

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

**April 14, 2026**

A Regular City Council Meeting was held on Tuesday, April 14, 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 6:00 p.m.

Henry Mobley provided the invocation, and Didier Menard 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 |
|          | Lorraine Koss     | Councilmember |
|          | Patricia Weeks    | Councilmember |
|          | Anthony Garganese | City Attorney |
|          | Stockton Whitten  | City Manager  |
|          | Monica Arsenault  | City Clerk    |

ABSENT:

OTHER STAFF MEMBERS PRESENT:

Abigail 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; Lorne Stinnett, HR Director; Mary Humbert, Director of Business Systems and Innovation; Samantha Senger, Communications & Economic Development Director; Jaime Brauderick,

Public Information Officer; 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 April 14, 2026. (2026-196).

\* **MOTION by Councilmember Hearn; Seconded by Councilmember Weeks to approve the agenda with an amendment to add Council Business item VII.3, requesting Council's approval to use budgeted funds for a Community Movie Night at the Dr. Joe Lee Smith Center and to move Consent item V.2 to Council Business as item VII.4.**

**THE VOTE ON THE MOTION WAS:**

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

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

2. Minutes: Regular Meeting of December 9, 2025. (2026-197).

\* **MOTION by Councilmember Weeks; Seconded by Councilmember Koss to approve the December 9, 2025 meeting minutes with an amendment to page 10 to strike "Deputy Mayor Weeks nominated herself", as she was nominated by Councilmember Koss.**

**THE VOTE ON THE MOTION WAS:**

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

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

3. Minutes: Regular Meeting of January 13, 2026. (2026-264).

\* **MOTION by Councilmember Koss; Seconded by Councilmember Weeks to approve the January 13, 2026 meeting minutes as written.**

**THE VOTE ON THE MOTION WAS:**

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

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

4. Minutes: Regular Meeting of February 10, 2026. (2026-266).

- \* **MOTION by Councilmember Koss; Seconded by Councilmember Weeks to approve the February 10, 2026 meeting minutes 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. Recognize the 2025/26 Citizens Academy Graduates. (2026-260). (Comm. & Economic Development Director)

Ms. Brauderick recognized the 2025/2026 Citizens Academy graduates and gave a short presentation on what they've learned this year. She, along with staff and Council, congratulated the participants on their completion of the program.

2. Recognition of Fire Lieutenant Raymond Rivers. (2026-263). (HR/Fire Chief)

Fire Lieutenant Rivers and Fire Chief Lamm were both recognized for their efforts in assisting an employee whose house caught fire and burned down on April 1, 2026.

3. Elevate Brevard Presents March to Graduation. (2026-259). (Shayla Smith, Elevate Brevard)

Ms. Shayla Smith, Director of Elevate Brevard, spoke about Elevate Brevard and what they provide. She shared that they have partnered with Cocoa High School to create a pilot program that ensures high school seniors graduate and have a plan once they graduate. The program will help them with college and FAFSA applications.

In order to expand the program, they have created a March to Graduation campaign as a fund raiser to help the students. She encouraged everyone to either donate to the campaign, sign up to be a mentor and/or attend the senior breakfast on May 20<sup>th</sup>.

4. Council Approval to Recognize April 12 - 18, 2026 National Public Safety Telecommunicators Week. (2026-211). (Police Chief)

A proclamation recognizing National Public Safety Telecommunicators Week was read into the record.

5. Council Approval to Recognize April 19 - 25, 2026, as Administrative Professionals Week. (2026-218). (City Manager)

A proclamation recognizing Administrative Professionals Week was read into the record.

6. Proclamation recognizing the month of April as Fair Housing Month. (2026-261). (Councilmember Weeks)

A proclamation recognizing April as Fair Housing Month was read into the record.

7. Proclamation recognizing April as "Water Conservation Month". (2026-262). (Utilities Director)

A proclamation recognizing April as Water Conservation Month was read into the record.

#### **IV. Delegations:**

Julie Shaw, 128 S. Indian Circle, Cocoa, stated she is an entrepreneur and has lived here for twelve years. She shared a story about seeing an alligator in her front yard, noting that it was approximately five feet in length and around two and a half years old. She called the Police, who weren't able to do much so she had to call a trapper. Unfortunately, the alligator was killed and she wished to come to Council to share her concerns about the wildlife in the neighborhood.

