

City of Cocoa

*65 Stone Street
Cocoa, FL 32922*



Meeting Agenda

Tuesday, August 13, 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 [24-460](#) Approval of the August 13, 2024 Regular City Council Meeting agenda as written or with amendments.

Attachments: [08-13-2024 Short Agenda.pdf](#)

MINUTES:

- II.2 [24-459](#) Approval of the June 4, 2024 Special City Council Meeting minutes as written or with amendments.

Attachments: [06-04-2024 Minutes ADA.pdf](#)

III. AWARDS AND PRESENTATIONS:

- III.1 [24-372](#) Presentation by the Economic Development Commission of Florida's Space Coast.

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** [24-253](#) Approve Resolution 2024-073 to update the Fraud Policy to the Fraud, Waste & Abuse Policy to prevent and detect fraud, waste, or abuse as defined in Florida Statutes sec. 11.45(1).
- Attachments:** [Fraud Waste Abuse Policy clean 7.8.24.docx](#)
[Reso 24-073 Fraud, Waste or Abuse Policy 7-23-24.docx](#)
[City of Cocoa Fraud Policy \(Reso 2010-137\).docx](#)
- V.2** [24-406](#) Approve a Resolution Updating the Utility Handbook’s Policies and Procedures (1000.8), for FY25.
- Attachments:** [Resolution No. 2024-075 Utilities Handbook.doc](#)
[1000.8 - City of Cocoa Utilities Handbook ADA.pdf](#)
[1001B.FY25.5 - Schedule B - Miscellaneous Rates, Fees, & Charges.pdf](#)
- V.3** [24-420](#) Approve a Water Service Agreement/Interlocal Agreement between the City of Cocoa and the City of Cape Canaveral to continue to provide water service to Cape Canaveral customers.
- Attachments:** [cocc_exhibit-a_cocc-signed_20240716.pdf](#)
- V.4** [24-422](#) Approve a Resolution Amending the FY24 Budget (BAF#: 24-113-IFT1-3) to Transfer Investment Interest (\$13,380) from the ARPA Fund and to correct two Interfund Transfer Amounts.
- Attachments:** [Budget Resolution FY 2024-076 ADA Compliant.docx](#)
[BAF 24-113-IFT1-FN- Correct Investment Interest\(8-13-24\) Agenda 24-422 - FY](#)
[BAF 24-113-IFT2-FN- Negative Balance \(8-13-24\) Agenda 24-422 - FY24.pdf](#)
[BAF 24-113-IFT3-FN- Negative Balance \(8-13-24\) Agenda 24-244 - FY24.pdf](#)
- V.5** [24-423](#) Council approval to open the City’s repair/rehabilitation program application funded by the State Housing Initiative Program (SHIP) and place the application on the City’s website and promote it through social media and the City’s newsletter.
- Attachments:** [Gannett Rehab_2024-07-29-16-00-10.pdf](#)
[Rehab Waitlist 8-2-24 .pdf](#)
[City of Cocoa LHAP 2022-2025.pdf](#)

MULTI-YEAR CONTRACTS:

