

**MINUTES**  
**City of Cocoa**  
**Regular Meeting of The City Council**

**March 24, 2026**

A Regular City Council Meeting was held on Tuesday, March 24, 2026, 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 6:03 p.m.

Chief Lamm provided the invocation, and Commander Marchica led the assembly in the Pledge of Allegiance.

The City Clerk took the roll.

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

ABSENT:

OTHER STAFF MEMBERS PRESENT:

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; Mary Humbert, Director of Business Systems and Innovation; Luci Ribeiro, Planner; Mitch Lawyer, Interim Chief Technology Officer; and David Grissom, Helpdesk Support Tech.

**II. Approval of Agenda and Minutes:**

1. Agenda: Regular Meeting of March 24, 2026. (2026-157).

\* **MOTION by Councilmember Koss; Seconded by Councilmember Weeks to approve the agenda 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. Proclamation: Recognizing March 16-20, 2026 as Florida Government Financial Professionals Week. (2026-118). (Finance Director)

Ms. Bowman recognized her staff for their hard work and dedication.

2. Proclamation: Proclaiming Saturday, April 11th, 2026 as an Arbor Day Event. (2026-131). (Public Works Director)

Deputy Mayor Goins read the proclamation into the record.

**IV. Delegations:**

Ena Leiba, President of the Brevard County Florida Chapter of The Links Inc., shared the history and purpose of The Links. She thanked Council for the opportunity to speak to them and invite them to their free Family Wellness Expo this Saturday, March 28, 2026 at the Dr. Joe Lee Smith Center from 12-3pm.

Shirley Jones, shared that she was born and raised here in Cocoa and is here to represent the residents of Clear Pond Estates, also known as Candlewood Apartments. The residents are mostly low-income individuals who are on a fixed income. The residents are experiencing an issue with cars being towed repeatedly and it has become a large problem within their community. She stated that over two hundred cars have been towed, including residents who may have parked crooked in a spot, food delivery drivers and visitors. The residents are on a fixed income and cannot afford to pay \$500 dollars to get their car back. She asked for Council to investigate this predatory towing situation.

Additionally, when she brought the excessive towing issue to the front office, the staff told her that she needed to address her issues with the Cocoa Police Department as they are the ones who passed and enforce an ordinance to allow towing there.

In response, Councilmember Hearn shared that this apartment complex is in his District and he has experienced these issues before. It is not the Cocoa Police Department's doing, it is likely a contract that the office management has with the towing company.

Commander Marchica confirmed Councilmember Hearn's statement that this would not be the responsibility of the Cocoa Police Department and would be the responsibility of the property manager.

Deputy Mayor Goins stated that Council will investigate this and will do what they can to help.

Ms. Jones thanked Council for hearing her and the residents and appreciated their help.

Stan Lampe, 1405 N. Indian River Dr., Cocoa, shared that within the next few weeks Council will be presented with a project to vote on which is slated to be built next to his property. The flooding has gotten pretty bad since the US1 widening project and it will only get worse with this project. He asked that when it is brought before the Council that they take this into consideration before they vote in favor of it.

Additionally, he invited Council to come out and visit the property and speak with the neighboring residents so they can see it for themselves. He noted that he is not opposed to growth, but the infrastructure needs to be addressed. He thanked Council for their consideration.

City Attorney Garganese called a point of order and reminded Council that a Public Hearing has been scheduled and in order to allow due process, hold off on any further discussion to allow for the applicant and any other parties to be in attendance for the discussion. Additionally, he reminded Council that any ex-parte communications that take place will have to be disclosed at the Public Hearing.

