451, provides that by October 1, 2023, and every 3 years thereafter, each municipality shall prepare an inventory list of all real property within its jurisdiction to which the municipality holds fee-simple title that is appropriate for use as affordable housing. The inventory list must include the address and legal description of each such property and specify whether the property is vacant or improved. The governing body of the municipality must review the inventory list at a public hearing and may revise it at the conclusion of the public hearing.

Following the public hearing, the governing body of the municipality shall adopt a resolution that includes an inventory list of such property that is appropriate for permanent affordable housing. In the future, the properties identified as appropriate for use as permanent affordable housing on the inventory list adopted by the City may be offered for sale and the proceeds may be used to purchase land for the development of affordable housing or to increase the local government funds earmarked for affordable housing, or may be sold with a restriction that requires the development of the property as permanent affordable housing, or may be donated to a nonprofit housing organization for the construction of permanent affordable housing.

Alternatively, the City may otherwise make the property available for use for the production and preservation of permanent affordable housing. Approval of the inventory list does not preclude the Council from revising the list in the future if a property (or properties) is determined to be needed for municipal purposes.

Ms. Neuterman explained the processes via an RFP, where developers can apply and exhibit their proven track record. Staff will then present candidates for consideration.

She explained the MCB lots are still showing on the list but will come off when they are officially conveyed.

Councilmember Koss asked about the property at 1204 Cambridge Drive, stating the area is in desperate need of a park. She wondered if there would be any possibility to create a park. In response, City Manager Whitten stated that Council could decide which parcels stay on the list or not. It would be a policy of Council.

Mayor Blake opened the Hearing to the public. There being no questions or comments, the public portion of the Hearing was closed.

* **MOTION by Councilmember Koss; Seconded by Deputy Mayor Weeks to approve a Resolution identifying certain real property within the City to which the City holds fee simple title that is appropriate for permanent affordable housing and approve the process for which the disposal of real property will be administered by the City with an amendment to remove one property located at 1204 Cambridge Drive to discuss at a later date.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

6. First Reading of Ordinance 04-2025 Alcoholic Beverage Ordinance Amendment. (2025-553) (City Manager).

This is a city-initiated amendment to the City of Cocoa Zoning Ordinance, Appendix A, Zoning, of Article V – Definitions; Article XI. – District Regulations, Sec. 12 - District and Intent C-G, General Commercial (C-G); and Article XIII. – Supplementary District Regulations, Sec. 20 Alcoholic Beverages. The revisions in this amendment relate primarily to alcoholic beverage establishments. In December of 2024, the City of Cocoa City Council directed staff to do the following:

- Amend the Zoning Ordinance to include a reference to the distancing restrictions provided in Florida Statutes § 562.45(2)(a) which states that a location for on-premises consumption of alcoholic beverages may not be located within 500 feet of the real property that comprises a public or private elementary school, middle school, or secondary school unless the City approves the location as promoting the public health, safety, and general welfare of the community under proceedings as provided § 166.041(3)(c).

- The City Council also directed staff to review the Zoning Ordinance regarding the sale of alcoholic beverages to establish additional location restrictions for liquor stores (package stores), and to further amend the Zoning Ordinance (Code) to define these and other related terms. Regarding location restrictions, Council directed staff to:

    • Add a new minimum three hundred (300) foot distance requirement between locations for off-premises consumption of alcoholic beverages, specifically liquor stores and package stores selling beer and wine, and parks and playgrounds, schools, churches, or residential zones. Grocery stores and convenience stores shall not be subject to such separation requirements.

    •Add parks and playgrounds to the existing list of uses with three hundred (300) foot distance requirements between locations for on-premises consumption of alcoholic beverages.

    • Revise the method of measurement between properties for determining the distances between them with respect to the City's alcoholic beverage regulations.

City Attorney Garganese read the title of the Ordinance into the record and clarified the changes. He summarized the high points of the ordinance, definitions, and distancing requirements.

Ms. Webster provided a presentation[2] and reviewed the history of the item and gave additional explanations. She explained on and off premise locations, distancing

[2] Exhibit B: Alcohol Beverage Ordinance Presentation

requirements and who the non-conforming businesses were that are affected by this Ordinance. They would be allowed to continue as is.