VI. PUBLIC HEARINGS:

- VI.1** [24-388](#) Approve the second reading of Ordinance 10-2024 providing for the Cocoa Ad Valorem Tax Abatement Program Extension to appear on the referendum ballot extending the program for an additional ten (10) years.
- Attachments:** [10-2024 Ad Valorem Tax Exemption.pdf](#)
[Legal Ad.pdf](#)
- VI.2** [24-449](#) Consideration of a Preliminary Planned Unit Development (PUD) consistent with Appendix A, Zoning, Article XI, Section 17, for a 61-lot single-family residential subdivision on +/- 57.23 acres of property located on the east side of N. Range Rd., north of Kathi-Kim St
- Attachments:** [Karali Subdivision Location.pdf](#)
[Karali Subdivision Future Land Use.pdf](#)
[Karali Subdivision Zoning.pdf](#)
[RangeRoad_ RevisedConstructionPlans.pdf](#)
[PUD_PreliminaryApplication.pdf](#)
[22-00200011.DrainageReport.pdf](#)
[22-00200011.EnvironmentalReport.pdf](#)
[22-00200011.EnvironmentalSupportDocument.pdf](#)
[22-00200011.GeotechReport.pdf](#)
[22-00200011.HydraulicReport.pdf](#)
[RangeRoad_TrafficStudy.pdf](#)
[Affidavit.pdf](#)
- VI.3** [24-450](#) Approve Ordinance 12-2024 amending Appendix A, Article XI, Section 3, of the code of the City of Cocoa to create new minimum yard requirements applicable to properties located in the Diamond Square Community Redevelopment Area zoned RU-1-7 zoning district..
- Attachments:** [Ordinance 12-2024 - Modifying Setbacks in RU-1-7 for Diamond Square](#)
[Diamond Square CRA with RU-1-7 Zoning.pdf](#)
[Affidavit.pdf](#)
- VI.4** [24-458](#) Request to postpone to the City Council meeting scheduled for August 27, 2024 consideration of an appeal regarding the City of Cocoa Board of Adjustment's decision on May 15, 2024, concerning the proposed Special Exception to permit the sale of beer and wine in the CBD-CVO District, as outlined in Appendix A, Zoning, Article XI, Section (13), (C)(6) and section 22 (F), of the City of Cocoa Code. .
- Attachments:** [10415054 Affidavit .pdf](#)

VII. COUNCIL BUSINESS:

- VII.1 [24-466](#) Request for Special Funding for Land Preservation.
- VII.2 [24-467](#) Sponsorship of the Space Coast Black Chamber of Commerce Annual Gala.

VIII. CITY BUSINESS:

- VIII.1 [24-379](#) Approve a Resolution to accept Stantec's FY2024 Water/Sewer Utility Revenue Sufficiency Report, validating the reduction of the automatic four percent (4%) increase in FY2025, to a two percent (2%) increase to the Water, Sewer, Fire Lines, Hydrant, and Reclaimed Water fixed monthly charges and usage rates effective October 1, 2024 by amending Schedule A (1001A.FY25): Utility Rates, Fees and Charges for FY25 and further adjusting Schedule A (1001A.FY26): Utility Rates, Fees, and Charges for FY26 with the automatic four percent (4%) increase.

Attachments: [Resolution 2024-074 Water Rates Temp Suspension.docx](#)
[fy24_cocoa_ws_rsa_final_report.pdf](#)
[1001A.FY25.1 - Schedule A - Utility Rates, Fees, & Charges.pdf](#)
[1001A.FY26.0 - Schedule A - Utility Rates, Fees, & Charges.pdf](#)
[2021-016 \(Utility Rates_Revising_Utility Handbook\).pdf](#)

- VIII.2 [24-414](#) Approve the Preliminary Assessment Resolution 2024-071 for Fire Protection, for Fiscal Year 2025.

Attachments: [Preliminary Fire Assessment Resolution 24-XXX.docx](#)
[fy25_cocoa_fire_assessment_tech_memo_20240711.pdf](#)
[FT-39989308.pdf](#)

- VIII.3 [24-415](#) Approve the Preliminary Assessment Resolution 2024-072 for Stormwater Utility Services, Fiscal Year 2025, and to Accept our Financial Consultant, Stantec's - Stormwater Rate Study.

Attachments: [Resolution - Preliminary Stormwater Assessment 24-XXX.docx](#)
[fy24_cocoa_stmwtr_final_report.pdf](#)
[FT-39989364.pdf](#)

- VIII.4 [24-457](#) Four Corners Visioning Update

Attachments: [Meeting Presentation 8.5.24.pptx](#)

- VIII.5 [24-461](#) Approve Resolution 2024-077 adopting a revised fee schedule for planning and zoning lot split applications and Community Development District Review for new developments within the City of Cocoa.

Attachments: [Resolution No. 2024-077 - Planning and Zoning Fee Schedule](#)

IX. INFORMATIONAL AGENDA:

IX.1 [24-412](#) Planning & Zoning Project Updates Report.

Attachments: [Current Development Projects Summary August 13,2024.pdf](#)

IX.2 [24-463](#) Bi-weekly Report from July 22 - August 9, 2024.

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

IX.3 [24-464](#) Informational Only - The City of Cocoa's Open Board Vacancies.

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.

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, 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.

