

MINUTES
City of Cocoa
Regular Meeting of The City Council

November 18, 2025

A Regular City Council Meeting was held on Tuesday, November 18, 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 6:02 p.m.

Mr. Johnny Jordan provided the invocation, and the Emma Jewel Charter Academy students 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
	Kristin Eick	City Attorney
	Stockton Whitten	City Manager
	Monica Arsenault	City Clerk

ABSENT:

OTHER STAFF MEMBERS PRESENT:

Abby Morgan, Public Works Director; Rebecca Bowman, Finance Director; Charlene Neuterman, Community Services Director; Roderick Moore, Deputy Fire Chief; Evander Collier, Police Chief; Katie Ennis, Utilities Director; Samantha Senger, Communications and Economic Development Director; Lorne Stinnett, HR Director; Mitch Lawyer, Interim Chief Technology Officer; and Dalyn Sims, Helpdesk Support Tech.

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of November 18, 2025. (2025-805).

* **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Koss to approve the agenda as written.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Minutes: Second Budget Hearing of September 16, 2025. (2025-806).

* **MOTION by Deputy Mayor Weeks; Seconded by Mayor Blake to approve the minutes for the September 16, 2025 2nd Budget Hearing of the City Council 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. Presentation: Emma Jewel Charter Academy. (2025-1068). (Emma Jewel Charter Academy)
The Emma Jewel Charter Academy Step Team put on a performance for the audience.

IV. Delegations:

V. Consent Agenda:

1. Approve a Piggyback Contract Agreement with Connect Consulting, Inc. (CCI) of High Springs, Florida, utilizing the City of Palm Coast Contract No. RFSQ-SWE-25-15, for the provision of Professional Hydrogeological Services associated with Project No. WS1106, in an amount not to exceed \$250,000 for Fiscal Year 2026. Further, authorize the City Manager to approve up to two one-year renewals of this agreement, including related task orders and purchase orders, for Fiscal Years 2027 and 2028, each with a renewal amount not to exceed \$250,000, contingent upon the adoption of the respective fiscal year budgets and the renewal of the underlying Palm Coast contract. (2025-955). (Utilities Director)

2. Approve Florida Inland Navigation District (FIND) Grant Award BV-CO-25-165, which supports the Lee Wenner Park Day Slips and Revetment Project. Approve a resolution amending the Fiscal Year 2026 (FY26) Budget, Budget Adjustment Form (BAF) #2026-004-A to allocate 50% match funding for \$1,494,500 for the Florida Inland Navigation District (FIND) Grant Award BV-CO-25-165, and BAF #2026-004-IFT for \$1,494,500 from the Cocoa Community Redevelopment Agency (CRA) to the City's Capital Projects Account. In addition, Approve an Interlocal Agreement between the City of Cocoa and the Cocoa CRA to jointly construct the project improvements. Furthermore, Approve Task Order #2026-14 with Mead & Hunt, based on continuing service agreement Q-23-01-COC-C1, for bidding and construction services related to the project, in an amount not to exceed \$164,600. Lastly, authorize the City Manager to execute all related contracts and agreements and to issue the necessary purchase order(s). (2025-977). (Public Works Director)
3. Approve the purchase and installation of HVAC equipment for the Dyal Water Treatment Plant using the Racine County, Wisconsin, OMNIA Partners/Trane Contract No. 3341, effective September 1, 2022, through August 31, 2027. The purchase includes two (2) 10-ton split systems with coil coatings for Building 1 (Filter Gallery), two (2) chilled water air handling units for Building 8 (Ozone), and one (1) 4-ton rooftop unit with coil coatings for Building 11 (Clearwell), in an amount not to exceed \$268,481.00. Authorize the City Manager to execute any required agreements. (2025-998). (Utilities Director)
4. Approval of the requested 2026 street closures associated with the proposed Special Events. (2025-1010). (Comm. & Economic Development Director)
5. Approve the Police Department to Apply for the FY2025 Bullet Proof Vest Grant. (2025-1020). (Police Chief)
6. Authorize City Manager to execute a Multi-Year Agreement with Cleargov, Inc for Budget Book and Capital Planning Software Services (FY 2026-2028). (2025-1050). (Finance Director)
7. Approve a Resolution Amending the Fiscal Year 2025 Adopted Budget, BAF#25-085-T, IFT, and A to "Shore Up" departmental accounts with negative balances or project budgets, through the use of various budget lines or fund balances. (2025-1054). (Finance Director)
8. Approve a Resolution Amending the Fiscal Year 2026 Adopted Budget, BAF 26-001-A1 and A2, for the Purchase Orders that need to be rolled over to Fiscal Year 2026. In addition, approving a Transfer, BAF 26-015-T, utilizing funds from Contingency, to the Emergency Services Division, for the procurement of administrative services to assist with reimbursement and close-out of projects from Hurricanes Irma, Ian, Nicole, and Milton. (2025-1058). (Finance Director)
9. PZ 25-03000005 Unity of Title: Oxbow Lots 26, 35, & 36 (3092 Oxbow). (2025-1060).