Deputy Mayor Weeks expressed her concerns that this would stifle development, adding it is overregulating and could be detrimental to businesses. She asked how many districts and how many subdistricts there were. In response, Ms. Webster explained, as well as City Manager Whitten who stated there was already a mixed bag of districts and overlays.

Discussion continued about the item, concerns and the pros and cons. Councilmember Goins stated that he likes looking at it on a case by case basis and doesn't like the regulation but wants some consistency.

Mayor Blake expressed his concerns and Councilmember Koss spoke stating she appreciated the clarification about the shopping center locations. She asked about the number of liquor stores to population. Ms. Webster shared the data she had through her research.

Deputy Mayor Weeks added there is a Wawa across the street where liquor can be acquired. She also added her concerns down the road with the train station location and if there were parks or residences in the area.

Additionally, Councilmember Goins asked for some clarifications regarding churches and schools. In response, City Manager Whitten provided some clarification.

Councilmember Hearn stated they work hard to improve property, and his stance is preserving those property values.

Mayor Blake opened the Hearing to the public. There being no questions or comments, the public portion of the Hearing was closed.

Cliff Repperger, White Bird LLC, Melbourne, represents the property owner for a liquor store. His client is seeking to establish a liquor store/package store with no onsite consumption. The property was acquired in 2023. He explained the steps his client has taken to date. He received a zoning verification letter prior to him purchasing the property. He explained the history of the owner, property, business and the detriment of the Ordinance to the owner. Either deny, remove package stores, or allow some exemption for package stores. He asked the board to allow for an exception or deny the item.

Mayor Blake replied and expressed his position. He has received many phone calls on this item.

Deputy Mayor Weeks asked what other business the property owner can do with the property.

Councilmember Hearn added that he doesn't see the comparison of Wawa to a package store.

Aleck Greenwood, 640 Brevard Ave, Cocoa, echoed the concerns from the commercial property group about this item. He believes it is complicated and would like to see the board postpone the item. He shared the commercial property group's comments and suggestions. He added it could be a problem for local businesses. He stated that using the distancing of building to building makes the distance smaller.

Ms. Webster provided clarification regarding distancing. Through the process they kept much of the original distancing, however if it was more restrictive it would create more non-conforming businesses.

* **MOTION by Deputy Mayor Weeks; Seconded by Mayor Blake to take a 15-minute break.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

Mayor Blake opened the Hearing to the public.

Jennifer Moton, Bristol Drive, Cocoa, spoke regarding this item and stated that she was the one that called and that they had worked so hard to clean up this area and is opposed to this.

Councilmember Koss asked about a particular store and measurements to a school. In response, Ms. Webster provided clarification. Councilmember Koss also shared her concerns about protecting the parks.

Pam Shaia, Cocoa business owner, asked a question. She used an example of an anniversary event in the Village recently where champagne was served in an art gallery. Does that type of event require a bottle club license? In response, City

Manager Whitten replied that the statute speaks to a business with alcohol as part of the business not a one-time event, such as a celebration.

Ms. Shaia stated she would like to see more conversation about the bottle club license. She mentioned a couple of issues where a business was refused due to where it was located and what prevents them from obtaining a bottle club license. In response, Ms. Webster provided an explanation.

Mayor Blake asked about the specific license that Mr. Greenwood had mentioned. In response, City Manager Whitten shared an explanation. Attorney Garganese added that would be with the State under their licensing requirements. The city does not control this.

Councilmember Goins asked why it is so important to add language about residential, and Ms. Webster replied that this is not a new addition to the code.

Councilmember Koss asked about the Clearlake store, and if it was located next to a residential area. In response, Ms. Webster explained the difference.

There being no further questions or comments, the public portion of the Hearing was closed.

* **MOTION by Councilmember Hearn; Seconded by Mayor Blake to approve the first Reading of Ordinance 04-2025 Alcoholic Beverage Ordinance Amendment. (2025-553) (City Manager).**

THE MOTION CARRIED (3-2)

AYES: Blake, Hearn, Goins

NAYS: Weeks, Koss

7. First Reading of Ordinance 06-2025, Amending the City Code Regarding Code Enforcement Board Jurisdiction and Duties regarding Noise and Excavation Violations, and Code Enforcement Lien Reduction Requests. (2025-610) (City Manager).

City Manager Whitten introduced the item stating that the Staff Report had laid it out well.

