MINUTES
CITY OF COCOA
COCOA CRA
SPECIAL MEETING
October 27, 2020

The Special Meeting of the Cocoa Community Redevelopment Agency was held on October 27, 2020 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. Call to Order

Chairperson Williams called the meeting to order at 5:03 pm.

ROLL CALL:

Jake Williams, Jr.	Chairperson
Alex Goins	Vice Chairperson
Don Boisvert	Agency Member
Janne Etz	Agency Member
Edward Lanni	Agency Member
Brenda Warner	Agency Member
Lorraine Koss	Agency Member
Anthony Garganese	Agency Attorney
Lori Chabot	Recording Secretary

PRESENT:

Jake Williams, Jr.	Chairperson
Alex Goins	Vice Chairperson
Don Boisvert	Agency Member
Janne Etz	Agency Member
Ed Lanni	Agency Member
Lorraine Koss	Agency Member
Brenda Warner	Agency Member
Anthony Garganese	City Attorney
Lori Chabot	Recording Secretary

ABESENT:

None

STAFF PRESENT:

Stockton Whitton, City Manager, **Matt Fuhrer**, Assistant City Manager, **Nancy Bunt**, Community Services Director, **Dorothy Selig,** Planning and Zoning Manager**, Charlene Neuterman,** Deputy Community Services Director, and **Rebecca Bowman**, Finance Director.

Vice Chairperson Goins provided the invocation and **Agency Member Koss** led the assembly in the Pledge of Allegiance to the flag of the United States of America.

II. Approval of Agenda:

AGENDA: Special Meeting of October 27, 2020 as written.

* **MOTION by Agency Member Boisvert; SECONDED by Agency Member Goins to approve the Agenda for the Special Meeting of October 27, 2020, as written.**

AYES: WILLIAMS, ETZ, KOSS, WARNER, LANNI, BOISVERT, GOINS

MOTION PASSED UNANIMOUSLY (7-0)

III. Action Items:

1. Agency approval of the Conceptual Development Plan and binding Development Agreement for the 603 Brevard Avenue Hotel Project based on the recommendations of the Planning and Zoning Board so the Binding Development Agreement can be presented for approval at the City Council meeting immediately following the Cocoa CRA meeting.

Charlene Neuterman introduced the item and stated this action item will be presented by Dodie Selig, Planning and Zoning Manager. Ms, Selig began stating, the CRA signed an Amended & Restated Redevelopment Project Agreement earlier this year that included 3 phases. Ms. Selig added, this end of Phase 1 culminates to the creation of a Development Agreement, approval of the maximum height for the project and approval of a Conceptual Development Plan.
Ms. Selig continued, Phase 2, would include a second review by city and the CRA, including the Developer's chosen national hotel brand, project financing, a market feasibility study and any revisions to the Conceptual Development Plan required by the national hotel brand. Phase II must be complete by June, 2021 including CRA and city approvals.

Ms. Selig added Phase III involves permitting to construct the project, a site plan submitted by September 2021 and Site plan approval obtained by November, 2021. It is at this point, the developer may request the CRA convey the property.

Ms. Selig continued explaining the hotel property, traffic flow, parking and each of the floors in the plans. The concept plan includes variances for street setbacks, a waiver to decrease the parking dimensions and request to raise the height restrictions. The agreement requires an aesthetic quality and character, architectural design, physical and visual scale and compatibility with the special and distinctive character currently within Cocoa Village.

The P&Z Board held a special meeting on October 22, 2020 to consider these items and the proposed hotel renderings. As a result, the board recommends approval of the binding Development Agreement and Conceptual Development Plan, subject to a few conditions. These include revision of the Conceptual Plan to incorporate the architectural features depicted in the Elevation Renderings of 9-18-20 (to include the corner clock) and in regards to "the condition", request is made as to some direction on timeframe to complete the condition and direction on method of approval and direction on impact to parking spaces.