(Planner)

- * **MOTION by Councilmember Hearn; Seconded by Deputy Mayor Weeks 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. 2025 City of Cocoa Evaluation and Appraisal Report (EAR) Based Amendments 2nd Reading (Adoption Hearing). (2025-1061). (Planner)

City Attorney Eick announced that this is the Second and Final Reading and read the title of the Ordinance into the records as follows:

Ordinance 05-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, SETTING FORTH AMENDMENTS TO THE CITY OF COCOA COMPREHENSIVE PLAN BASED ON THE CITY'S EVALUATION AND APPRAISAL OF THE COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3191, FLORIDA STATUTES; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS; INCORPORATION INTO THE COMPREHENSIVE PLAN; LEGAL STATUS OF THE COMPREHENSIVE PLAN AMENDMENTS; SEVERABILITY; AND AN EFFECTIVE DATE.

Ms. Alexis Crespo provided a presentation¹ and explained all of the requirements, the update process and the amendments that were made.

- * **MOTION by Councilmember Koss; Seconded by Deputy Mayor Weeks to approve Ordinance 05-2025 on Second and Final Reading, for discussion.**

Mayor Blake opened the Hearing to the public.

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

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

¹ Exhibit A: EAR Based Comprehensive Plan Update

THE MOTION CARRIED UNANIMOUSLY (5-0)**VII. Council Business:****VIII. City Business:**

1. Approve Resolution 2025-088, amending the Building Permit fees for the City of Cocoa with an effective date of January 1, 2026. (2025-1052). (Community Services Director)

Ms. Neuterman explained that under Florida's regulatory system of building construction, local governments are responsible for administering and enforcing the building code provisions of the Florida Building Code. Toward that end, Section 553.80, Florida Statutes, enables local governments to provide a schedule of fees for the purposes of carrying out its statutory responsibility to enforce the Florida Building Code.

The fee schedule shall be based on direct costs and reasonable indirect costs associated with the review of building plans, building inspections, re-inspections, building permit processing, and building code enforcement. The fees also include training costs associated with the enforcement of the Florida Building Code and enforcement action pertaining to unlicensed contractors.

Additionally, Council approved Resolution 2022-085, modifying the Permit Fee Schedule for the City. This was the last time the fees were updated. In determining the updated fee schedule, Staff reviewed the fees charged by other municipalities and the County. The updated fees are consistent with the fees charged by other municipalities and the County. The updates to the fee schedule do not increase the base permit fees of \$75 for residential permits and \$100 for commercial permits. The permit types have been modified to be more consistent with other municipalities. The fees that are changing include adding a Plans Review Fee for all permits that require a Building Plans Review by a certified Plans Reviewer. Currently, the City utilizes a Private Consultant to review all permit applications that require a Building Plans Review. That consultant charges a fee for each hour of plan review. Additionally, the fees for failed inspections have increased to match those of other municipalities. Failed inspections require the Building Inspectors to return for multiple inspections to ensure compliance with Florida Building Code. This extra time impacts the schedule of inspections for all other permits. Another fee added to the Fee Schedule includes a Private Provider Document Review Fee. Many large residential and commercial projects are using a Private Provider for Plans Review and Inspections. While the contractor receives a 50% discount on permit fees, the Building Official is still required to review the application for utilizing a Private Provider, ensuring the plans are stamped by a certified engineer/architect and that the inspections were conducted by a certified inspector. The fee added for the Private Provider Building Official Review ensures the time necessary to review the plans and inspections is covered.