Attorney Garganese read in the title of the Ordinance and explained the key elements and changes if approved. As part of Ordinance 06-2025, several changes have been established to make clear certain parts of Section 6 of the City Code, and Chapter 12.5-8 (Mining Penalties) and Chapter 13.5-29 (Noise Penalties) as it relates to the actions of the Code Enforcement Board (CEB).

Ms. Neuterman stated that this is an effort to streamline the code process. Councilmember Goins stated that he liked this process, but also asked about the lien amnesty program. In response, City Attorney Garganese stated that program expired in 2020 and was not reinitiated.

Councilmember Koss stated that we are going around the Code Enforcement board regarding the reductions. She asked about the criteria, to which Attorney Garganese replied that the addition would be the criteria, and the calculation would be presented to the applicant, and if agreed by the applicant then council would not see it. If they did not agree, it would return to the process of going to Council as it is now.

Councilmember Koss shared concerns that the Council would have less information and be less informed. She asked if there would be less coming to Council, to which Attorney Garganese explained that it depends on the penalty per day and the time frame.

Deputy Mayor Weeks stated that there are stories behind the liens from Code Enforcement and asked if they come to Council, would Council be able to hear the story. Attorney Garganese replied yes, and it assists the Code Board to handle cases.

Councilmember Koss asked if the Code Board weighed in on this. In response, Ms. Neuterman stated no.

Mayor Blake opened the Hearing to the public.

Aleck Greenwood, Cocoa, asked about the method the Code Board will use for violations, and will those changes include noise violations?

Attorney Garganese replied with an explanation as to how this provides an enforcement tool regarding noise violations. If this passes, and there is a noise violation as determined by the code officer, then a notice would be sent to the property owner and a case brought to Code Board and they could be fined. Today, Code Board does not have that authority. He reiterated that this provides an enforcement tool to bring noise violations to the Code Board.

There being no further questions or comments, the public portion of the Hearing was closed.

* **MOTION by Mayor Blake; Seconded by Councilmember Goins to approve the first Reading of Ordinance 06-2025, Amending the City Code Regarding Code Enforcement Board Jurisdiction and Duties regarding Noise and Excavation Violations, and Code Enforcement Lien Reduction Requests.**

THE MOTION CARRIED UNANIMOUSLY (5-0)

AYES: Blake, Weeks, Goins, Hearn, Koss

VII. Council Business:

1. Consider the Appointment of Margaret Goudelock to Fill One of the Three Vacancies on the Board of Adjustment. (2025-583) (City Clerk).

* **MOTION by Mayor Blake; Seconded by Council Member Koss to approve the Appointment of Margaret Goudelock to Fill One of the Three Vacancies on the Board of Adjustment.**

THE MOTION CARRIED UNANIMOUSLY (5-0)

AYES: Blake, Weeks, Goins, Hearn, Koss

2. The applicant, Floor Suppliers Inc. (Shiua Roopnarie), is requesting a reduction of the current Code Enforcement lien of $60,520.00, at the property of 1050 West King St. be reduced to the amount of $10,000. (2025-586) (Community Services Director)

Mr. Wilkinson introduced the item and explained the violations, the processes of the Code Enforcement Board and the Code department.

Mayor Blake shared that he had questions and asked the property owner to approach the podium.

Mr. Shiua Roopnarie explained the reasons for the violation and stated the major violation was the roof, but they had to wait for insurance funds to come in and that took time.

Deputy Mayor Weeks reiterated that they cleaned up everything and paid $110,000 dollars for the roof and another $50,000 dollars in repairs and clean up. The Code

Enforcement Board agreed unanimously to reduce it to $10,000 dollars which the property owner has agreed to.

* **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Koss to approve a reduction of the current Code Enforcement lien of $60,520.00 to $10,000 dollars at the property located at 1050 West King Street.**

THE MOTION CARRIED (4-1)

AYES: Blake, Weeks, Hearn, Koss

NAYS: Goins

Councilmember Hearn asked if it was occupied. In response, it was stated that it is currently for sale. Councilmember Hearn thanked him for addressing the issues and urged him to keep up the property. He added if there are any issues moving forward, to please contact the Police Department.

Councilmember Goins added that he participated in a trash bash clean up on his property. Mayor Blake asked the property owner for a commitment as they all were part of the cleanup.