#### **V. Consent Agenda:**

1. Approve a resolution amending the FY 2026 Budget, BAF 26-032-IFT, to transfer accumulated cash balances from interest earned in certain funds to each respective "master" fund, as well as use Stormwater contingency to provide budget for the interdepartmental billing for water/sewer use in the Stormwater fund. (2026-13). (Utilities Director)
2. ~~Approve a Resolution amending the FY2026 Budget and BAF #26-054-A for the use of Fund balance to fund the training costs for Fire and Emergency Medical Technician Course (EMT) Academies for up to two High School Students. Approve changes to the FY2026 Pay Plan to add new job titles. (2026-163). (HR Director) Moved to Council Business as item VII.4.~~
3. Approval for Councilwoman Koss to attend the FLC 2026 Leadership Class. (2026-220). (Councilmember Koss)
4. Authorize the City Manager to Execute Task Order 2026-66 with Jacobs Engineering Group, Inc. for Engineering Services for Improvements to the Ozone System at the Dyal Water Treatment Plant. (2026-221). (Utilities Director)
5. Approve Task Order No. 2026-67 to Jacobs Engineering Inc. for Services During



Construction for the Dyal Water Treatment Plant Carbon Dioxide System Replacement Project (WS23BR). (2026-247). (Utilities Director)

6. Approve Resolution 2026-024, Extending a State of Emergency due to a technological incident affecting the City of Cocoa's critical technological infrastructure. (2026-265). (City Manager)
7. To consider approval of a multi-year contract between the School Board of Brevard County, Emma Jewel, and the City of Cocoa for the renewal of four (4) school resource officers for the school year 2026-2027, beginning July 1, 2026, and ending June 30, 2027, and authorize the City Manager and City Attorney to finalize and execute the contracts with the Brevard County School Board and Emma Jewel. (2026-223). (Police Chief)

- \* **MOTION by Councilmember Hearn; Seconded by Councilmember 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. Council Consideration and Public Comment on the Use of the FY2025 Edward Memorial Justice Assistance Grant (JAG) Grant Program — Local Solicitation in the amount of \$18,159, and authorize the Grants Writer to submit the City's Application. (2026-241). (Police Chief)

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

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

**THE VOTE ON THE MOTION WAS:**

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

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

2. Sanctuary at Cocoa Townhomes Development Agreement, Preliminary Plat, and Large-Scale Site Plan. (POSTPONED). (2026-181). (Planner)

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

- \* **MOTION by Councilmember Koss; Seconded by Councilmember Weeks to postpone the item to the May 12, 2026 Regular City Council meeting at Cocoa City Hall, 65 Stone St., Cocoa, FL beginning at 6pm.**

**THE VOTE ON THE MOTION WAS:**

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

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

3. Cirrus PUD Amendment, Plat, and Development Agreement (POSTPONED). (2026-182). (Planner)

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

- \* **MOTION by Councilmember Weeks; Seconded by Councilmember Koss to postpone the item to the May 12, 2026 Regular City Council meeting at Cocoa City Hall, 65 Stone St., Cocoa, FL beginning at 6pm.**

**THE VOTE ON THE MOTION WAS:**

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

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

4. M-2 ZTA Large-Scale Commercial Recreation Centers and Gym and Fitness - 3095 Grissom Pkwy. (2026-184). (Planner)

City Attorney Garganese announced that this is the First Reading of Ordinance 04-2026 and read the title into the record as follows:

Ordinance 04-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ARTICLE XI, SECTION 19, OF THE ZONING ORDINANCE OF THE CITY OF COCOA TO AMEND THE LIST OF PERMITTED USES RELATED TO LARGE-SCALE COMMERCIAL RECREATION CENTERS AND GYM AND FITNESS FACILITIES GREATER THAN 12,000 SQUARE FEET IN SIZE IN THE M-2 DISTRICT; PROVIDING FOR THE REPEAL OF

PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

Ms. Ribeiro provided a presentation<sup>1</sup>. She explained that the applicant, Wendy H. Maier, on behalf of the property owner, is requesting a Zoning Text Amendment to Appendix A, Article XI, Section 19 of the City of Cocoa Land Development Code to allow large-scale commercial recreation centers to include a radio-controlled miniature vehicle racetrack that uses remote-controlled handheld transmitters. This request is associated with an existing tenant, Beachline Raceway R/C, which has operated an indoor radio-controlled (R/C) vehicle racetrack within a fully enclosed building since 2017.

The subject property is located north of Grissom Parkway and is zoned M-2 Manufacturing and Industrial with an Industrial Future Land Use. The M-2 district is intended to accommodate industrial and manufacturing activities, with limited commercial uses permitted under specific conditions.

The proposed amendment is intended to formally recognize this category of recreational use and establish clear development standards for similar indoor recreational uses, including, but not limited to, bowling alleys, roller or ice skating rinks, indoor go-kart tracks, indoor playgrounds, arcades, and other similar participatory recreational activities.

The amendment also includes provisions for gym and fitness facilities exceeding 12,000 square feet, as well as accessory uses such as food and beverage service, provided such uses remain incidental and subordinate to the principal use.

The proposed amendment is necessary to establish clear regulatory language for indoor recreational uses within the M-2 zoning district.

The request is driven by an existing business currently operating within the City that provides a unique recreational service to the community. Without this amendment, the use is not clearly defined within the Code, which creates uncertainty for both the property owner and future similar uses.

The amendment:

- Provides clarity and predictability in Code interpretation
- Supports existing businesses and economic activity

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<sup>1</sup> Exhibit A: Ordinance 04-2026: Large-Scale Commercial Recreation Centers and Gym and Fitness Facilities in the M-2 Zoning District

- Allows adaptive reuse of industrial buildings for indoor recreational purposes
- Expands opportunities for indoor/outdoor, low-impact recreational uses

The proposed amendment includes provisions allowing certain accessory recreational activities, tracks, play areas, and spectator areas to be located outdoors, provided that such areas are enclosed by an opaque fence or are located under a roofed structure.