- * **MOTION by Mayor Blake; Seconded by Deputy Mayor Weeks to approve Resolution 2025-088, with an effective date of January 1, 2026.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Adamson Creek Roadway and Sidewalk Ownership Discussion. (2025-1071). (Deputy Mayor Weeks/Adamson Creek HOA)

Deputy Mayor Weeks shared that she lives in Adamson Creek and for this reason she will be recusing herself from the vote².

Susan Cottrell, President of the Adamson Creek HOA, gave a presentation and explained Adamson Creek's unique circumstance. She provided the history of the subdivision and explained that they are here tonight to petition the city to take over the maintenance responsibilities for streets, sidewalks, and related infrastructure within Phases 1B, 1C, and 2. Unlike Phase 1A, which was dedicated to and accepted by the City, the remaining phases contain private streets and sidewalks maintained by the Homeowners Association (HOA).

Ms. Cottrell provided a presentation³ and talked about annexation and tax revenue. She explained that the Adamson Creek community is respectfully asking the City Council to vote in favor of converting Adamson Creek's remaining private roads to public. She added that this decision is about fairness, safety, responsibility, and alignment with the City's long-term plans.

She shared her belief that for more than two decades Adamson Creek was intended to be part of the City of Cocoa's growth strategy, as demonstrated in multiple annexation proposals, zoning actions, and public notices. Their community contributes to the City's tax base, relies on City services, and supports the ongoing development goals laid out by the City—including public safety, infrastructure expansion, and responsible urban planning.

Furthermore, the community feels that placing an undue financial burden on homeowners and creating long-term maintenance challenges that are better suited for municipal management. Maintaining these roads privately is unsustainable, inequitable, and inconsistent with how similar neighborhoods in Cocoa are treated.

Councilmember Goins asked about what is covered in the monthly HOA dues. In response, Ms. Cottrell explained that their amenities are included such as their pool and pond maintenance. She noted that their HOA fees are quickly increasing and are

² Exhibit B: Voting Conflict Form 8B

³ Exhibit C: Adamson Creek – November 18, 2025

\$800 for the year. They did not realize there were no dollars in reserves for street maintenance.

Councilmember Koss thanked Ms. Cottrell for her compelling presentation. She explained that it is her understanding that private roads are private because people do not travel them to get to a destination and asked for clarification. In response, City Manager Whitten explained that could be one of several reasons. He further explained that what happened in Phase 1A does not govern what happens in the other phases because it's not a guarantee that the other phases will happen.

Councilmember Koss asked Ms. Morgan how often the City provides maintenance to the roads. In response, Ms. Morgan explained that the City is able to provide maintenance to about three percent of its roads every year. In addition to that, the City is only able to provide maintenance to approximately forty-two percent of its roads within their lifetimes, leaving the other fifty-eight percent of its roads in need of repair.

Mayor Blake expressed his concerns, noting that he doesn't know where the funds will come from to support this. Additionally, there are several other subdivisions that he would have to do this for if they agree to take over the maintenance of the roads in Adamson Creek in order to be fair and equitable.

Deputy Mayor Weeks added that the homeowners that purchased in Phase 1A owned their homes for about eight years and had their public road prior to D.R. Horton coming in and developing the other phases.

She expressed that Adamson Creek is a unique community and they are not like the other subdivisions.

Lukas Burchianti, 5662 Talbot Blvd., Cocoa, stated that a key document is missing, which is the P.U.D. He talked about the P.U.D. and the plat. He pointed out that there were several amenities that were never developed in their community. This includes the tennis court, the basketball court, walking trails and a tot lot.

Councilmember Hearn asked if they have considered a Class Action lawsuit against D.R. Horton. In response, Ms. Cottrell stated that they haven't discussed this yet, but this could be their next step.