**V. Consent Agenda:**

1. Approve Resolution 2026-021, Extending a State of Emergency due to a technological incident affecting the City of Cocoa's critical technological infrastructure. (2026-216). (City Manager)
2. To Approve Task Order 2026-18 with Carollo Engineering under Continuing Service Agreement Q-23-13-COC in the amount of \$398,750 for the FY26 Wastewater System Capital Plan Update. (2026-161). (Utilities Director)
3. Approval of the Dirty Oar Brewery Road Closure Request for Monday, April 20, 2026. (2026-162). (Comm. & Economic Development Director)



- \* **MOTION by Councilmember Weeks; Seconded by Deputy Mayor Goins 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:**

**VII. Council Business:**

1. First Addendum to the Amended and Restated Michael C. Blake Development Agreement (2026-33). (Planner)

Ms. Webster noted that on July 8th, 2025, the City of Cocoa and Lennar Homes (Developer) entered into an Amended and Restated Development Agreement (DA) for Affordable Housing in the Michael C. Blake Subdivision in the Diamond Square Community Redevelopment Area which provided that they develop as thirty (30) homesites previously owned by the City, each of which would accommodate a two-story, approximately 16' wide home carefully designed to maximize usable space with sizes ranging from 1,295 square feet to approximately 1,700 square feet.

The July 8, 2025 agreement defined a specific Schedule of Performance Obligations and stipulated that no building permits would be issued until the final plat is approved, and that the final plat would not be approved until the horizontal infrastructure was substantially complete, as such:

*"Developer shall not be permitted to apply for final plat approval until all common infrastructure necessary to serve the subdivision, such as utility improvements and master stormwater improvements, to the extent applicable, are substantially completed." and "Following final plat approval, the Developer shall obtain building permits."* (Amended and Restated DA, Sec. 9.0, July 8, 2025).

However, Lennar Homes is now seeking permission to modify the Schedule of Major Performance Obligations to expedite the construction of the Michael C. Blake Subdivision homes, prior to completing the horizontal infrastructure and prior obtaining final plat approval. This would be accomplished through a First Addendum to the Amended and Restated DA, (see Attachment B), which provides for the following:

1. Permits Lennar to obtain permits and begin early construction of one (1) two-story model home of a size between 1,295 and 1,700 square feet on one of the Michael C. Blake Lots (aka the Blake Model), prior to final plat approval.
2. Permits Lennar to obtain building permits and begin construction of a maximum of twenty-two (22), of the homesites in the Michael C. Blake subdivision, which shall be in addition to the one (1) Blake Model permitted above, prior to final plat approval. Upon obtaining final plat approval, the Developer may apply for and obtain the remainder of the building permits.
3. Permits Lennar to issue a letter of credit to the City of Cocoa to ensure the construction of the horizontal infrastructure, which was previously required to be substantially completed prior to final plat approval and prior to obtaining building permits.
4. Revises the Schedule of Major Performance Obligations accordingly and extends the deadline for the completion of the enhanced Landscaping Plan for the Harry T Moore Center to be prior to the final certificate of occupancy of all of the Michael C. Blake Lots.

Staff feels that this addendum serves a public purpose, and serves the public health, safety and welfare of the citizens of and visitors to Cocoa, which includes promotion of the development of essential high quality, safe, affordable and attainable housing in the Diamond Square Community Redevelopment Area. Therefore, staff is asking for Council's approval this evening.

- \* **MOTION by Councilmember Koss; Seconded by Deputy Mayor Goins to approve the first addendum to the Development Agreement.**

**THE VOTE ON THE MOTION WAS:**

**AYES: Blake, Weeks, Goins, Hearn, Koss**

**THE MOTION CARRIED UNANIMOUSLY (5-0)**

2. Councilwoman Weeks has asked that several park enhancements and improvements be made at Junny Rios Park. (2026-217). (Councilmember Weeks)

Councilmember Weeks shared that this was a discussion item at her recent Town Hall meeting and put together a list of the items that were suggested. The top few proposed enhancements include, but are not limited to:



- Installation of shade structures over the playground area;
- Addition of outdoor exercise equipment along the walking path; and
- Installation of additional playground equipment with rubber mulch surfacing for safety and accessibility.

Councilmember Koss shared that she hasn't visited the park in a while, but last time she was there she noticed that there is a great tree canopy and the shades may require some maintenance as leaves collect on them. This is just something to take into consideration.

- \* **MOTION by Councilmember Weeks; Seconded by Councilmember Koss to approve the item, for discussion.**

Councilmember Hearn shared that he is in favor of the enhancements, however he agrees with Councilmember Koss about the shades, and that they may not be needed there. He'd like to see this be brought back to the Budget Workshop.

