

# **City of Cocoa**

*65 Stone Street  
Cocoa, FL 32922*



## **Meeting Agenda**

**Monday, April 19, 2021**

**6:00 PM**

**Cocoa City Council Chambers**

**Diamond Square RDA**

**I. CALL TO ORDER**

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

**II. APPROVAL OF AGENDA AND MINUTES:**

## AGENDA:

1. 21-277 Agency approval for the Agenda for the Regular Meeting of April 19, 2021 as written or with amendments.

Attachments: 4-19-2021 Short DS.pdf

## MINUTES:

2. 21-278 Agency approval of the Minutes of the March 15, 2021 Diamond Square Regular Meeting as written or with amendments.

Attachments: DSCRA Minutes 3-15-21 FINAL.pdf

**III. 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 five (5) minutes while speaking under Delegations. Delegations shall be limited to thirty (30) minutes unless extended by Council.

**IV. PRESENTATIONS:****V. ACTION ITEMS:**

1. 21-279 Agency approval on the Proposed Fiscal Year 2022 Budget for the Diamond Square CRA and prioritize specific projects as listed in the Diamond Square CRA Plan Update 2014.

**VI. ATTORNEY'S REPORT:****VII. UPDATES AND STAFF REPORTS:**

**VIII. NEXT MEETING DATE:**

The next regularly scheduled meeting of the Diamond Square Redevelopment Agency will be on Monday, May 17, 2021 at 6:00 PM at the Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

**IX. ADJOURNMENT**

**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](mailto: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](mailto: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.





Legislation Details (With Text)

**File #:** 21-277      **Version:** 1      **Name:**  
**Type:** Agenda      **Status:** Agenda Ready  
**File created:** 4/1/2021      **In control:** Diamond Square RDA  
**On agenda:** 4/19/2021      **Final action:**  
**Title:** Agency approval for the Agenda for the Regular Meeting of April 19, 2021 as written or with amendments.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [4-19-2021 Short DS.pdf](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

**DIAMOND SQUARE REDEVELOPMENT AGENCY AGENDA ITEM**

**Memo Date:** April 1, 2021  
**Agenda Date:** April 19, 2021  
**Prepared By:** Lori Chabot, Redevelopment Coordinator  
**Through:** Charlene Neuterman, Deputy Community Services Director  
**Requested Action:**  
Agency approval for the Agenda for the Regular Meeting of April 19, 2021 as written or with amendments.

**BACKGROUND:**

Diamond Square Redevelopment Agency approves the agenda at the beginning of each meeting.

**BUDGETARY IMPACT:**

None

**PREVIOUS ACTION:**

N/A

**RECOMMENDED MOTION:**

Agency approval for the Agenda for the Regular Meeting of April 19, 2021 as written or with amendments.



# DIAMOND SQUARE

## REDEVELOPMENT AGENCY

Tracy Moore  
Chairperson

Delores Martin  
Vice Chairperson

Ed Jones  
Board Member

Sylvia Thomas  
Board Member

Jackie Isom  
Board Member

Marilyn Ross-Smith  
Board Member

Larry Brown  
Board Member –  
Appointed by  
Brevard  
County

### REGULAR MEETING AGENDA

DATE: Monday, April 19, 2021  
TIME: 6:00 p.m.

Location: Cocoa City Hall,  
Council Chambers  
65 Stone Street

I. CALL TO ORDER  
ROLL CALL  
INVOCATION  
PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA & MINUTES

AGENDA: Regular Meeting of April 19, 2021  
MINUTES: Regular Meeting of March 15, 2021

III. DELEGATIONS

IV. PRESENTATION

V. ACTION ITEMS

1. Staff requests Agency direction for on the proposed Fiscal Year 2022 Budget for the Diamond Square CRA and to prioritize specific projects as listed in the Diamond Square CRA Plan Update of 2014.

VI. ATTORNEY'S REPORT

VII. UPDATES AND STAFF REPORTS

1. Informational Item  
Rose Garden  
Female Veteran's Village

VIII. NEXT MEETING DATE

The next meeting of the Diamond Square Redevelopment Agency is May 17, 2021, at 6:00 PM. The meeting will be held in the Council Chambers at Cocoa City Hall located at 65 Stone Street.