City Manager Whitten clarified what Mr. Burchianti is referring to are signed engineering plans but it is not a recorded plat. He reiterated that the recorded plat is different. Each phase is independent of the others.

Councilmember Koss shared that there is an argument to be made here in comparison to a development such as Windward Preserve who will be maintaining their own infrastructure.

City Manager Whitten reviewed the City's budget. He explained that the City is able to provide basic road maintenance to three percent of its eighty miles of total roadway in the City per year. The City is already behind on road maintenance and the City certainly won't be able to get ahead by adding them to the list.

- * **MOTION by Mayor Blake; Seconded by Councilmember Hearn to deny ownership and maintenance of the private roads and sidewalks within Phases 1B, 1C, and 2 of the subdivision.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Goins, Hearn

NAYES: Koss

THE MOTION CARRIED (3-1)

IX. Informational Agenda:

1. In accordance with the Financial Operations Manual (FOM) the City Manager shall submit to City Council in the form of an agenda item any 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. (2025-1055). (Finance Director)
2. In accordance with City Code, Section 2-74, at the beginning of each month during the fiscal year, the City Manager shall submit to City Council data showing the relation between the estimated and actual income and expenses to date. (2025-1056). (Finance Director)
3. FY 2026 October Budget Adjustment Report. (2025-1057). (Finance Director)
4. Informational Only - The City of Cocoa's Open Board Vacancies. (2025-1069). (City Clerk)
5. Bi-Weekly Report for October 24, 2025 - November 13, 2025. (2025-1070). (City Manager)

X. Reports:

Councilmember Goins shared that on Sunday, November 23, 2025 there will be a Celebration of Life for Ms. Louise Battle at the Stradley Park Football Field at 3pm.

Additionally there will be a 321 Empowerment Financial Literacy Summit on December 6, 2024 at the EFSC Palm Bay Campus from 11-4:30pm. Registration can be done online.

On Thursday, November 20, 2025, his grandmother is hosting her annual Thanksgiving Luncheon event for the community at the Eddie Lee Taylor Community Center, 3316 Monroe St., Melbourne from 11:30am-4pm for anyone who is interested.

Councilmember Goins also showed pictures from events he recently attended.

Deputy Mayor Weeks shared that she just got back from a Real Estate convention in Houston, Texas. She shared that the entire City of Houston has no zoning, which she thought was really interesting.

Councilmember Hearn shared photos from the Celestial Soiree Gala he attended in Orlando with some other first responders.

Councilmember Koss shared her District 4 report and talked about the Florida Solar Center and it's unfortunate closure. It will be missed by the community, and especially the schools.

She shared photos from the Cirrus Apartments ribbon cutting and liked the originality they demonstrated.

Councilmember Koss also shared photos from Indian River Drive where they have been having drainage issues. She thanked Ms. Morgan and Mr. Gill for going out there to meet with her. She talked about the mark left on the bluff along Indian River Drive by the bad storm that took place on October 26, 2025.

Lastly, she advocated for a park in the Cocoa Hills Subdivision area to help eradicate the park desert issues the City has in various areas.

Mayor Blake shared photos from events he recently attended, including photos with the community for the food drive, the Cirrus apartments ribbon cutting, and a Florida League of Cities event.

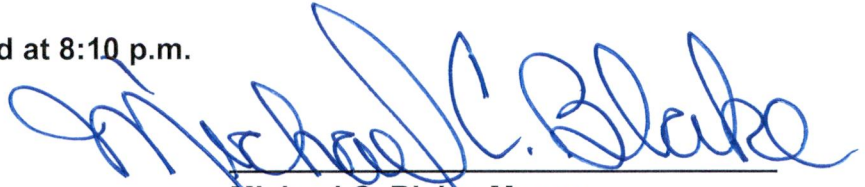
XI. Adjournment:

- * MOTION by Deputy Mayor Weeks; Seconded by Councilmember Hearn to adjourn the Regular meeting of November 18, 2025.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 8:10 p.m.



Michael C. Blake, Mayor

ATTEST:



Monica Arsenault, CMC, City Clerk