These standards ensure that any outdoor components remain visually screened and contained, thereby minimizing potential impacts related to noise, visibility, and compatibility with surrounding industrial uses.

Additionally, the amendment maintains key limitations, including:

- Prohibiting outdoor amplified sound
- Requiring that all primary recreational activities occur within enclosed structures
- Limiting accessory uses to those that are clearly incidental and subordinate to the principal use

While outdoor accessory areas are permitted, the requirement for screening and enclosure provides an appropriate level of mitigation to maintain the industrial character of the M-2 zoning district.

Staff is recommending approval on First Reading of the proposed Zoning Text Amendment to Appendix A, Article XI, Section 19 of the Zoning Ordinance of the City of Cocoa to allow large-scale commercial recreation centers and gym and fitness facilities within the M-2 zoning district.

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

- \* **MOTION by Councilmember Weeks; Seconded by Councilmember Koss to approve on first reading the proposed Zoning Text Amendment to Appendix A, Article XI, Section 19 of the Zoning Ordinance of the City of Cocoa to allow large-scale commercial recreation centers and gym and fitness facilities within the M-2 zoning district.**

**THE VOTE ON THE MOTION WAS:**

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

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

5. Ordinance 01-2026: Grissom Parkway 46 Acres Annexation. (2026-251). (Planner)

City Attorney Garganese announced that this is the First Reading of Ordinance 01-2026 and read the title into the record as follows:

Ordinance 01-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; ANNEXING APPROXIMATELY 45.26 ACRES OF REAL PROPERTY GENERALLY LOCATED EAST OF GRISSOM PARKWAY, NORTH OF OXBOW CIRCLE, AND SOUTH OF CANAVERAL GROVES BOULEVARD; PROVIDING FOR THE AMENDMENT OF COCOA CHARTER, ARTICLE 1, CITY BOUNDARIES, TO INCORPORATE THE REAL PROPERTY INTO THE CITY BOUNDARIES; PROVIDING FOR THE FILING OF THE REVISED COCOA CHARTER WITH THE DEPARTMENT OF STATE AND AS ALSO REQUIRED BY LAW; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

Ms. Webster provided a presentation<sup>2</sup>. She explained that this is an applicant-initiated request to annex thirty-six (36) parcels containing 45.26 acres of unplatted, vacant, real property located in unincorporated Brevard County. The subject parcels, the "Annexation Area", are located generally east of Grissom Parkway, north of Oxbow Circle, and south of Canaveral Groves Boulevard, west of a 375' Florida Power and Light (FP&L) right-of-way, and more specifically northeast of the intersection of Grissom Parkway and Kleinfeldt Way. A list of parcels in the Annexation Area has been provided and further described in the proposed Ordinance. The southern border of the Annexation Area is contiguous to the northern City of Cocoa boundary.

The property owners are Dale and Lori Morris of Cocoa, Florida. The applicant is Alex Goetz, with KPM Franklin, representing Park Industrial, LLC who is seeking to purchase, combine the 36 parcels into one parcel, and develop the aggregated property as an industrial complex with warehouse and distribution operations and contractor offices, light and heavy manufacturing, outdoor storage, and heavy equipment rental, repair, service, and sales.

The impetus of this annexation request is that the Annexation Area is within the City of Cocoa wastewater utility service area, connection to which any new development will require. Pursuant to the City of Cocoa Code, Chapter 22, Sec. 22-5.1. - Additional connections for non-city customers, any non-city property that requires City of Cocoa wastewater service and is contiguous to the City Boundary, must be annexed into the City.

She explained that this report demonstrates that the City can provide the needed public facilities and services to the Annexation Area in the same manner as such

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<sup>2</sup> Exhibit B: First Reading of Ordinance 01-2026: Annexation for Grissom 46 Acres

services are provided within the rest of the City of Cocoa. This area is suitable for development for urban purposes.

The annexation of property into the City requires both a zoning and future land use designation. The applicant is seeking the Zoning category of Manufacturing and Industrial (M-2), and an Industrial (IND) Future Land Use for the purposes of developing an industrial complex and distribution center, as described above. On April 01, 2026, the applicant's requests for a Zoning Map Amendment, Ordinance No. 03-2026 (ZMA), and a Future Land Use Map / Comprehensive Plan Amendment, Ordinance 02-2026 (CPA), were presented before the Planning and Zoning Board. The Planning and Zoning Board recommended APPROVAL by City Council to approve the ZMA and CPA, conditioned upon the approval of the annexation. The annexation, ZMA and CPA must both be approved by two hearings before City Council.

Upon Council approval, property owner(s) would remain responsible for fire assessment, stormwater fees (if applicable), including solid waste once the subject property is developed; the applicant will pay Brevard County solid waste disposal fees. They will receive a benefit for being inside the City for any water consumption by 10% of the consumption cost.

