

CITY OF COCOA BEACH, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
COCOA BEACH COUNTRY CLUB - 5000 TOM WARRINER BOULEVARD, COCOA
BEACH
MINUTES
June 6, 2024

A. Call to Order

1. Roll Call

Commission Members Present:

Board Commissioner Joshua Jackson
Board Commissioner Skip Williams
Board Commissioner Karalyn Woulas
Board Commissioner Jeremy Hutcherson
Board Commissioner Keith Capizzi

Administrative Members Present:

City Attorney Becky Vose
City Manager Wayne Carragino
City Clerk Karin Grooms
Water Reclamation Director Brad Kalsow
Development Services Director Randy Stevenson
Chief Financial Officer/Assistant City Manager Patrisha Draycott
Planner Cory Hall
Project Manager Scott Maxim
Director of CRA and Special Projects, Devan Pritts

B. Board Members Reports and Announcements

No reports.

C. Staff Reports and Announcements

No reports.

D. Consent Agenda

MOTION BY WILLIAMS/HUTCHERSON

I MOVE TO APPROVE THE CONSENT AGENDA

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

1. Approve March 07, 2024, CRA Meeting Minutes
Staff Representative: City Clerk's Office
Staff Recommendation: Approve
2. Adopt the 2024 Policy & Procedures for the Community Redevelopment Agency Board.
Staff Representative: Devan Pritts, Project/Grant Coordinator & CRA

Administrator
Recommendation: Approve

3. Adopt the revised Commercial Visual Improvement Program Policy and Application
Staff Representative: Devan Pritts, Project/Grant Coordinator & CRA
Administrator
Recommendation: Approve

E. New Business

1. Discuss and Approve the Commercial Visual Improvement Program Grant for Cocoa Beach Office Condominium Association
Staff Representative: Devan Pritts, Project/Grant Coordinator & CRA
Administrator
Recommendation: Approve

CITY ATTORNEY READ ITEM E1.
MOTION BY WILLIAMS/WOULAS
I MOVE TO APPROVE.
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Commissioner Williams inquired about the approval of the policy. Ms. Devan Pritts, CRA Administrator, responded to Commissioner Williams's inquiry and explained the change. She discussed the Condominium Association and the scope of work exceeding the approved dollar amount and the applicant is requesting \$30,000.

Commissioner Williams confirmed the project meets the criteria and noted that funding is available for the year. Ms. Pritts confirmed the funding for the fiscal year with additional funding available for the additional project to be requested, which is asking for \$25,000.

Mayor Capizzi inquired about the owners for both the Office Condominium and Juice N Java. Ms. Pritts explained the difference between the association and Juice N Java. Mayor Capizzi expressed his dismay at spending the amount of funding on this building when it could have been spread out to other businesses.

Mr. Nick Pasternac explained his HOA as well as the scope of work to be completed. The Commission also inquired about his role with the association and the business. Clarification was made.

The commissioners inquired what would occur if the funds were not approved. Mr. Pasternac mentioned the project would not happen due to funding.

Vice-Mayor Hutcherson expressed his support for the project.

The conversation continued on the double-dipping and the explanation of the funding. Commissioner Jackson clarified the \$30,000 was for four businesses. Conversation regarding the financial standing of each business with clarification of which businesses were part of the project.

Mayor Capizzi clarified with the City Attorney, Becky Vose. He expressed his comfort with the project and the added curb appeal in Cocoa Beach.

2. Discuss and Approve the Commercial Visual Improvement Program Grant for Juice N Java Cafe located at 75 N Orlando Ave
Staff Representative: Devan Pritts, Project/Grant Coordinator & CRA Administrator
Recommendation: Approve

MOTION BY WILLIAMS/HUTCHERSON

I MOVE TO APPROVE

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

F. Public Comment

G. Adjournment

The meeting was adjourned at 6:45 pm.