3. The applicant (Patricia Ahneman) is requesting a reduction of the current Code Enforcement lien of $149,945.00 at the property located at 1001 N. Indian River Dr. be reduced to the amount of zero. (2025-587) (Community Services Director).

Mr. Wilkinson shared that from May 2019 to June 2019 the property was found in violation of pool and spa unsanitary conditions, and a permit was required for screen enclosures. The lien ran until December 2024. The property owner is requesting the lien be reduced to zero. This went to the Code Board who recommended the lien be reduced to zero. Staff is requesting the lien be reduced to staff cost of $1,119.00 dollars.

Ms. Ahneman, the property owner, asked for a reduction to zero as the compliance occurred prior to the lien. Deputy Mayor Weeks stated that was correct, and the lien should have not occurred.

Mr. Wilkinson added that from the records they can see that permits were pulled prior to the lien, and it appeared there was a lack of communication from the prior staff.

* **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Hearn to approve a reduction of the current Code Enforcement lien of $149,945.00 at the property located at 1001 N. Indian River Dr. to the amount of zero.**

THE MOTION CARRIED UNANIMOUSLY (5-0)

AYES: Blake, Weeks, Goins, Hearn, Koss

4. The applicant (Deborah Raskett) is requesting a reduction of the current Code Enforcement lien of $5,400.00 at the property located at 49 Parkway St. be reduced to the amount of zero. (2025-588) (Community Services Director).

Mr. Wilkinson explained the discrepancies regarding the amount owed, the dates and the lien imposed. The Code Enforcement Board approved the request to zero. Staff also requests the same.

* **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Koss to approve a reduction of the current Code Enforcement lien of $5,400.00 at the property located at 49 Parkway St. to the amount of zero.**

THE MOTION CARRIED UNANIMOUSLY (5-0)

AYES: Blake, Weeks, Goins, Hearn, Koss

5. The applicant (Allen Condominium Association) is requesting a reduction of the current Code Enforcement lien of $331,270.00 at the property of 1723 Dixon Blvd., be reduced to the amount of the City's cost. (2025-592) (Community Services Director).

Mr. Wilkinson stated the lien involved code violations of property maintenance, protective treatment and maintenance of grounds. A lien of $250 dollars per day took place until the property came into compliance in December 2020. The Code Board recommended that it be reduced to the staff cost of $3,381.41.

The property manager spoke, stating the work that was involved in getting the property into compliance. They need a reduction to make roof improvements.

Deputy Mayor Weeks explained the property ownership has changed and reiterated the need for the reduction. She added that the Code Board requested a reduction to $5,000 dollars due to the time it had taken.

Councilmember Hearn asked about current condition of the property the previous owner's position with the property. She replied the violations were prior to their possession of the property. She replied currently in much better condition.

* **MOTION by Deputy Mayor Weeks; Seconded by Mayor Blake to approve a reduction of the current Code Enforcement lien of $60,520.00, at the property of 1050 West King St. be reduced to the amount of $5,000.**

THE MOTION CARRIED UNANIMOUSLY (5-0)

AYES: Blake, Weeks, Goins, Hearn, Koss

6. Approve an Agreement between the City of Cocoa and the Diamond Square Community Redevelopment Agency to allow the CRA Agency to solicit redevelopment proposals for properties located on Rosa L. Jones. Authorize the Mayor to execute the Agreement. (2025-214) (Community Services Director).

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Weeks to approve an Agreement between the City of Cocoa and the Diamond Square Community Redevelopment Agency to allow the CRA Agency to solicit redevelopment proposals for properties located on Rosa L. Jones. Authorize the Mayor to execute the Agreement.**

THE MOTION CARRIED UNANIMOUSLY (5-0)

AYES: Blake, Weeks, Goins, Hearn, Koss

7. Museum Discussion (2025-608) (City Manager)

City Manager Whitten introduced the item with information on expenditures and a development timeline for both museums. Prior to 2021, the museum was under the management of the Historical Society. Currently, there is part-time staff there.

Gregg Stoll, SCTPO, Cocoa spoke about this item recalling several cultural and historical events and he hopes both Cocoa museums will strive to offer these experiences.

Councilmember Goins shared that he believes the amount needed for the museum is $44,521 dollars.

He doesn't believe that management can do this for $16,000 plus dollars in order to be successful. He would like to see the two museums treated equally.