IX. ADJOURNMENT

NOTICE TO PUBLIC:

This is a public meeting. All interested parties may attend. The facility wherein this meeting will be held is accessible to the physically handicapped. Please be advised that more than one member of the City Council may attend. Pursuant to Section 286.0105, *Florida Statutes*, the City hereby advises the public that: if a person decides to appeal any decision made by this board 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 insure 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 allowed by law. This agenda is posted on the Municipal Bulletin Board and at the Central Brevard Library and Reference Center in Cocoa for public review.



Legislation Details (With Text)

**File #:** 21-278      **Version:** 1      **Name:**  
**Type:** Minutes      **Status:** Agenda Ready  
**File created:** 4/1/2021      **In control:** Diamond Square RDA  
**On agenda:** 4/19/2021      **Final action:**  
**Title:** Agency approval of the Minutes of the March 15, 2021 Diamond Square Regular Meeting as written or with amendments.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [DSCRA Minutes 3-15-21 FINAL.pdf](#)

| Date | Ver. | Action By | Action | Result |
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**DIAMOND SQUARE REDEVELOPMENT AGENCY AGENDA ITEM**

**Memo Date:** April 1, 2021  
**Agenda Date:** April 19, 2021  
**Prepared By:** Lori Chabot, Redevelopment Coordinator  
**Through:** Charlene Neuterman, Deputy Community Services Director  
**Requested Action:**  
Agency approval of the Minutes of the March 15, 2021 Diamond Square Regular Meeting as written or with amendments.

**BACKGROUND:**

The Diamond Square Redevelopment Agency members approve the minutes at the beginning of each meeting.

**BUDGETARY IMPACT:**

None

**PREVIOUS ACTION:**

N/A

**RECOMMENDED MOTION:**

Agency approval of the Minutes of the March 15, 2021 Diamond Square Regular Meeting as written or with amendments.



## Legislation Details (With Text)

**File #:** 21-279      **Version:** 1      **Name:**  
**Type:** Agenda      **Status:** Agenda Ready  
**File created:** 4/1/2021      **In control:** Diamond Square RDA  
**On agenda:** 4/19/2021      **Final action:**  
**Title:** Agency approval on the Proposed Fiscal Year 2022 Budget for the Diamond Square CRA and prioritize specific projects as listed in the Diamond Square CRA Plan Update 2014.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

| Date | Ver. | Action By | Action | Result |
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## DIAMOND SQUARE REDEVELOPMENT AGENCY AGENDA ITEM

**Memo Date:** April 6, 2021  
**Agenda Date:** April 19, 2021  
**Prepared By:** Lori Chabot, Redevelopment Coordinator  
**Through:** Charlene Neuterman, Deputy Community Services Director  
**Requested Action:**  
Agency approval on the Proposed Fiscal Year 2022 Budget for the Diamond Square CRA and prioritize specific projects as listed in the Diamond Square CRA Plan Update 2014.

### **BACKGROUND:**

To begin the process of developing the Diamond Square CRA Fiscal Year 2022 Budget, a list of priorities is being presented based on the current Diamond Square Community Redevelopment Agency Plan Update of 2014. Since 2014, the Diamond Square CRA has been active in completing many of the redevelopment projects listed in the Plan Update. Pursuant to F.S. 163, Part II (the Community Redevelopment Act of 1969), a Redevelopment Plan is necessary to undertake and carry out community redevelopment activities within the CRA. As part of the Interlocal Agreement with Brevard County, the Sunset date of the Agency is September 30, 2028, leaving six years to complete projects in the area.

The Redevelopment Plan identified project activities, costs, and a timeline for completion for the life of the plan. The six goals identified in the Redevelopment Plan Update are as follows:

- Goal 1 - Enhance Streetscapes and Pedestrian Connectivity
- Goal 2 - Increase Partnerships with Housing Developers
- Goal 3 - Create Neighborhood Gateways
- Goal 4 - Explore the Feasibility of Creating New Community-Based Centers

- Goal 5 - Enhance Support for Community-Based Organizations and Educational Institutions
- Goal 6 - Establish a Community-Based Committee Comprised of Representatives of a Diverse Cross-Section of the Community to Coordinate Activities within the Community and Assist in Building Non-Profit Organization Capacity

A status of activity by redevelopment goal/objective is listed in the table below.