Ms. Webster noted that staff requests City Council approve the First Reading of Ordinance 01-2026 of the City Council of the City of Cocoa, Brevard County, Florida; annexing approximately 45.26 acres of real property generally located east of Grissom Parkway north of Oxbow Circle, and south of Canaveral Groves Boulevard; providing for the amendment of Cocoa Charter, Article 1, City Boundaries, to incorporate the real property into the city boundaries; providing for the filing of the revised Cocoa Charter with the Department of State and as also required by law.

Logan Opsahl, Park Industrial, and representing the applicant, offered to answer any questions Council may have.

Councilmember Weeks pointed out that she heard that the access road to the property is in the County. She asked Mr. Opsahl if access has already been granted by the County for this project. In response, Mr. Opsahl shared that they are still talking and meeting with the County to work out the details, but they are confident that they will be able to get it figured out.

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

- \* **MOTION by Mayor Blake; Seconded by Deputy Mayor Goins to approve the First Reading of Ordinance 01-2026 of the City Council of the City of Cocoa, Brevard County, Florida; annexing approximately 45.26 acres of real property generally**

located east of Grissom Parkway north of Oxbow Circle, and south of Canaveral Groves Boulevard; providing for the amendment of Cocoa Charter, Article 1, City Boundaries, to incorporate the real property into the city boundaries; providing for the filing of the revised Cocoa Charter with the Department of State and as also required by law.

**THE VOTE ON THE MOTION WAS:**

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

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

6. Ordinance 02-2026: Grissom Parkway 46 Acres Future Land Use Map Amendment. (2026-215). (Planner)

City Attorney Garganese announced that this is the First Reading of Ordinance 02-2026 and read the title into the record as follows:

Ordinance 02-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE MAP FOR THIRTYSIX (36) PARCELS OF REAL PROPERTY WITHIN THE CITY OF COCOA, CONSISTING OF APPROXIMATELY 45.26 ACRES, GENERALLY LOCATED EAST OF GRISSOM PARKWAY, SOUTH OF CANAVERAL GROVES BLVD, AND NORTH OF OXBOW CIRCLE, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "RESIDENTIAL 4" TO CITY OF COCOA "INDUSTRIAL"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION IN THE COMPREHENSIVE PLAN, SEVERABILITY, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

Ms. Webster provided a presentation<sup>3</sup>. She explained that this is an applicant-initiated request for a Future Land Use Map/Comprehensive Plan Amendment for thirty-six (36) parcels containing 45.26 acres of unplatted, vacant, real property located in unincorporated Brevard County from Brevard County "RES4 (Residential-4)" to City of Cocoa "IND (Industrial)". This Future Land Use Map/Comprehensive Plan Amendment (CPA) request is being made concurrently with Ordinance 03-2026, a Zoning Map Amendment (Rezone) request to change the zoning of these parcels from Brevard County "GU (General Use)" to City of Cocoa "M-2 (Manufacturing and

<sup>3</sup> Exhibit C: Ordinance 02-2026: Future Land Use Map/Comp Plan Amendment for Grissom 46 Acres Annexation



Light Industrial)", AND with Ordinance 01-2026, a request to annex these properties into the City of Cocoa.

Note: The CPA will only be valid if City Council also approves the request to annex the subject parcels into the City of Cocoa. Staff will request that this be a condition of approval.

On April 01, 2026, the applicant's requests for a Future Land Use Map / Comprehensive Plan Amendment, Ordinance 02-2026 (CPA) and companion Zoning Map Amendment, Ordinance No. 03-2026 (ZMA), were presented before the Planning and Zoning Board. The Planning and Zoning Board recommended approval by City Council of the ZMA and CPA, conditioned upon the approval of the annexation. The annexation, ZMA and CPA must all be approved by two hearings before City Council.

The subject parcels for the Future Land Use Map/Comprehensive Plan Amendment, also known as the "Annexation Area", are located generally east of Grissom Parkway, north of Oxbow Circle, and south of Canaveral Groves Boulevard, west of a 375' Florida Power and Light (FP&L) right-of-way, and more specifically northeast of the intersection of Grissom Parkway and Kleinfeldt Way.

The subject property lies adjacent to an established industrial corridor, in the vicinity of properties designated for Industrial use and developed with active warehouse, distribution, and employment-generating facilities. The Amazon warehouse directly to the south further reinforces the area's identity as a major industrial and logistics hub. Assigning the Industrial Future Land Use category to this parcel maintains continuity with the surrounding development pattern and supports the City's strategy of concentrating industrial uses in areas with appropriate access, infrastructure, and utilities.

The amendment aligns with Comprehensive Plan goals by promoting economic development, expanding the City's employment base, and directing growth to a location already served by existing potable water and sanitary sewer capacity, as confirmed by the City's Utility Department. It also maintains land use compatibility, as industrial development on the site is fully consistent with surrounding uses and will not impact residential neighborhoods or sensitive land uses. Overall, the amendment supports orderly, logical growth in an area planned for long-term industrial activity.

