

City of Cocoa

*65 Stone Street
Cocoa, FL 32922*



Meeting Agenda

Tuesday, July 9, 2024

6:00 PM

Cocoa City Council Chambers

City Council

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

II. APPROVAL OF AGENDA AND MINUTES:

AGENDA:

- II.1** [24-391](#) Approval of the July 9, 2024 Regular City Council Meeting Agenda as written or with amendments.

Attachments: [07-09-2024 Short Agenda.pdf](#)

MINUTES:

- II.2(a)** [24-368](#) Approval of the March 5, 2024 Special City Council Meeting Minutes as written or with amendments.

Attachments: [03-05-2024 Minutes ADA.pdf](#)
[Exhibit A - Council Priorities Presentation.pdf](#)

- II.2(b)** [24-369](#) Approve the March 26, 2024 Regular City Council Meeting Minutes as written or with amendments.

Attachments: [03-26-2024 Minutes ADA.pdf](#)
[Exhibit A: CityManagerContractandAddendums](#)
[City Manager Contract E-Comments](#)

- II.2(c)** [24-375](#) Approve the April 9, 2024 Regular City Council Meeting Minutes as written or with amendments.

Attachments: [04-09-2024 Minutes ADA.pdf](#)
[Exhibit A - SCTPO SRA City of Cocoa Presentation_FINAL \(1\).pdf](#)
[Exhibit B - City of Cocoa Final Presentation to Council.pdf](#)
[Exhibit C - Oak Meadow Council Presentation - 4.9.pdf](#)

- II.2(d)** [24-376](#) Approve the April 23, 2024 Regular City Council Meeting Minutes as written or with amendments.

Attachments: [04-23-2024 Minutes ADA.pdf](#)
[Exhibit A - Packet from Jay Thakkar.pdf](#)

III. AWARDS AND PRESENTATIONS:**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** [24-308](#) Council Approval to Apply for the Institute of Police Technology and Management (IPTM) Florida Department of Transportation (FDOT) High Visibility Enforcement Effort (HVE) Grant and Approval for the City Manager to Enter into a Memorandum of Understanding with IPTM.
- Attachments:** [5-15-2024 Proposed funding for HVE Grant.pdf](#)
 [2024 BPV Grant Application.pdf](#)
- V.2** [24-338](#) Approve Ex Post Facto, the Police Department to Apply for the FY2024 Bulletproof Vest Partnership (BVP) Program.
- Attachments:** [BPV Submission 06-10-24.pdf](#)
 [2024 BPV Grant Application.pdf](#)
- V.3** [24-340](#) Approval to Participate in a Public Offering for the HUD Section 108 Loan to Convert to a Fixed Interest Rate and for the City Manager to Sign Related Documents
- V.4** [24-346](#) Approval to Participate in the Florida Department of Emergency Management's F-ROC Program for FY2025; Approval to delegate authority for the City Manager to Opt-In to the F-ROC Program for FY2025 via Resolution #2024-060.
- Attachments:** [DRA After Abatement 4-30-24 for FY24.pdf](#)
 [Screen Shot FY2025 Opt-In Info.docx](#)
 [Budget Resolution FY 2024-060 F-ROC FY25 Opt-In Authority.docx](#)

- V.5 24-347** To Approve a Resolution Amending the FY24 Budget (BAF#24-100-T) in the amount of \$32,180.00.

*******This Item is Confidential per FS 119.0725 and Not for Public Release*******

Attachments:

Quote - 00018594 - City of Cocoa Budgetary Quote June 2024 1 (1).pdf
FW_ Confidential Purchase Orders.msg
Budget Resolution FY 2024-061 ADA Compliant.docx
BAF 24-100-T Hach WIMS Upgrade & Rep. & Maint. (07-09-24) Agenda 24-347

MULTI-YEAR CONTRACTS:

- V.6(b) [24-221](#)** To Approve and Authorize the City Manager to Execute Task Order 2024-01 with Kimley-Horn and Associates, Inc. for Engineering Services for the South Courtenay Parkway Water Main Replacement Project; To Approve as a Multi-Year Contract from FY2024 through FY2025; Approve a Resolution Amending the FY2024 Budget, BAF#24-103-T, transferring funds between projects in the amount of \$169,107.

