

**MINUTES
COCOA CRA
REGULAR MEETING
October 4, 2021**

FINAL

The Regular Meeting of the Cocoa Community Redevelopment Agency was held on October 4, 2021 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noticed.

I. CALL TO ORDER:

Chairman Blake called the meeting to order at 6:02 pm.

ROLL CALL:

Michael C. Blake	Chairperson
Alex Goins	Vice Chairperson
Lavander Hearn	Agency Member
Rip Dyal	Agency Member
Lorraine Koss	Agency Member
Janne Etz	Agency Member
Candace Rogers	Agency Member
Anthony Garganese	Agency Attorney
Lori Chabot	Recording Secretary

PRESENT:

Michael C. Blake	Chairperson
Alex Goins	Vice Chairperson
Rip Dyal	Agency Member
Lorraine Koss	Agency Member
Janne Etz	Agency Member
Lavander Hearn	Agency Member
Candace Rogers	Agency Member
Anthony Garganese	Agency Attorney
Lori Chabot	Recording Secretary

ABSENT:

None

STAFF PRESENT:

Stockton Whitten, City Manager, **Charlene Neuterman**, Community Services Interim Director.

Agency Member ETZ led the assembly in the Invocation and **Agency Member ROGERS** led the assembly in the Pledge of Allegiance to the flag of the United States of America.

II. APPROVAL OF AGENDA AND MINUTES:

AGENDA: Regular Meeting October 4, 2021 as written or with amendments.

MINUTES: Special Meeting of September 14, 2021 as written or with amendments.

* **MOTION by Vice Chairperson GOINS; SECONDED by Agency Member DYAL to approve the Agenda for the Regular Meeting of October 4, 2021, and the Minutes of the Special Meeting on September 14, 2021 as written.**

AYES: BLAKE, ETZ, DYAL, KOSS, HEARN, ROGERS, GOINS

MOTION PASSED UNANIMOUSLY (7-0)

III. DELEGATIONS: None

IV. PRESENTATIONS:

1. Brad Whitmore – Dog Park – Full Presentation attached to this document. Mr. Whitmore began with how Cocoa and Cocoa Village had a reputation for a “dog friendly” city and is proposing an off-leash dog area or dog park. He and the HCVMS would like to move forward on a dog park that was also part of the Waterfront Plan. The presentation shared photos of other parks and Mr. Whitmore described the potential areas for the dog park, designs, and HCVMS participation or partnership with the City/CRA. The initial thinking was for a smaller, lesser facility with just basic necessities with the possibility of growing adding agility courses, etc. for pet owners that come to Cocoa. The first choice is to put the dog park at the entrance to LW Park Parking area. The other choices (4) are at east end of LW Parking area near pavilion. (These areas are shown in the attached presentation). Chairperson Blake asked about area 3 and whether shade and/or water was accessible. Mr. Whitmore replied that both were quite doable. Mr. Whitmore added the possibility of have a contest to name the park.

Chairperson Blake thanked Mr. Whitmore for his presentation.

Agency Member Koss thanked him as well and affirmed his comment regarding the numbers of travelers who visit dog destinations. She asked if there were any other locations considered. He replied not so far. She requested the area near the Riverfront Park be considered. Mr. Whitmore mentioned using recycled benches and Chairperson Blake added possibly painting them.

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Agency Member Dyal mentioned Brevard Kennel club has wanted to come to the village but their agility course takes a lot of room. He also stated his concern is about lawsuits. He mentioned a large park in Deland that he has been to and whether or not the designated area should be called a "dog park" or something else.

Chairperson Blake asked if there would be a requirement for a dog muzzle to prevent bites. Mr. Whitmore replied as to the rules he had seen as "the norm" and that could be an option to add.

Chairperson Blake stated he wants skin in the game and would prefer the dogs be separated by size however he is in favor of the idea and would like to see a structured plan.

Agency Member Hearn asked the Agency Attorney about use of "Use at your own risk" signs, and would that help? Attorney Garganese replied signage would be necessary, adding there is liability associated with any park. He stated it would be wise to maintain signage "Enter at own Risk" along with "Rules" and the Park would need to be maintained.

Agency Member Hearn added a possible name for the Park of "Dog Beach" for the area noted Area #2.

Vice Chairperson Goins likes idea, stating it brings positive foot traffic.

Agency Member Etz stated a lot of people travel with pets. It would be great to have a space for them to run and the competition idea has become very big, stating she would like to see something start small and build up to something bigger.

Agency Members Rogers stated she would prefer the number one choice to be the west end of the lot (entrance area to LW Park Parking) and would like to keep the waterfront area for waterfront. Agency Member Rogers added she likes the surface of the NY park but could be a cleanliness issue and also asked about who will maintain and who will provide enforcement.

Chairperson Blake asked staff about camera(s) in the downtown area and could there be one in the area of the park. Mrs. Neuterman replied that has been discussed and likely would be. Chairperson Blake also stated we need to also think about security of area and hours.

Discussion continued about the dog park idea and Mrs. Neuterman stated ISS and Bryant Smith need to be part of the conversation but staff needs direction from agency members as to how to proceed. Chairperson Blake preferred areas 1 and 3 and Mrs. Neuterman replied the easements for those areas will need to be checked

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Chairperson Blake asked Agency Members for a consensus and all were in favor to continue discussions, research and report back.