Additionally, the proposed amendment will not adversely affect the ability of people to find adequate housing near their places of employment. The site is located adjacent to an established industrial corridor already proximal to existing residential neighborhoods within a short commuting distance. Because the parcel was previously under the County's RES4 designation and not part of the City's planned housing supply, its conversion to Industrial does not reduce the City's available residential land. Instead, the amendment supports additional employment opportunities in an area already well connected to nearby housing, resulting in a neutral to favorable effect on



overall jobs–housing accessibility. The subject parcels are located within 3 miles of both single-family and multi-family residential housing.

Ms. Webster explained that staff requests that City Council approve, with conditions, Ordinance 02-2026, changing the future land use map designation of the real property from Brevard County “Residential-4” to City of Cocoa “Industrial.” The condition is that the Future Land Use Map/Comprehensive Plan Amendment will only be valid if City Council also approves the request to annex the subject parcels into the City of Cocoa, related to Ordinance 01-2026.

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

- \* **MOTION by Councilmember Weeks; Seconded by Councilmember Hearn to approve, with conditions, Ordinance 02-2026, changing the future land use map designation of the real property from Brevard County “Residential-4” to City of Cocoa “Industrial.”**

**THE VOTE ON THE MOTION WAS:**

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

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

7. Ordinance 03-2026: Grissom Parkway 46 Acres Zoning Map Amendment. (2026-214). (Planner)

City Attorney Garganese announced that this is the First Reading of Ordinance 03-2026 and read the title into the record as follows:

Ordinance 03-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ZONING MAP FOR THIRTY-SIX (36) PARCELS OF REAL PROPERTY, TOTALING 45.26 ACRES, MORE OR LESS, AND GENERALLY LOCATED EAST OF GRISSOM PARKWAY, SOUTH OF CANAVERAL GROVES BLVD, AND NORTH OF OXBOW CIRCLE, BEING LEGALLY DESCRIBED ON EXHIBIT “A” ATTACHED HERETO; CHANGING THE ZONING MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY “GENERAL USE” TO CITY OF COCOA “M-2 (MANUFACTURING AND LIGHT INDUSTRIAL)”; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

Ms. Webster provided a presentation<sup>4</sup>. Similar to the items above, Ms. Webster gave a brief explanation of the Ordinance, noting that this Zoning Map Amendment will only be valid if City Council also approves the request to annex the subject parcels into the City of Cocoa and only if City Council approves companion Ordinance 02-2026, the Future Land Use Map/Comprehensive Plan Amendment.

The following conditions of approval shall apply:

1. The approval of this Zoning Map Amendment Ordinance shall be conditioned upon the adoption of Ordinance No. 01-2026 (Annexation), and this Ordinance shall not become effective unless and until Ordinance No. 01-2026 is adopted by the City Council. Should Ordinance No. 01-2026 *not* become effective, then this Ordinance to Rezone shall become null and void.
2. This Ordinance shall also only become effective immediately upon the effective date of Ordinance No. 02-2026 (the Future Land Use Map/Comprehensive Plan Amendment), as adopted by the City Council of the City of Cocoa, Florida, and pursuant to the City Charter. If Ordinance No. 02-2026 *does not* become effective, then this Ordinance to Rezone shall become null and void.

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

- \* **MOTION by Mayor Blake; Seconded by Deputy Mayor Goins to approve Ordinance 03-2026 on First Reading, with conditions, changing the zoning map designation of the real property from Brevard County "General Use (GU)" to City of Cocoa "Manufacturing and Industrial (M-2)" district).**

**THE VOTE ON THE MOTION WAS:**

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

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

8. Cocoa Village Bay Estates Large-Scale Site Plan, Preliminary Plat. (2026-183). (Planner)

- \* **MOTION by Mayor Blake; Seconded by Deputy Mayor Goins to take a five-minute recess.**

**THE VOTE ON THE MOTION WAS:**

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<sup>4</sup> Exhibit D: Ord 03-2026 Zoning Map Amendment for "Grissom 46 Acres" (Annexation)

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

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

\* **MOTION by Councilmember Koss; Seconded by Deputy Mayor Goins to resume the meeting.**

**THE VOTE ON THE MOTION WAS:**

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

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

Councilmember Koss disclosed that she lives in the neighborhood and knows many of the residents in the area. Thus, she has had many conversations with the residents well before this was set to come before Council. She has also talked with Bill Chatterton and wanted to share this information with the public before discussing the item further.

Councilmember Hearn shared that as District 2 representative, he has also had many conversations with the residents who live in the area, casual conversations, well before this was slated to come before Council. He wished to disclose this before discussing this item further.

Erika Hughes, RVi Planning, provided a presentation<sup>5</sup>. She explained that this is a consideration of a Large-Scale Site Plan and Preliminary Plat, pursuant to Appendix A, Zoning, Article XIII, Sec. 1(D) of the Cocoa City Code. The site is 7.55 acres overall with 3.33 acres of developed project area. The Applicant is requesting a total of 7 residential lots. She provided the subject property's location and the zoning and future land use.