Attachments:

[Budget Resolution FY 2024-054 ADA Compliant.docx](#)
[BAF 24-103-T-UT Subaqueous Pipe Fnds to WM Replacement \(07-09-24\) Ager](#)
[TO-KIMLEY HORN 2024-01 \\$169,106.67 - UT-ENG.pdf](#)
[Task Order 2024-01 - Courtenay Parkway Water Main Relocation \(Rev 1\).pdf](#)
[Good Faith Estimate.pdf](#)
[Q-23-12-COC-B CONTINUING SERVICE AGREEMENT.pdf](#)
[EXHIBIT A - KIMLEY HORN RATE SHEET.pdf](#)
[EXHIBIT B - RFQ Q-23-12-COC.pdf](#)
[EXHIBIT C - KIMLEY HORN SUBMITTAL.pdf](#)
[COI Exp 4-1-25.pdf](#)

V.7(b) [24-295](#)

To Approve a Purchase Order and Agreement with Tech Systems, Inc. for a new roof system on Wewahootee Pump Station piggybacking a Brevard County Continuing Roofing Contracting Services contract, RFQ 6-22-13, Effective May 12, 2023 through May 12, 2025; To Approve a Resolution Authorizing the City Manager to Approve and Execute Change Orders in an Amount Not to Exceed \$10,683.40 (10% of the Contract Amount) for a Total Combined Project Cost of \$117,517.37

Attachments:

[Wewahootee Roof Replacement 2024 - updated.docx](#)

[Resolution 2024-056 - Project Contingency \(Tech Systems\).doc](#)

[First Renewal Continuing Roofing Contracts.pdf](#)

[RFQ-6-22-13 Roofing Contract TechSystems-EXE-20230512.pdf](#)

[FULLY EXECUTED 1st Amendment Renewal Contract No RFQ-6-22-13.pdf](#)

[Cocoa TCR WewaPump Roof Rehab Bid Docs rev2.pdf](#)

[SIGNED E-Verify Contractor Affidavit.pdf](#)

[Tech Systems, Inc Auto COI Exp.07.01.2024.pdf](#)

[Tech Systems, Inc. Auto COI 2 Exp.09.01.2024.pdf](#)

[Tech Systems, Inc. Auto COI Exp.09.01.2024.pdf](#)

[Tech Systems, Inc. COI Exp.07.01.2024.pdf](#)

V.8(b) [24-336](#)

To Approve Participation in a Cooperative Purchase Agreement with Danus Utilities, Inc. for Lift Station Rehabilitation Services Utilizing the City of Clermont Agreement No. 2023-71 Effective August 8, 2023 through August 7, 2026; To Approve a Resolution Authorizing the City Manager to Approve and Execute Change Orders in an Amount Not to Exceed \$17,970.90 (10% of the Contract Amount) for a Total Combined Project Cost of \$197,679.90; To Authorize the City Manager to Execute Any Annual Renewal Amendments Under the Original Agreement

Attachments:

[Resolution - Project Contingency \(Danus Utilities\).doc](#)

[PARTIALLY EXCUTED Standard Form for Piggyback Contract No. 2023-071.pr](#)

[City of Clermont Agreement No. 2023-071 \(Danus Utilities\).pdf](#)

[City of Clermont Contract Pricing \(2023-071\).pdf](#)

[Danus Quote No. 030724-4R \\$15200.00 \(LS 9\).pdf](#)

[Danus Quote No. 030724-5R \\$18725.00 \(LS 7\).pdf](#)

[Danus Quote No. 030724-7R \\$41445.00 \(LS 22\).pdf](#)

[Danus Quote No. 030724-8R \\$45115.00 \(LS 37\).pdf](#)

[Danus Quote No. 030724-9R \\$59224.00 \(LS 30\).pdf](#)

[Permission Piggyback Contract No. 2023-071 Sanitary Sewer Manhole, Vault, a](#)

[SIGNED E-Verify MOU.pdf](#)

[Danus COI Exp 7-2-25.pdf](#)

V.9(b) [24-348](#)

To consider approval of a multi-year contract between the School Board of Brevard County, and the City of Cocoa for the renewal of up to three (3) school resource officers for the school year 2024-2025, beginning July 1, 2024, and ending June 30, 2025, and authorize the City Manager and City Attorney to finalize and execute the contracts with the Brevard County School Board. Also authorize the City Manager and City Attorney to finalize and execute the contract and MOU with Emma Jewel Charter Academy for one (1) school resource officer. Budgetary impact for FY25, pending the approval of the adoption of the FY25 budget.

