

Agenda

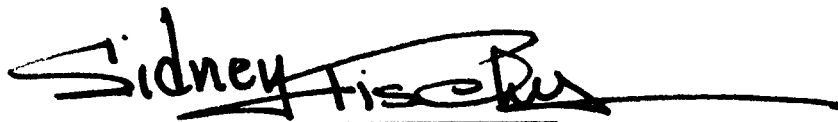
SPECIAL MEETING

CITY COMMISSION OF COCOA BEACH, FLORIDA

7:30 p.m., Thursday, January 14, 1960

A Special Meeting is hereby called for
7:30 p.m., Thursday, January 14, 1960, for
only the following business:

To discuss the General Improvement
Program, including Land Acquisition.

A large, stylized handwritten signature in black ink that reads "Sidney Fischer". The signature is written over a horizontal line.

Sidney, Fischer, Mayor
City of Cocoa Beach, Florida

Special Meeting
CITY COMMISSION
Thursday, January 14, 1960

The City Commission met in and for the City of Cocoa Beach, Florida, in a Special Session at 7:30 P. M., Thursday January 14, 1960, to review the proposed General Improvement Program, and land acquisition, with the following members present:

Mayor-Commissioner Sidney Fischer: Commissioners Roland Tinker, Tom Kenney, Tom C' Connor, and Fred Spencer. City Attorney Wm. Irvin and City Manager Doyle were present.

The Mayor called the meeting to order, and suggested the acquisition of land for municipal facilities be considered first.

Mr. Samuel J. Foosaner presented a proposal for municipal facilities on either a 300 foot parcel or a 600 foot parcel from ALA to the ocean, which he owns between the Satellite and Terrace Dunes Motels. He displayed a sketch of proposed use of the land, with a City Hall on ALA and a recreational building on the ocean, with parking facilities. He offered the sites on a fixed rental and percentage lease basis, on fixed rental alone or an outright sale of 300 feet at \$190,000.00 with \$100,000.00 cash and the \$90,000.00 in City Bonds at six percent interest, or the 600 feet at \$400,000.00 with half in cash, but prefers to sell only 300 feet. He indicated he would be willing to negotiate on the interest rate on the bonds. Also, stated he was willing to lease to the City for \$15,000.00 a year with the City committed to accept one of the plans and if the bond issue were rejected he would terminate the lease after one year.

City Attorney Irvin was asked to report on his investigation of suitable land available for municipal facilities. He stated his investigations bear out the fact it is not very feasible to buy land on the west side of ALA, since such land appears priced out of range when considered with the ocean frontage prices. He stated that he had not found anyone willing to sell from ALA to the River for less than \$300 per foot, with some reluctance at that price. Also cited such land was low and would require filling to bring up to grade.

Mr. Irvin read letters offering land as follows:

Fom Ocean Realty Company, Rafell property, located on west side ALA just south of Hardaway Estates, but not through to River, a tract 330 x 1,760 feet for \$100,000.00 with \$25,000.00 down. Also a tract 300 x 700 with riparian rights at \$300 a foot, owned by Bob Hare.

The deGive Development Co., offered Dunetops, a tract 300 x 1000 from the ocean to ALA, including a house, for \$200,000.00 with \$60,000.00 down.

Florida Coast Real Estate, offered a tract from ocean to ALA, 300 to 1000 plus house, for \$190,000.00 with 29% down. Also a parcel of 600 feet deep on the south, and 90 feet deep on the north Surf Drive, with 200 feet ALA frontage for \$44,000.00 with \$4,500.00 down. On west side ALA, they offered 1-1/2 block tract, Block 52 and South 1/2 of Block 51, Cocoa Ocean Beach, from ALA to River; or the North 1/2 of Block 54; or North 1/2 of Block 53.

Gillespie Realty, offered tract 300 x 1000 just north of Satellite Motel for \$188,817.00.

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Ocean Realty, offered additional lots in the Block where the present City Hall is located at the rate of \$230.00 front foot on Cocoa Ave. and \$200.00 a foot on Orlando Ave.

Mr. Irvin reported he had an offer from Roland Meyer of Jacksonville to sell a 200 foot or 400 foot strip from A1A to Ocean, for \$525.00 front foot. Also offered part of cost to trade for present City Hall Property.

After discussion, Commissioner O'Connor stated the offer of Mr. Meyer was the most reasonable offer the Commission had and he moved the City Attorney be instructed to go ahead with negotiations for an option, subject to the Bond Issue, on 400 feet offered by Mr. Meyer not to exceed \$525.00 a front foot. Commissioner Spencer seconded the motion. Ayes, All.

Commissioner Tinker suggested Mr. Meyer be told the City wants first refusal on the tract offered dependent on outcome of the March 8th vote.

The Commission agreed they would continue to receive other land offers.

The acquisition of a site for a Fire Station for the north area of the City was discussed with City Manager Doyle reporting he had requested the Fire Underwriters to send their Municipal Engineer to Cocoa Beach within the next ten days. The purpose would be to review its previous study and to determine if there is any possibility of locating a new municipal building, which would include the Base Fire Station, so as to serve the entire City without the necessity of constructing a branch Fire Station in the North area. If this should be feasible, additional stations could be erected in the future when the City expands further to the North and South.

The City Manager then reported that Mr. M. B. Gralla would give the City a new option on Lot 8 Block 41, Cocoa Ocean Beach for the price of \$2,900.00.

Commissioner O'Connor stated the City will have to put a Fire Station in the North end before residents will get any reduction in fire insurance rates. He further stated this was promised to the North area residents and the fire truck has been purchased. Mr. O'Connor asked Mr. Gralla if he would sell the lot for the \$2,850.00 price quoted previously. After some discussion, Mr. Gralla agreed.

Commissioner O'Connor moved that the City accept Mr. and Mrs. Gralla's offer of the lot for \$2,850.00 plus two(2) new fire hats, with the City to assume the 1959 taxes. Commissioner Tinker seconded. Ayes: All.

Commissioner Spencer stated he felt even if the site was not used for fire hall it would be a good investment.

Mr. Reginald Knight, Architect, was present for discussion of the work program.

Mr. Doyle, reported Mr. Knight asked for a retainer fee of \$640.00 for two (2) weeks during which he would meet with Commission at least four times to draw up preliminary plans of the project. At the conclusion of two (2) weeks the City would be expected to execute a contract and the retainer Contract fee would be deducted from the contract price. Mr. Doyle outlined preliminary work as including programming, sketches and cost estimates.

Mr. Knight also indicated it would require approximately thirty (30) days to prepare plans for the Bond Issue, and that if the Bond Issue failed the City would be obligated for 1/3 of the contract fee.

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Commissioner Spencer, stated he did not feel City should obligate itself for any large sum as fee, in case Bond Issue did not pass. He asked Mr. Knight if he could come up with preliminary plans for the retainer of \$640.00.

Mr. Knight agreed to draw up a program including some sketches and to wait for outcome of vote for the contract.

Commissioner Spencer, moved Mr. Knight be retained as Architect on a retainer of \$640.00. Kenney seconded. Ayes: All.

Meeting adjourned on motion of Commissioner Kenney.

Minutes Approved Feb. 4, 1960

Sidney Fisher
Mayor

Attest:

Kathleen D. Wright
City Clerk