She provided a project overview, and pictures of the proposed home elevations. Additionally, she shared that their Environmental Resource Permit was approved by SJRWMD. There are 2.92 acres of preserved wetlands, 2.59 acres of impacted wetlands. Mitigation includes onsite preservation and mitigation bank credits. Lastly, she reviewed tree mitigation on the property, explaining that the applicant is proposing removal of 207 trees within the development footprint. There is 678 inches total tree mitigation required, on-site tree replanting of 171 inches and a Tree Mitigation Payment of \$50,700.

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<sup>5</sup> Exhibit E: Cocoa Village Bay Estates – Large Scale Site Plan & Preliminary Plat Applications

Ms. Morgan provided the drainage and floodplain management overview. She shared that Project was permitted through SJRWMD and the stormwater system was redesigned to meet enhanced criteria for discharge to the Indian River. The design accommodates off-site flows, such that off-site flood elevations are not impacted. Design also provides 50% additional treatment volume and nutrient reduction, which is required for discharge into a Class II waterbody (Indian River Lagoon).

Stormwater Management Facilities (SMFs) include:

- Dry retention (SMF-1) with biosorption activated media filter and underdrain system
- Wet detention (SMF-2) with littoral vegetation and biosorption activated media filter

The Overall system ensures no adverse impact to water quality and compliance with SJRWMD and City standards.

The site is characterized by shallow groundwater, observed approximately 0.6–1.0 ft below ground surface, with seasonal highs near or at grade.

Based on available public St Johns Water District/FDEP data sources, there is no clearly documented, mapped artesian well(s) record tied directly to this area. The recent survey performed by Indian River Survey, Inc. did not locate artesian wells on the neighboring parcel.

Construction recommendations include:

- Temporary groundwater control during construction
- Controlled fill placement and settlement monitoring where needed
- Use of appropriate structural fill and slab drainage systems

Tom Amstadt, GeoSyntec Consultants, explained that he was part of the review process, particularly related to floodplain management. He shared that the project would not alter the impacts from storm surge waves at other sites. There are no anticipated adverse offsite flood impacts.

Staff is recommending that the City Council recommend approval to City Council of the Large-Scale Site Plan and the Preliminary Plat for Cocoa Village Bay Estates. The proposed Site Plan and Preliminary Plat review has determined that the application generally meets the minimum requirements of all applicable City Code requirements and is Consistent with Appendix A, Article XIII, Section 1(D).

Councilmember Koss asked about the floodplains. There are about seven acres of floodplains there. She looked over the analysis that has been done and talked about the loss of storage within the hundred-year floodplain plan.

At the request of the Mayor, Mr. Amstadt shared his credentials, noting that he's been practicing for twenty-two years. He provided all of his education and degrees, including a Bachelors from University of Central Florida and a Masters from the University of Florida.

Ms. Morgan also shared her credentials, including her degrees, certifications and experience.

Councilmember Koss noted that she is appreciative of everyone's credentials, however she explained that everyone is here tonight to sift through the details of the project to make sure there are no inconsistencies and that the project makes sense for that neighborhood. She does not want to rubberstamp anything and wants to make sure the constituents are safe.

\* **MOTION by Mayor Blake; Seconded by Deputy Mayor Goins to approve the Large-Scale Site Plan and the Preliminary Plat for Cocoa Village Bay Estates. The proposed Site Plan and Preliminary Plat review has determined that the application generally meets the minimum requirements of all applicable City Code requirements and is Consistent with Appendix A, Article XIII, Section 1(D), for discussion.**

Kelly Delmonico, the applicant, provided a presentation<sup>6</sup>. She provided several maps and a legend for future land use, as well as a zoning map. She provided a history of the project, and explained that they are proposing low-density development, with only seven homes being proposed on the property. They are also not seeking changes to the City's Comprehensive Plan.

Ms. Delmonico talked about driveway access to the homes, explaining that parking would be behind the home, so that the front had an unobstructed view. She shared photos of the home elevations.

She touched on the concerns that she's received from the surrounding neighbors, including flooding issues and traffic concerns.

She explained that the Stormwater management design meets the water quality and quantity performance standards required by SJRWMD and the City. Pre-existing drainage ditches north and west of the project will not be altered to maintain natural flow patterns. Additionally, proposed stormwater system provides net improvements by reducing the peak runoff flow rates into river by reducing the post-

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<sup>6</sup> Exhibit F: Cocoa Village Bay Estates 7 Lot Single-Family Preliminary Plat and Site Plan

runoff volumes during the 100-year event and controls seasonal high groundwater levels within the project limits.

Retention pond design will not increase groundwater levels, but rather lower levels with the proposed underdrain system by intercepting groundwater and enhancing performance of the pond. The wet pond contains a control structure to maintain high groundwater levels.

Richard Campanelli, MEI Engineering, and the engineer for the project, shared that this is one of the hardest projects he's ever worked on. He thanked staff for working with him on this project.

He provided an explanation of the project and talked about the existing pipes. He shared that while he cannot change the size of the pipes, he can use them because they are pre-existing. He talked about the net improvement and benefit, because in the existing condition the entire watershed is exporting water, not holding it.

