

# City of Cocoa

65 Stone Street  
Cocoa, FL 32922



## Meeting Agenda

Tuesday, February 13, 2024

6:00 PM

Cocoa City Council Chambers

**City Council**

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

## II. APPROVAL OF AGENDA AND MINUTES:

AGENDA:

II.1 [24-080](#) Approval of the Regular City Council Meeting Agenda for February 13, 2024 as written or with amendments.

**Attachments:** [02-13-2024 Short Agenda.pdf](#)

MINUTES:

II.2(a) [24-081](#) Approval of the Regular City Council Meeting Minutes of November 28, 2023 as written or with amendments.

**Attachments:** [11-28-2023 Minutes ADA.pdf](#)  
[Form 8B - Voting Conflict Form for Lavander Hearn.pdf](#)

II.2(b) [24-082](#) Approval of the Regular City Council Meeting Minutes of December 12, 2023 as written or with amendments.

**Attachments:** [12-12-2023 Minutes ADA.pdf](#)  
[Exhibit A - Presentation Ord 24-2023 Flag Pole 12-12-2023.pdf](#)  
[Exhibit B - Camping World Flag Pole.pdf](#)  
[Exhibit C - RVI Matthews Hope 12.12.23 Presentation.pdf](#)  
[Exhibit D - Porchlight Matthews Hope Presentation 12-12-23.pdf](#)  
[Exhibit E - Not for Our Village Area.pdf](#)  
[Exhibit F - Petition Matthews Hope.pdf](#)  
[Exhibit G - Windward Preserve.pdf](#)  
[Exhibit H - Windward Preserve.pdf](#)  
[Exhibit I - Ord 26-2023 Date Change 12-12-2023.pdf](#)  
[Exhibit J - Presentation Ord 25-2023 Kava Kratom 12-12-2023.pdf](#)  
[Exhibit K - Tree Removal 904 Fern.pdf](#)

## III. AWARDS AND PRESENTATIONS:

III.1 [24-078](#) Recognition of Ed Jones for his Service to the Diamond Square CRA.

- III.2 [24-032](#) Proclamation: Proclaiming the Month of February, 2024 as "Black History Month". (Mayor Blake)

**Attachments:** [Black History Month 2024-8 x 10.pdf](#)

#### IV. DELEGATIONS:

In accordance with the City Council's rules and procedures, residents or tax-payers of the City (upon any subject of general or public interest), City employees (regarding his/her employment), and water and sewer customers (on matters related to the City's water and/or sewer system), may address the City Council under Delegations on items not on the printed agenda by filling out a speaker card.

Speaker cards are located outside the Council meeting room and should be provided to the City Clerk. Please observe the time limit of three (3) minutes while speaking under Delegations. Delegations shall be limited to thirty (30) minutes unless extended by Council.

#### V. CONSENT AGENDA:

- V.1 [24-059](#) Approve Resolution #\_\_\_\_\_ approving the name of Candlewood Lane for the private road intended to serve the Clear Pond Estates Apartments located southeast of the intersection of Crestview Road and N. Fiske Boulevard on Parcel ID 24-36-29-BY-\*-7.01, providing for the repeal of prior inconsistent resolutions and providing an effective date.

**Attachments:** [Resolution 2024- Approving Street Name Candlewood Lane.docx](#)  
[Candlewood Lane Location.pdf](#)

#### MULTI-YEAR CONTRACTS:

- V.2(b) [24-074](#) Approve the three-year contract between the City of Cocoa and the Coastal Florida Police Benevolent Association (PBA) Lieutenants for the contract term of October 1, 2023 through September 30, 2026.

**Sponsors:** Director

**Attachments:** [PBA Lieutenants Contract FY24-26 \(FINAL CLEAN\).pdf](#)

#### VI. PUBLIC HEARINGS:

- VI.1**    [24-037](#)            Two related action items: (1) Approve Ordinance on Second and Final Reading amending Section 2-26 of the City Code regarding the qualification of candidates for City Council; and (2) Approve Resolution adopting a form election qualification statement for candidates seeking a seat on City Council .