Councilmember Weeks shared that she priced out most of the items and it totaled under \$30,000 dollars.

Deputy Mayor Goins agreed with Councilmember Hearn and Councilmember Koss about removing the shades from the list, although he is in agreement with the other enhancements. He also agrees with Councilmember Weeks that the park needs more grills as he was just at the park a few weekends ago for a birthday party and he heard the residents at her Town Hall meeting complaining that there aren't enough grills as well.

Discussion was held on an additional pavilion, however Councilmember Weeks shared that she doesn't know where the pavilion would go. It is not part of her ask.

City Manager Whitten asked Council to allow staff some time to look at the enhancements being proposed and they will bring this back to Council with quotes.

Councilmember Hearn clarified that he'd like this to come back to Council at the Budget meeting so they can have a more robust conversation about it.

Mayor Blake wished to clarify that there is a consensus to have grills installed as well as playground equipment and rubber mulch.

City Manager Whitten noted that staff will prepare information on all of this to bring back to Council.

- \* **MOTION by Councilmember Weeks; Seconded by Deputy Mayor Goins to table the item.**

**THE VOTE ON THE MOTION WAS:**

**AYES:** Blake, Weeks, Goins, Hearn, Koss

**THE MOTION CARRIED UNANIMOUSLY (5-0)**

**VIII. City Business:**

**IX. Informational Agenda:**

**X. Reports:**

Ms. Senger shared that Trash Bash will be on April 11<sup>th</sup> and if anyone would like to participate, they can sign up with the City's Leisure Services Department. The Arbor Day celebration will also be going on at the same time and free trees will be given out.

Councilmember Koss shared her District 4 report. She shared a video that she did to shout out the female leaders at Walmart in honor of Women's History Month.

Additionally, she attended a FPL Symposium and noted that her biggest takeaway was that we will need nine times more power than we are using now, anticipated for some time in the 2030's.

Councilmember Koss noted that with the budget workshop coming up, she will be advocating for the neighborhoods in her District that have no park.

Councilmember Weeks shared photos from events she recently attended, including the Black History Month event with Mayor Blake, a Meals on Wheels volunteer opportunity she participated in, and her Town Hall meeting.

Lastly, she shared that on April 18<sup>th</sup> and 19<sup>th</sup> the Cocoa High School Theater Club will be performing at the Cocoa Village Playhouse if anyone would like to attend their play.

Deputy Mayor Goins shared photos from events he recently attended, including an event where Spectrum donated a check to the Hunger Project.

He recognized an important figure in his life, Wayne Clark who recently passed away.

He also shouted out Dorothy Linson who is receiving a congressional award in Washington DC and received a police escort from the Melbourne Police Department to the airport.

Mayor Blake shared photos from events he recently attended, including the National League of Cities conference, an event with the Eckerd Youth Group at Endeavor Elementary, a grand opening event at A1 Home Centers located at the old Winn Dixie

in Cocoa, and a 100<sup>th</sup> birthday celebration he attended where he had the honor of presenting a Key to the City.

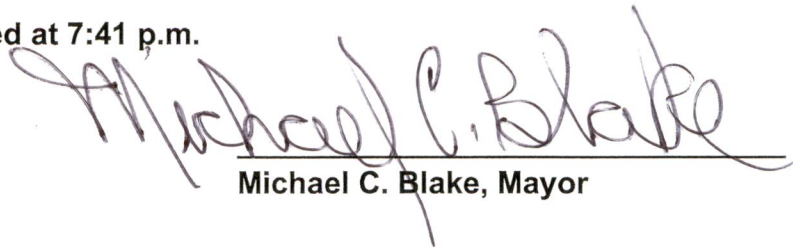
**XI. Adjournment:**

- \* **MOTION by Councilmember Weeks; Seconded by Deputy Mayor Goins to adjourn the Regular meeting of March 24, 2026.**

**AYES: Blake, Weeks, Goins, Hearn, Koss**

**THE MOTION CARRIED UNANIMOUSLY (5-0)**

**The meeting adjourned at 7:41 p.m.**

  
Michael C. Blake, Mayor

**ATTEST:**

  
Monica Arsenault, CMC, City Clerk