Councilmember Koss noted that while that makes sense, the area has pre-existing issues with flooding.

Mr. Campanelli talked about the wet pond in detail, noting that the SJRWM reviewed this project carefully. He talked about hydro graft models and peak elevations to try and account for water backups, however nothing can be completely captured or accounted for perfectly. He shared that he modeled the hundred-year event as well. There are a lot of moving parts to this project.

Councilmember Koss talked about surge, pointing out that water has to go somewhere. In response, Mr. Campanelli spoke about water volume and the delineation of flood elevation 3. He added that surges will happen and that is unfortunate but it's something that happens.

Mayor Blake opened the Hearing for public comment.

Stan Lampe, 1405 N. Indian River Dr., Cocoa, shared that he is lived here for eight years and lives in the home closest to this project. He noted that he has not spoken with the applicant or anyone from the City directly about this project. There are families that have lived here for multiple generations.

There is frequent flooding that happens in this area. The drainage ditch by their house is full all the time. It has never been dry. There is an enormous amount of water on the property, and he is aware of this as he lives next door. There is also a lot of wildlife that lives in the area, some that are endangered.

Additionally, there is a fire hydrant on the corner of their property, that at times is completely consumed by water. The drainage channels would be more efficient if they were concrete lime and not full of weeds. He asked Council to make improvements to the infrastructure so that it will make the projects for developers much easier to build.

He reminded Council that everyone has a home, an asset, and his is located right next to this project.

Robert Markwith, 107 S. Indian River Circle, Cocoa, shared that he is the son of the original owner of the house. He shared that he went away for some years to be in the military and when he came back there was a ditch that had encroached on the property. There is water on his property all the time. There is a public easement that should not be the responsibility of the residents to clean out. Someone used to come out every six months to clean it, but no one has been out to do so in a few years. He also talked about the wildlife that lives in the area.

Frank Manfredi, 1209 N. Indian River Dr., Cocoa, talked about planning. There are many experienced volunteers who would love to help tackle the flooding problems in this area. They know where the water is coming from and how much there is. They have plenty of ideas on how to resolve the issues. He asked Council to consider calling on these volunteers.

Additionally, he used to sit on the Planning & Zoning Board but resigned as he did not feel any planning was being done by the Board.

He reiterated his request to Council to call on the constituents for help in resolving the issues.

Joseph Bachand, 959 N. Cocoa Blvd., Cocoa, explained that this is a wet area. This was developed over a hundred and twenty years ago and this area will always be wet. He is a business owner and is a taxpayer in this City. All he knows is that we should not allow this development to happen because the homeowners will end up suing due to flooding issues. The City of Cocoa's residents deserve better, and this project is a liability.

Tim Quigley, 1198 N. Indian River Dr., Cocoa, shared that he feels the engineers have done their part and due diligence on this project. He sees this as a ten-million-dollar investment in his own backyard. He shared that from what he's heard tonight, the residents aren't upset about the project itself, they are worried about the flooding.

He talked in furtherance of the flooding issues, and backflows to prevent the water from coming in and pumping it back out. He has talked to others about this is a



solution, and he would even go as far as paying for the backflow, as long as he can access the City's stormwater drain. He is not opposed to the project, he just wants to see a solution to the flooding.

Todd Riggs, 1629 N. Indian River Dr., Cocoa, asked what will happen when people purchase a million-dollar home only to find out after the fact that they can't leave their home during a storm event because their driveway is not passable. That will become a liability and there will be a class action lawsuit. There is a reason why this is the last piece of land in the area to be developed and that will remain an issue until it is resolved.

James Smith, 2107 Clairemont Dr., Cocoa, shared that he is opposed to this project. This is more than just hurricanes that create blockage. The last rain event that happened caused so much flooding that he is worried about what would happen if an emergency vehicle had to get in there.

Nick Rader, 210 First Light Cir., Cocoa, shared that he also has concerns about access during a storm event. He also asked about a sliver of the property and asked if there was going to be a fence or if it would remain a public area.

Ms. Delmonico wished to address the concerns she heard this evening. She heard concerns about the property on the east side, but there are no additional plans at this time. She noted that she would also defer any questions regarding the driveways back to the City.

Ms. Ribeiro provided clarification, explaining that the original design that was presented with an alley-like access in the back was too narrow and did not meet the minimum requirements for a road. After conducting an internal staff review with RVI and the City's legal team, they determined that the best course of action would be for the developer to propose a different access location instead of what was originally presented to meet the minimum requirements for a road.

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

Councilmember Weeks asked why the road can't be raised. This seems like the most reasonable solution to the problem.

In response, Ms. Morgan explained that a study and report was done, and two options were given which was a minimal raise of six inches or a foot. Back in 2022, staff recommended it was not feasible to move forward with the project because it would

cost \$1.25 million dollars and Council voted to put that money towards the Broadmoor Acres and Fiske Blvd. stormwater improvement project instead.