| Goal.Objective | Description                                                   | Status                   |
|----------------|---------------------------------------------------------------|--------------------------|
| 1.1            | SR 520 streetscape design                                     | Completed 2014           |
| 1.2            | Peachtree Street Complete Street                              | Completed 2015           |
| 1.3            | 5-Points Realignment and Pedestrian Improvements              | Not Complete             |
| 1.4            | South Fiske Blvd. Landscaping & Mid-Block Crossing            | FDOT Project             |
| 1.5            | Transportation Terminus (SCAT terminal)                       | Complete                 |
| 2.1            | Housing Authority Curb Appeal                                 | Complete 2021            |
| 2.2            | Finance/Home Ownership Programs                               | Habitat/City HOME Grants |
| 3.1            | Neighborhood Entry Signs and Historical/Cultural Significance | In Progress              |
| 3.2            | Encourage Mixed-Use Development on Stone St.                  | Not Complete             |
| 3.3            | Street Tree Planting                                          | In Progress - PW         |
| 3.4            | Sidewalk Infill and Improvements                              | In Progress - PW         |
| 3.5            | Stormwater/Infrastructure                                     | In Progress - PW         |
| 3.6            | Façade Grant Program                                          | Annually Budgeted        |
| 4.1            | New Dr. Joe Lee Smith Community Center                        | Complete 2020            |
| 4.2            | Business Incubator                                            | WeVenture 2021           |
| 4.3            | Neighborhood Childcare Extended Hours                         | Several offer this       |
| 4.4            | Programs and Partners for Kids                                | ANR/PAL                  |
| 4.5            | Job Training/Professional Skills Programs                     | ANR                      |
| 4.6            | Health Clinic                                                 | Not Complete             |
| 5.1            | Safe Routes to School/Pedestrian Network                      | Complete                 |
| 5.2            | Partner with Brevard Health Alliance                          | In Progress              |
| 5.3            | Role Model/Mentoring Programs                                 | ANR                      |
| 6              | Community Based Committee                                     | Not Started              |

The goals/objectives listed above were funded in part with City, Local, State and Federal funds. These projects are the catalyst to continuing the economic growth of the Diamond Square Community. For Fiscal Year 2022, approximately \$180,000 is available for project expenditures. In addition, approximately \$379,864 is available in Diamond Square CRA Fund Reserves that could be

expended in FY 2022. For a total of \$559,864.

A list of projects to be considered in the Fiscal Year 2022 Budget are listed below:

- Partner with the City of Cocoa to construct affordable homes within the CRA - \$475,000 (which would generate approximately \$722 in TIF Revenue per home/year)
- Neighborhood Childcare/Programs/Partners for Youth - \$25,000 - ANR
- PAL (Cops & Kids Summer Camp) - \$4,500
- House Painting Program Grant - \$5,000
- Commercial Façade Grants - \$10,000
- Landscaping Program Grant - \$5,000
- Small Business Assistance Grant - \$10,000 (WeVenture)

The activity listed above that is currently not in the Fiscal Year 2021 Budget is the request to construct affordable homes with the City of Cocoa as a partner. With that \$475,000, three homes could potentially be built in the Diamond Square CRA. We would work with our partners to establish buyers that qualify for home ownership and provide opportunities through our local funding sources. Building homes for home ownership is vital to increasing the tax base in Diamond Square.

The total estimated costs of the projects listed above is with \$534,500 with a remaining balance of \$25,364 that could be used for additional projects. There are several budgetary items that are budgeted each year based on Agency approval or due to normal Personnel and Operating expenses. Those items include attendance at the Annual CRA Redevelopment Conference up to 5 members, plus 1 staff, annual dues/membership, legal fees, legal ads, and additional operating expenses for the Agency. The estimated revenue for FY2022 for the Agency is anticipated to remain steady or increase slightly above the current TIF revenue of \$317,017 potentially due to Covid-19. More exact estimates will be provided by the Property Appraiser's Office later this spring.

Staff is requesting that the Agency approve the proposed Diamond Square CRA budget for Fiscal Year 2022 and to identify/prioritize projects currently in the Diamond Square CRA Plan Update 2014 not listed previously in this agenda.

**BUDGETARY IMPACT:**

N/A

**PREVIOUS ACTION:**

None

**RECOMMENDED MOTION:**

Agency approval on the Proposed Fiscal Year 2022 Budget for the Diamond Square CRA and prioritize specific projects as listed in the Diamond Square CRA Plan Update 2014.