**Attachments:**    [Ordinance \\_\\_\\_\\_-2024 Qualification of Candidates.pdf](#)  
[Resolution 2024-\\_\\_\\_\\_ Qualifying Statement City Elections.pdf](#)  
[Ex. A - Qualifying Statement of Candidates.pdf](#)  
[Business Impact Estimate Cocoa.pdf](#)  
[Ord 02-2024 Proof.pdf](#)

- VI.2**    [24-061](#)            Approve Ordinance on First Reading updating Chapter 20, Traffic, Article III, Stopping, Standing and Parking, Division 2, Vehicle Impoundment of the City Code.

**Attachments:**    [Ordinance \\_\\_\\_\\_-2024 Impoundment of Illegally Parked Vehicles v.2.pdf](#)  
[Business Impact Estimate Cocoa \(Ordinance XX-2024\).rtf](#)

VI.3 [24-075](#)

Consideration of a Preliminary Subdivision consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code for the Lakes at Cocoa Grove.

**Attachments:**

[1.Lakes at Cocoa Location.pdf](#)

[2.Lakes at Cocoa Zoning.pdf](#)

[3.Lakes at Cocoa FLU.pdf](#)

[Exhibit A - Lakes PSP Comments.pdf](#)

[Exhibit B- Lakes Utilities comments](#)

[Amended and Restated Settlement Implementation Agreement \(Executed & No](#)

[Stipulated Settlement Agreement 12-11-07 RECORDED.pdf](#)

[Florida Space Needle Preceding Development Agreement](#)

[412401 COCOA GROVE 2024-01-25 SS.pdf](#)

[412401 Signed Subdivision Application.pdf](#)

[412401 Cocoa Grove Water Report\\_SS.pdf](#)

[412401 Cocoa Lakes Drainage Report 2023-0721.pdf](#)

[412401 Turn Analysis.pdf](#)

[CLUBHOUSE - COCOA GROVE - PRELIM ELEVATION 1 & Floor Plan.pdf](#)

[Final Draft-HOA-Declaration\\_Rev1\\_City 1-25-24.pdf](#)

[Final Draft-HOA-Declaration -Contents\\_City 1-25-24.pdf](#)

[Lakes at Cocoa Grove TIA Revised Report 1-12-23.pdf](#)

[Lakes at Cocoa Groves Environmental Assessment.pdf](#)

[Lakes at Cocoa Groves \(Approval Letter\).pdf](#)

[Lakes at Cocoa Groves Street Lighting - Electrical.pdf](#)

[Legal Desc - 412401--2021-03-17-001 Overall Desc.pdf](#)

[Opinion of Title.pdf](#)

[Recreational Equipment Details.pdf](#)

[SJRWMD PERMIT 7766110 \(1\) Lakes at Cocoa Groves.pdf](#)

[TheLakesAtCocoaGroves-Bookle\(Lower-Res\).pdf](#)

[Warranty Deed.pdf](#)

[\\_SHLA Lakes at Cocoa Groves REV#4\\_06-30-23 irrigation.pdf](#)

[\\_SHLA Lakes at Cocoa Groves REV#5\\_01-25-2 \(1\).pdf](#)

[\\_SHLA Lakes at Cocoa Groves REV#5\\_01-25-2 \(2\).pdf](#)

[\\_SHLA Lakes at Cocoa Groves REV#5\\_01-25-2 \(3\).pdf](#)

[\\_SHLA Lakes at Cocoa Groves REV#5\\_01-25-24 la.pdf](#)

[SHLA - Lakes at Cocoa Groves-Conceptual Entry 02-27-23.pdf](#)

[P&Z Legal Ad Feb 7\\_final.pdf](#)

- VI.4 [24-076](#) Consideration of a Zoning Map Amendment consistent with Appendix A, Zoning, Article XXI, to change the Zoning Map designation of eleven parcels totaling 1.39 acres, with the address 301 S. Cocoa Blvd., from C-P, Commercial Parkway, to C-N, Neighborhood Commercial.