- \* **MOTION by Mayor Blake; Seconded by Deputy Mayor Goins to take a five-minute recess.**

**THE VOTE ON THE MOTION WAS:**

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

**NAYES:** Hearn

**THE MOTION CARRIED (4-1)**

- \* **MOTION by Councilmember Weeks; Seconded by Mayor Blake to resume the meeting.**

**THE VOTE ON THE MOTION WAS:**

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

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

Councilmember Koss wished to make some final comments before the vote. She shared that she walks by this property a lot and is really torn about the decision, however she stands by her constituents as their elected official and will have to vote against this project.

**THE VOTE ON THE MOTION WAS:**

**AYES:** Blake, Weeks, Goins

**NAYES:** Hearn, Koss

**THE MOTION CARRIED (3-2)**

**VII. Council Business:**

1. Consider the appointment of Richard Cravens Jr. to fill one Alternate Member Vacancy on the Planning and Zoning Board. (2026-222). (City Clerk)

- \* **MOTION by Mayor Blake; Seconded by Councilmember Weeks to approve Richard Cravens Jr. to fill an Alternate member seat on the Planning and Zoning Board.**

**THE VOTE ON THE MOTION WAS:**

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

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

2. Consider the appointment of Mary Jane Neff to fill one Regular Member Vacancy on the Police Pension Board. (2026-242). (City Clerk)

\* **MOTION by Mayor Blake; Seconded by Councilmember Hearn to appoint Mary Jane Neff to fill a Regular Member Vacancy through October 1, 2028.**

**THE VOTE ON THE MOTION WAS:**

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

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

3. Approval from Council for use of budgeted funds for Community Movie Night at the Dr. Joe Lee Smith Community Center.

Deputy Mayor Goins explained that he is asking Council to consider funding the license rights to show a movie for a community movie night at the Dr. Joe Lee Smith Center.

\* **MOTION by Councilmember Hearn; Seconded by Councilmember Weeks to approve the use of budgeted funds for Community Move Night at the Dr. Joe Lee Smith Center.**

**THE VOTE ON THE MOTION WAS:**

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

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

4. Approve a Resolution amending the FY2026 Budget and BAF #26-054-A for the use of Fund balance to fund the training costs for Fire and Emergency Medical Technician Course (EMT) Academies for up to **four** High School Students. Approve changes to the FY2026 Pay Plan to add new job titles. (2026-163). (HR Director)

Mr. Stinnett explained that this item was pulled off Consent tonight so that he could have the opportunity to explain a change that was made to the staff report. Instead of two High School students, they would like to request four.

\* **MOTION by Mayor Blake; Seconded by Deputy Mayor Goins to approve 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:**

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. (2026-226). (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. (2026-227). (Finance Director)
3. FY 2026 February Budget Adjustment Report. (2026-228). (Finance Director)
4. FY 2026 March Budget Adjustment Report. (2026-229). (Finance Director)
5. 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. (2026-230). (Finance Director)
6. 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. (2026-231). (Finance Director)

**X. Reports:**

Ms. Senger shared it was a successful weekend with Trash Bash and Arbor Day. There was a great turnout, and a lot of trash was picked up. She thanked everyone for participating and thanked her staff for everything they did to make sure these were great events.

City Manager Whitten recognized Chief Lamm for providing emotional support to Ms. Neuterman and her family during this difficult time, and being able to offer a familiar face and expertise. His efforts did not go unnoticed, and he wished to thank him publicly, in front of Council and staff.

Chief Collier reminded everyone of the Chief's Breakfast on April 23<sup>rd</sup> at 7am at the Cocoa Civic Center.

Deputy Mayor Goins talked about the Community Movie Night on May 2<sup>nd</sup> at the Dr. Joe Lee Smith Center from 6-9pm.

He also shared information for upcoming events, including a meet-and-greet event for a potential US. Senator, Angie Nixon, who will be in Florida on April 18<sup>th</sup> for anyone who is interested in attending.

He shared photos from his daughter's track meet event as well as the trash bash event that took place over the weekend.

Additionally, he is participating in a fashion show on May 3<sup>rd</sup> on Eau Gallie Blvd. to help raise funds for the American Legion in Melbourne.

Councilmember Weeks shared photos from her trip to Germany, Amsterdam and the Netherlands.

Councilmember Koss provided her report for District 4. She shared that she was at the Johnnie Jonson Nature Trails and there are QR codes posted around so people can learn more about the native plants that grow there.

She also shared a photo from the Police Department's award ceremony. Lastly, she shared a video to show the flooding that happens along Indian River Drive.

Councilmember Hearn shared that Trash Bash was a great event and he had a great time.

Mayor Blake shared photos from events he recently attended, including the ribbon cutting of the Tide cleaners, trash bash, an award banquet, an elementary school event in Viera, the Linx event, and the Folston family dedication event.

**XI. Adjournment:**

\* **MOTION by Councilmember Weeks; Seconded by Councilmember Hearn to adjourn the Regular meeting of April 14, 2026.**

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

THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 10:35 p.m.

  
Michael C. Blake, Mayor

ATTEST:

  
Monica Arsenault, CMC, City Clerk

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