Jeff Hecht – Mooring Field – His full presentation is attached to this document as well as additional documents he provided about the application Process, Regulatory Permitting, Waterway Marker Permits and Costs. Mr. Hecht stated he is President of Oleander Point Marina and is promoting a Mooring Field for the CV Waterfront. Mr. Hecht stated there are too many un-tied boats causing destruction to seawalls, marinas, etc. Oleander Point has a new Marina that is built stronger to withstand lose vessels and potential destruction. Mr. Hecht continued that untied vessels are left or are unsafely anchored and disintegrate and frequently uninsured. Additionally, dragging anchors cause severe damage to environment and many boats are dumping human waste. It is expensive and time consuming to get boats removed. A Mooring field can protect the City and give law enforcement additional authority dealing with related crimes.

Mr. Hecht discussed potential costs of doing nothing is in millions vs. the cost of a mooring field that is roughly \$340K. Grants are available to cover most of the costs. Titusville Mooring Field is a good example with their mooring field costs of \$349K and grants covered \$339,000 said Mr. Hecht.

Chairperson Blake thanked Mr. Hecht for his presentation.

Agency Member Dyal asked Staff about FPL and when they were putting lines under water? Mr. Neuterman replied she did not have a time frame when power poles will go under grounds but would need to wait on FLP work to begin the Mooring Field.

Agency Member Etz stated she was in favor of the idea and asked how long this kind of permitting would take. Mr. Hecht replied he knows guidance and assistance will help expedite as he has been through it and questioned whether a mooring field could begin before FPL lines put in. He stated he would like to speak with an FPL representative as he is worried about future destruction.

Chairperson Blake asked Agency Members for a consensus for continued research and report. All responded in agreement.

Agency Member Koss asked if a Mooring Field is in the current Plan. Mrs. Neuterman replied it is for years 2022 – 2024. However, it is not budgeted for 2022. But, can apply in 2022. Mrs. Neuterman continued discussing possible grants, due dates and grant amounts. She also advised CRA members as to when grant applications were due and when funds would be available. Agency Member Koss asked about grants and dollar amounts. Mrs. Neuterman replied as to requirements and potential leveraging.

Aleck Greenwood, Brevard Avenue, Cocoa spoke and asked if any Agency Members or Staff remembered when Jake Williams discussed knowing someone who could do the Mooring Field at no costs and if anyone knew who that person was? Chairperson Blake replied they would look into it.

Brad Whitmore, 351 Rockledge Drive, Cocoa also spoke regarding the Mooring Field stating it was a great idea and it had definite advantages and would protect the basin.

V. ACTION ITEMS:

1. Agency approval Agency approval of a BAF and Resolution amending the FY2022 Budget for the completion of the Gateway Entry Feature project to pour the concrete bases to install the figures.

Mrs. Neuterman presented the item providing historical overview of the project and provided agency members with photographs of the figurines. In this final phase, staff is requesting a BAF and Resolution to complete the project and install the figurines.

*** MOTION by Vice Chairperson GOINS; SECONDED by Agency Member DYAL** for Agency approval of a BAF and Resolution amending the FY2022 Budget for the completion of the Gateway Entry Feature project to pour the concrete bases to install the figures.

AYES: BLAKE, GOINS, ETZ, KOSS, DYAL, HEARN, ROGERS

MOTION PASSED UNANIMOUSLY (7-0)

VI. ATTORNEY'S REPORT – NONE

VII. UPDATES AND STAFF REPORTS -

Vice Chairperson Goins reported he has received many calls requesting lights for Christmas in all of Cocoa CRA. Discussion ensued and clarification made as to where the lights and what time of years the requests were for. Public Works is in process of gathering costs for lighting the Village. Chairperson Blake asked Agency for and received a Consensus on having the lighting during Christmas throughout the CRA. Mrs. Neuterman responded that she would meeting with Public Works and return to the next meeting with information and costs.

Mrs. Neuterman gave an update on the status of the Hotel at 603 Brevard. The City has not yet received a Site Plan which was due by the end of September, 2021. Mr. Brown

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requested an extension which the City Manager stated would be granted. Chairperson Blake asked if a Site Plan is not received within the extension period, what would the next step be? Mrs. Neuterman replied, staff would return to CRA with a request for guidance.

VIII. NEXT MEETING DATE

The next regularly scheduled meeting of the Cocoa Redevelopment Agency will be on Monday, November 1, 2021 at 6:00 PM in the Council Chambers located in Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

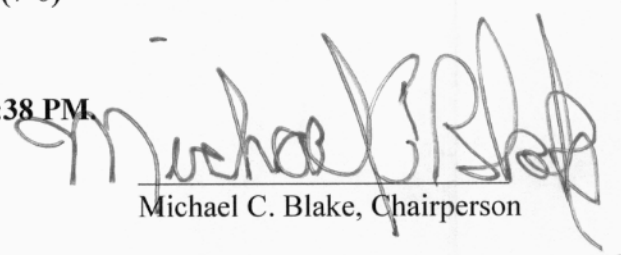
IX. ADJOURNMENT

* **MOTION by Agency Member DYAL; SECONDED by Agency Member ETZ to adjourn the meeting.**

AYES: BLAKE, ETZ, DYAL, GOINS, KOSS, HEARN, ROGERS

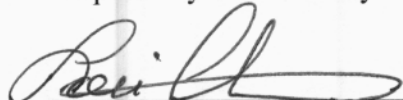
MOTION PASSED UNANIMOUSLY (7-0)

MEETING WAS ADJOURNED AT 7:38 PM



Michael C. Blake, Chairperson

Respectfully Submitted by:



Lori Chabot, Recording Secretary