

**MINUTES
COCOA CRA
SPECIAL MEETING
September 6, 2022**

FINAL

The Special Meeting of the Cocoa Community Redevelopment Agency was held on September 6, 2022 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noticed.

I. CALL TO ORDER:

Chairman Blake called the meeting to order at 6:03 pm.

ROLL CALL:

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

PRESENT:

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

ABSENT:

None

STAFF PRESENT:

City Manager, Stockton Whitten and Charlene Neuterman, Community Services Director.

Vice Chairperson HEARN led the assembly in the Invocation and **Agency Member GOINS** 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, September 6, 2022 as written or with amendments.

* **MOTION** by Agency Member DYAL; **SECONDED** by Agency Member GOINS to approve the Agenda for the Special Meeting of September 6, 2022, as written.

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

MOTION PASSED UNANIMOUSLY (7-0)

MINUTES: Regular Meeting of August 1, 2022, either as written or with amendments.

* **MOTION** by Agency Member KOSS; **SECONDED** by Agency Member GOINS to approve the Minutes for the Regular Meeting of August 1, 2022, as written.

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

MOTION PASSED UNANIMOUSLY (7-0)

III. DELEGATIONS: None

IV. PRESENTATIONS: None

V. ACTION ITEMS:

1. Approve a preliminary draft of the updated Cocoa Redevelopment Agency Redevelopment Plan for purposes of requiring Agency staff to transmit the preliminary draft of the Redevelopment Plan to the City's Land Planning Agency ("LPA") for a recommendation on whether the draft updated Redevelopment Plan is consistent with the City's Comprehensive Plan pursuant to the requirements of law. Further, authorizing Agency staff to incorporate the LPA's recommendation into the draft updated Redevelopment Plan and to finalize a final draft of the updated Redevelopment Plan to be submitted to the Agency for final consideration and approval at the Agency's September 13, 2022 meeting.

Director Neuterman introduced the item giving an overview of the plan amendment and the Florida Statute requirements to do so. She continued stating that at the July 5, 2022 Cocoa CRA Meeting, Agency members directed Staff to modify the Cocoa CRA Plan to include Community Policing Initiatives. She spoke briefly about the history and background of the Cocoa CRA Plan.

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She presented the process and timeline for approval of the modifications. This timeline was noted in the Agenda. Upon completion of the draft Plan modifications, the Agency staff is required and shall present the draft to the Agency for preliminary review and comment. When the Agency is satisfied with the draft Plan modifications, the Agency should direct Agency staff to request that the Cocoa Planning and Zoning Board, the City's Land Planning Agency ("LPA"), consider the proposed Plan modifications for conformance with the City's Comprehensive Plan because the Act requires that the Plan be consistent with the City's Comprehensive Plan. See §163.360(2)(a), Florida Statutes.

The 2022 Cocoa CRA Redevelopment Plan Update is related only to incorporating a community policing program. Generally, the Update includes the following language related to Community Policing Initiatives:

The scope of the Cocoa Redevelopment Community Policing Program ("Program") will include additional police presence in the Cocoa Downtown Community Redevelopment Area including the Cocoa Riverfront Park and waterfront area ("Downtown Area"). The primary focus of the Program will be to ensure that residents, customers, visitors, and merchants and their employees consider Downtown Cocoa to be a safe and welcoming environment to patronize and conduct business and recreate. The intent and purpose of this Program is to proactively enhance the current level of police patrol and provide a more personal level of service by providing a direct liaison between the Agency Board/Downtown community and the Cocoa Police Department. It is expected that police officers will be assigned to permanent areas of responsibility and shift details to maximize the effectiveness of the Program. Police officers will work to proactively form partnerships with residents and businesses to jointly promote crime prevention, prevent disorder and improve public safety by addressing specific issues indigenous to the Downtown Area.

The full draft is attached to the Agenda Item as Exhibit B and the modifications are located on pages 49-50 of the Draft Plan.

Subject to applicable notice and meeting requirements, and potential conflicts with other scheduled public meetings, staff developed the below schedule to amend the Plan:

September 6, 2022	Special Cocoa CRA Meeting to approve draft plan
September 7, 2022	Regular PZ Meeting
September 13, 2022	Special Cocoa CRA Meeting to approve plan
September 14, 2022	Notice and Plan certify mail to BCCC
September 27, 2022	City Council First Reading
October 11, 2022	City Council Second Reading

*** *MOTION by Agency Member DYAL; SECONDED by Chairperson BLAKE to Approve a preliminary draft of the updated Cocoa Redevelopment Agency Redevelopment Plan for purposes of requiring Agency staff to transmit the preliminary draft of the Redevelopment Plan to the City's Land Planning Agency ("LPA") for a recommendation on whether the draft updated Redevelopment Plan is**

consistent with the City's Comprehensive Plan pursuant to the requirements of law. Further, authorizing Agency staff to incorporate the LPA's recommendation into the draft updated Redevelopment Plan and to finalize a final draft of the updated Redevelopment Plan to be submitted to the Agency for final consideration and approval at the Agency's September 13, 2022 meeting.

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

MOTION PASSED UNANIMOUSLY (7-0)

VI. ATTORNEY'S REPORT:

VII. UPDATES AND STAFF REPORTS: None

Director Neuterman provided a letter received from the County regarding affordable housing. Agency Member **GOINS** commented adding should CRA add the language. Director Neuterman and City Manager Whitten replied there currently is language in the Cocoa CRA Plan with regard to Affordable Housing. Agency Member **KOSS** asked about the affordable housing, is it the Heart of Cocoa. Director Neuterman replied it was.

Agency Member **KOSS** mentioned a draft that had been given to her regarding design standards in the Cocoa CRA and asked if it can be made available to other members and could it be made final. Chairperson **BLAKE** asked for copies for all.

VIII. NEXT MEETING DATE:

Tuesday, September 13, 2022, at 5:00 in the Council Chambers located in Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

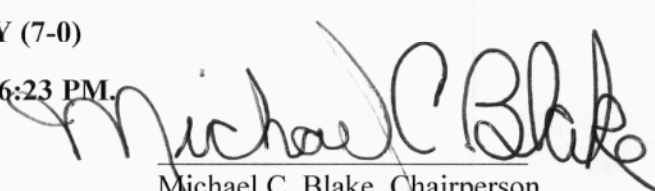
IX. ADJOURNMENT:

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

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

MOTION PASSED UNANIMOUSLY (7-0)

MEETING WAS ADJOURNED AT 6:23 PM.


Michael C. Blake, Chairperson

Respectfully Submitted by:


Lori Chabot, Recording Secretary