Mayor Blake asked City Manager Whitten about finding the $44,521 dollars. In response, City Manager Whitten stated that it would need to be reallocated from one place to another. Staff would have to look for it.

Councilmember Koss asked what this was for. She asked if this budget decision was being made before finalizing the budget. She would like to see a plan first to be proposed for the budget discussions. She would like to see someone come up with a program for activities or speakers, and have conversations in an effort to bring people in. There is a need to have someone with experience put that together. Each museum has different needs.

Deputy Mayor Weeks agreed with much of what was said by Councilmember Koss and suggested to coordinate with Lead Brevard and they may help with how to steer it. They would work through the process and bring back their findings.

Councilmember Goins replied that he did have someone check into it; the deadline passed for Lead Brevard for the current year. Additionally, there is not currently a plan, or a manager and it was better to get that in place and then go to Lead Brevard.

City Manager Whitten added that they need an RFP requesting what the needs are for the museum such as expertise to lead the museum, facilities, maintenance, recruitment of volunteers, marketing, volunteer curator, operations, etc.

Mayor Blake stated that it comes down to dollars and cents and fair and equitable representation. He suggested sweat equity, possibly a fund raiser, volunteers, or events there. He feels that we may be putting the cart before the horse.

Councilmember Koss supports the idea but asked if an RFP needs to go out or do we hire a consultant? She added that a consultant can write a plan.

City Manager Whitten replied that he believes an RFP is needed and shared what he had prepared so far. An RFP would request the precise needs.

Councilmember Koss stated that she feels we can create a plan with our own staff.

Mayor Blake strongly suggested slowing things down and doing it right. Let's not force this, he added.

Councilmember Goins would prefer to have a plan and not depend on volunteers to open the door. We need a manager. We have been dragging our feet and will continue to do so.

Deputy Mayor Weeks responded by stating that we could plan an event there to entice people and may find someone who can do this.

Councilmember Koss objects to Councilmember Goins statement and shared what all has been done. She would like to have a discussion about the budget.

Councilmember Goins agrees that the neighborhood is changing which is why now is the right time to act.

Councilmember Hearn shared that he supports a manager system. Brevard Museum has struggled with trying to find volunteers. Councilmember Goins agrees to hold this until the budget meeting.

VIII. City Business:

1. Council approval is requested to authorize the acceptance of a donation consisting of a 2008 Edgewater Power Boat 205CC motor, with an attached Suzuki 250-horsepower 4-stroke motor, with an estimated fair market value of $21,640, along with an accompanying boat trailer valued at $1,055. Approve a Resolution Amending the FY25 Budget, BAF# 25-071-A. (2025-552) (Finance Director)

* **MOTION by Mayor Blake; Seconded by Councilmember Koss to approve to authorize the acceptance of a donation consisting of a 2008 Edgewater Power Boat 205CC motor, with an attached Suzuki 250-horsepower 4-stroke motor, with an estimated fair market value of $21,640, along with an accompanying boat trailer valued at $1,055. Approve a Resolution Amending the FY25 Budget, BAF# 25-071-A.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Approval of a MOU between the City of Cocoa and Brightline for the Cocoa Multi-modal Passenger Rail Station. (2025-589) (City Manager)

* **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Koss to approve an MOU between the City of Cocoa and Brightline for the Cocoa Multi-modal Passenger Rail Station.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. PZ 25-02800001 Michael C. Blake Subdivision – Lennar Homes Development Agreement for Affordable Housing and Purchase and Sale Agreement (Amended and Restated). (2025-554) (City Manager)

City Manager Whitten introduced the item noting that it was originally under Consent and was moved. There were some changes that needed to be made in the original documents. He explained the highlights of the changes. He added that this was for the Michael C Blake subdivision with thirty-two homes and required a replating as the existing lots were split.

Additionally, the two homes on Mango were not a part of the replatting. Lennar is looking to start right away on these and that will require some modifications. There will likely be a groundbreaking soon. City Manager Whitten shared the elevations, stating they will only be one story, not two. Staff was able to renegotiate the lot prices.

Councilmember Hearn asked about the lots on Barbara Jenkins. City Manager Whitten stated those are owned by HUD. He is not sure what they will do with a proposal as there are others that want to build on those properties. There is funding that could be used to purchase the lots.