Attachments:

[Emma Jewel and City of Cocoa - MOU for SRO - 2024-2025.pdf](#)

[Cocoa MOU SRO 2024-25 DRAFT 5.21.24 \(002\) PG rev 5-28-24.pdf](#)

VI. PUBLIC HEARINGS:

- VI.1** [24-357](#) Conduct Public Hearing and approve granting easements to Florida Power & Light Company (FPL) for the purposes of constructing, operating and maintaining a fiber optic line in Lee Wenner Park.

Attachments: [Easement \(Fiber\) - City of Cocoa - Lee Warner Park](#)
[Cocoa Fiber Permanent Easement Exhibit B](#)
[Temporary Construction Easement - City of Cocoa - Lee Warner Park](#)
[Cocoa TCE Exhibit B](#)

- VI.2** [24-382](#) Consideration of a Land Development Code Text Amendment to Appendix A, Article XI, Section 19 of the Code of Ordinances of the City of Cocoa to add truck parking facilities to the list of permitted uses in the M-2 zoning district and to provide a definition of truck parking facilities.

Attachments: [Ordinance 07-2024 - Zoning Text Amend M-2 Truck Parking Facilities.pdf](#)
[PZ-24-02000002 Application Coraluzzo Text Amendment.pdf](#)
[Legal Ad 07-2024 10242705 Affidavit .pdf](#)

- VI.3** [24-384](#) Request to Postpone 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 to the July 23, 2024 City Council Meeting.

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:

- VII.1** [24-177](#) Consider the Appointment of Frank Manfredi, Tamisha Findlay and Merrybeth Burgess to Fill One of Four (4) Regular member Vacancies on the Planning and Zoning Board.

Attachments: [Planning Roster.pdf](#)
[Manfredi Application.pdf](#)
[Tamisha Findlay.pdf](#)

- VII.2** [24-208](#) Consider the reappointment of Robert Dyar as a member of the Board of Adjustment through May, 2027.
- Attachments:** [Dyar BOA Reappt.pdf](#)
 [Board of Adjustment Roster.pdf](#)
- VII.3** [24-285](#) Consider the reappointment of Ms. Janne Etz as a member of the Cocoa CRA through April, 2028.
- Attachments:** [Intent to Reapply Letter.pdf](#)
 [Board Roster.pdf](#)
- VII.4** [24-355](#) Consider the reappointment of Shari Scott, Lloyd Roberts, Dik Muller and Josue Otero, and the appointment of Gloria Weatherspoon as members of the Code Enforcement Board through June 30, 2027.
- Attachments:** [Code Roster.pdf](#)
 [Josue Otero.pdf](#)
 [Lloyd Roberts.pdf](#)
 [Shari Scott.pdf](#)
 [Weatherspoon Application.pdf](#)
- VII.5** [24-306](#) Approve the current Code Enforcement Lien for the property located at 215 *Riverside Dr*, be reduced to \$50,000.00 as recommended by the Code Enforcement Board.
- Attachments:** [1. Council Staff Report\(2\).pdf](#)
 [Cost Aff -215.xlsx](#)
 [LR App.pdf](#)
 [BCPAO.pdf](#)
 [2. Rpt NOH.docx](#)
 [2. Rpt NOH \(2\).docx](#)
 [Facts 18-620.docx](#)
 [CE-18-620 Order.pdf](#)
 [5. Order.pdf](#)
 [BCPAO\(2\).pdf](#)
 [Perm\(2\).pdf](#)

- VII.6** [24-307](#) Approve the current Code Enforcement Lien for the property located at 3629 E Malory Ct., be reduced to **\$3,078.65** as recommended by the Code Enforcement Board.