**Attachments:** [301 S Cocoa Blvd Location.pdf](#)  
[301 S Cocoa Blvd FLU.pdf](#)  
[301 S Cocoa Blvd Zoning.pdf](#)  
[Exhibit D Relevant Excerpt Comp Plan Data and Analysis 2010 \(1\)](#)  
[Exhibit E - City of Cocoa Entry Signs.pdf](#)  
[Exhibit F - Relevant Excerpt Cocoa Redevelopment Agency Minutes 5-2002 \(1\).](#)  
[24-0200001 Application ZMA 301 S Cocoa Blvd.pdf](#)  
[FLU MAP FROM 2010 EAR.pdf](#)  
[P&Z Legal Ad Feb 7 final.pdf](#)

## VII. COUNCIL BUSINESS:

## VIII. CITY BUSINESS:

- VIII.1 [24-049](#) Provide direction whether to proceed with the Kimley-Horn Golf Cart Study Task Order as well as funding source(s).

**Attachments:** [City of Cocoa Golf Cart Study\\_11.06.2023 \(002\).docx](#)  
[Kimley-Horn Cocoa Golf Cart Study Estimate.pdf](#)  
[CSA-General Civil Engineering-Kimley Horn.pdf](#)

- VIII.2 [24-077](#) City Council direction regarding acceptance of the Lee Wenner Park Pier.

**Attachments:** [Interlocal Agreement - Transfer of Lee Wenner Park 7-25-17.pdf](#)  
[Resolution No. 2017-131.pdf](#)  
[Lee Wenner Conveyance Recorded Deed January 2018.pdf](#)  
[Lease Termination Agreement & Mutual Release.pdf](#)

## IX. INFORMATIONAL AGENDA:

- IX.1 [24-079](#) Bi-Weekly Report Covering January 19 - February 8, 2024.

**Attachments:** [Council bi-weekly report.pdf](#)

## X. REPORTS:

## XI. ADJOURNMENT

## XII. NOTICE TO THE PUBLIC:

This is a public meeting. All interested parties may attend in person. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at [marsenault@cocoafll.gov](mailto:marsenault@cocoafll.gov).

Additionally, interested persons may view or listen to the meeting electronically at the following internet sites:

(1) <https://tinyurl.com/s5e875r> or

(2) <https://cocoa.legistar.com/DepartmentDetail.aspx?ID=26365&GUID=FF9D3369-D354-4FAB-800A-57D0AEE30153&Mode=MainBody>

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

Interested persons may submit their written comments or questions regarding the meeting prior to the meeting through Email at [meetings@cocoafll.org](mailto:meetings@cocoafll.org), or via E-comments through the online agenda. Any electronic comments submitted will be made part of the meeting record. Written comments or questions not relevant to the Council meeting agenda will not be made part of the meeting record but will be maintained as public record.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that: if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

Although members of the public are entitled to be heard by the City Council on certain items on the meeting agenda pursuant to the City Council Rules of Procedure, members of the public are not entitled to an immediate response by either administrative staff members or Council; however, the City Council or administrative staff may provide a response at their discretion. When presenting before the City Council, all comments or questions should be directed to the Mayor or the chair of the meeting. Comments or questions should not be made directly to administrative staff without permission from the Mayor or chair.

Public debate by individual speakers from the audience on public hearing items shall be limited to three (3) minutes. Applicants or representatives of recognized groups with special interests in a matter shall be limited to ten (10) minutes; and total debate on a single issue shall be limited to thirty (30) minutes. Only one presentation per person per item shall be allowed.

A Council member may add an item to the agenda during the meeting only at the time the agenda is approved. If the item requires action by the Council, then it may be added to the agenda by an affirmative vote of the Council, and written documentation must be submitted at the time the item is added to the agenda. Matters may also be raised by the Council, City Manager or City Attorney under reports and acted upon by the City Council.

This agenda is posted on the Municipal Bulletin Board and at the Central Brevard Library and Reference Center in Cocoa for public review.