Councilmember Goins asked about the funding from the lots/homes that were split. City Manager Witten explained that the two lots are $25,000 dollars each. The splits are $15,000 dollars each which results in roughly $500,000 dollars that goes back into funds to be used for affordable housing. He added there is approximately $1,200,000 dollars in that fund along with the $500,000 dollars for affordable housing.

Ms. Bowman, along with City Manager Whitten, explained the funding in detail.

* **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Goins to approve PZ 25-02800001 Michael C. Blake Subdivision – Lennar Homes Development Agreement for Affordable Housing and Purchase and Sale Agreement (Amended and Restated).**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

4. Approval Resolution 2025-043, Establishing the Upper-Level Management Benefits Policy, modifying the benefits available to the positions of Deputy Director, Deputy (Assistant) City Manager, Deputy (Assistant) Fire Chief, Police Commanders and the City Clerk and redefining the Definition of Executive Management Team as established in Resolution 2014-113.

City Manager Whitten introduced the item and shared the intent. This is to attract and retain the best that we can. He explained the need to create some incentive, especially for those who are next in line or are being groomed for the second position.

Ms. Bowman added the City Clerk was also included and she gave a history on the various resolutions and policies that have occurred over time. This identifies the Executive Management Team and will establish one policy.

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Weeks to Approve Resolution 2025-043, Establishing the Upper-Level Management Benefits Policy, modifying the benefits available to the positions of Deputy Director, Deputy (Assistant) City Manager, Deputy (Assistant) Fire Chief, Police Commanders and the City Clerk and redefining the Definition of Executive Management Team as established in Resolution 2014-113.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

Councilmember Koss asked how this compares to other municipalities as it is a very rich benefits package. Ms. Bowman responded to her question and explained that this is compiling several variations of resolutions and adds some positions.

Deputy Mayor Weeks asked how much extra this will add to budget. In response, Ms. Bowman said it depends on who is retiring. This is mostly future liabilities, she replied.

IX. Informational Agenda:

1. Bi-Weekly Report for June 5, 2025-July 2, 2025. (2025-617) (City Clerk)

X. Reports:

Gregg Stoll, representing Space Coast TPO, stated that the SR 524 widening project is now in 5 phases and the good news is the Draft Cost Feasibility Plan is fully funded from 2036 to 2050. Additionally, the project on 501 Clearlake Road is fully funded.

City Manager Whitten pointed out that Council will have briefings with TPO and FDOT regarding SR524 and those will be coming up.

Staff is currently collecting back to school supplies and will be hosting a collection event on July 19 from 9-2 at Cocoa Walmart. Distribution will be on August 1 at the Dr. Joe Lee Smith Center.

The city is partnering with the Early Learning Coalition to install a learning trail surrounding the playground at Provost Park to provide early learning in a free and fun environment with interactive activities.

Ms. Neuterman advised Brevard Health Alliance has expanded care services at Endeavor Elementary for adults and families of the students. It is becoming a true neighborhood resource center.

Councilmember Hearn mentioned a request that he hopes will come back as an agenda item. It has been brought to his attention that some citizens would like to see more community youth and gatherings at Bracco Pond. For example, a small amphitheater. He would like staff to investigate this with estimated costs and bring this back to Council. Council could possibly come up with a plan over the next couple of years. He asked for Council's consent and will send what he already has to staff.

Councilmember Koss reported on the Juneteenth event and shared photos. Also, the EEL Program has appointed her to be on the education committee. A septic moratorium will go into effect for the North Indian River Lagoon on July 18. This means conventional septic will no longer be allowed. She presented a map to show the area affected. She also asked for the Utilities Advisory Board to be on an upcoming agenda for discussion.

Deputy Mayor Weeks shared pictures of her trip with her granddaughter showing a tavern in New York City that was built in 1917 where George Washington gave his first inaugural address on the balcony. The Fourth of July event and fireworks she saw in Cocoa were great. Lastly, she asked if there were any updates on the Cocoa Conversation area.

Councilmember Goins gave a shout out to all the board members on the Diamond Square CRA that went to the County Commission Meeting about the CRAs. He shared photos of the Fourth of July event as well.

XI. Adjournment:

* **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Goins to adjourn the Regular meeting of July 8, 2025.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 10:34 p.m.

Michael C. Blake, Mayor

ATTEST:

Monica Arsenault, CMC, City Clerk
(Transcribed by L. Chabot, Recording Secretary)