Agency Member Koss asked to see the slide that was the most accurate rendering. Agency Member Etz requests to do what will move the project forward the quickest. Agency Member Warner restated for clarification the description of the current rendering.

Opened to Public

Jack Brown, the developer, states he was asked to have the building squared off to match footprint. He continued, stating the tower won't change the parking or the roof. The addition of the towers are cosmetic only.

Mrs. Neuterman clarified a statement from the recent Planning & Zoning meeting where it was stated that 75 jobs would be created through this project however, the plan states 48.

Alex Greenwood supports the P&Z board's decision adding, the board P&Z board wanted to include the clock tower. He warned though the large trees and bricks/pavers that were included in the drawings could present problems later and suggested that the agency may want to address this at a future date.

Closed to Public

*** MOTION by Agency Member Warner; SECONDED by Agency Member Etz to approve the recommendation by the Planning and Zoning Board on the conceptual design and Development Agreement that will be presented to Council.**

AYES: WILLIAMS, ETZ, LANNI, WARNER, BOISVERT, KOSS, GOINS

MOTION PASSED UNANIMOUSLY (7-0)

2. Agency approval is requested to continue with the due diligence on the Oleander Street property in order to evaluate its value for potential purchase by the Cocoa CRA. Agency approval of a Budget Adjustment Form in the amount of $4,000 is requested for the services necessary to conduct the due diligence evaluation. Agency approval of Budget Resolution (CCRA 20-746) to amend the FY2021 Cocoa CRA Budget, BAF#016-T is also requested.

<u>Alexandra Von Bobinski</u>, provided agency members packets that included the warranty deed and the 99-year land lease which began 1939 and currently has19 years left. Ms. Bobinski added, her mother was the owner and stated that in the items given to the board included information identifying that there is a current issue with the title. She went on to explain the issue had to do with a discrepancy over 2 feet of land.

Agency Member Koss ask if the question was about square footage. Ms. Bobinski explained the 2 feet has been mis-construed over time. Questions continued among the board and Ms. Bobinski who gave additional explanation and history of the property. She added that she and her family had been in negotiations with the Florida Historical Society to purchase the land but have not agreed on a contract yet. Agency Member Warner suggested the CRA leave the property to the current owner and recommended the CRA back out.

Chairperson Williams stated he wanted to hear from the attorney. Agency Attorney Garganese replied that (at the previous meeting) the agency requested due diligence and has discovered the 2-foot discrepancy. If the agency made the purchase, they may have a two-foot issue to deal with which could create additional due diligence. Chairperson Williams stated he wanted to see more due diligence. Agency Member Koss asked Ms. Bobinski if the family was in negotiations with the Historical Society to purchase. She stated they were and Agency Attorney Garganese asked if they were in a contract, she stated no, explaining they had not come to an agreement. Agency Member Etz stated this is not what CRA is for and did not want to tie up funds that could be used on other projects.

Ms. Bobinski told the agency the rental income would be $1,800 per year.

* **MOTION by Agency Member Warner; SECONDED by Agency Member Etz NOT to continue with the due diligence on the Oleander Street property in order to evaluate its value for potential purchase by the Cocoa CRA.**

AYES: WILLIAMS, ETZ, LANNI, WARNER, BOISVERT, KOSS, GOINS

MOTION PASSED UNANIMOUSLY (7-0) – (*not to continue with due diligence)*

ATTORNEY REPORT:

Agency Attorney Garganese requested clarification as to what version or rendering was the approval of the hotel. The September renderings were correct and what the board voted to approve.

IV. **ADJOURNMENT**

* **MOTION by Agency Member Boisvert; SECONDED by Agency Member Warner.**

AYES: WILLIAMS, GOINS, ETZ, LANNI, WARNER, BOISVERT, KOSS

MOTION PASSED UNANIMOUSLY (7-0)

MEETING WAS ADJOURNED AT 5:39 PM.

Jake Williams, Jr., Chairperson

Respectfully Submitted by:

Lori Chabot, Recording Secretary