Attachments: [0. Council Staff Report.docx](#)
 [LR Appl.pdf](#)
 [LR Staff Report.docx](#)
 [Cost Aff -3629.xlsx](#)
 [1. BCPAO.pdf](#)
 [1. Entity.pdf](#)
 [1. NOV.docx](#)
 [1. NOV \(A\).docx](#)
 [1. NOV\(AP\).docx](#)
 [3. NOH.docx](#)
 [3. NOH\(A\).docx](#)
 [BO.pdf](#)
 [5. NOHNC.docx](#)
 [5. NOHNC\(A\).docx](#)
 [Order.pdf](#)

VIII. CITY BUSINESS:

- VIII.1** [24-245](#) To Approve a Resolution Amending the FY2024 Budget, BAF#24-084-A to Accept Grant Funding for the Sellers WRF Advanced Wastewater Treatment project.

Attachments: [Agreement LG005 \(Executed\).pdf](#)
 [Budget Resolution FY 2024-055 ADA Compliant.docx](#)
 [Reverse BAF 24-043-A-UT-IRP, IPS, and TPS Replacement \(1-23-24\) Agenda](#)
 [BAF 24-084-A-UT-Sellers Advanced WW Treatment Grant \(07-09-24\) Agenda](#)

VIII.2 [24-320](#)

Approve an interlocal agreement with the Cocoa CRA to provide funding for the Lee Wenner Park Parking Improvements Project, in the amount of \$2,187,121. Award construction contract B-24-06-COC to Doug Wilson Enterprises, Inc. in the amount of \$1,822,601 for the Lee Wenner Park Parking Improvements with funding authorized by the Cocoa CRA. Approve Construction Contingency Resolution authorizing the City Manager to approve construction change orders not to exceed \$364,520 for the total costs not to exceed \$2,187,121. Approve a Resolution Amending the FY24 Budget, BAF # 24-102-IFT for an interfund transfer from the Cocoa CRA to fund the project.

Attachments:

[Lee Wenner Park Parking Improvements - Interlocal Agreement v2](#)
[B-24-06-COC Construction Agreement Partially Executed.pdf](#)
[DWE Bid Attachment E- Bid Price Schedule REV 5-13-24 - signed.pdf](#)
[B-24-06-COC Notification of Intent to Award.pdf](#)
[COC024 - Lee Wenner Pkg Improvements - Recommendation of Award Letter 2](#)
[Contingency Resolution 2024-057 Agenda 24-320.docx](#)
[Budget Resolution FY 2024-058 ADA Compliant.docx](#)
[BAF 24-102-IFT-PW Lee Wenner Park Proj. \(7-9-24\)Agenda 24-320.pdf](#)

VIII.3 [24-365](#)

Approve a Resolution Amending the FY24 Budget BAF#24-104A, accepting a Donation Ex-Post Facto of a Rear Canine Kennel.

Attachments:

[Budget Resolution FY 2024-062 ADA Compliant.docx](#)
[BAF 24-104-A-PD Vehicle K9 Kennel Donation \(07-09-24\) Agenda 24-365.pdf](#)

IX. INFORMATIONAL AGENDA:**IX.1** [24-362](#)

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.

Attachments:

[!! Budget Classification Report Worksheet.pdf](#)

IX.2 [24-363](#)

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.

Attachments:

[Change Orders-CM Authorized May 2024.pdf](#)
[Visualization Change Order Authorizations.pdf](#)

IX.3 24-370 Bi-weekly Report from June 3 - July 5, 2024.

Attachments: Council bi-weekly report template (1) (10).pdf

IX.4 [24-374](#) Informational Only - The City of Cocoa's Open Board Vacancies.

IX.5 [24-385](#) Informational Only - Planning & Zoning Project Updates Report.

Attachments: [Current Development Projects Summary July-2024.pdf](#)

[Cocoa Place Location Map.png](#)

[Pine Grove Park C-G ZMA Location Screenshot.png](#)

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: Carie Shealy, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at cshealy@cocoafl.org.

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@cocoafl.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.

