



**Agenda
City of Cocoa
Diamond Square Community Redevelopment
Agency Regular Meeting**

**February 24, 2025
6:00 PM
65 Stone Street, Cocoa, FL 32922**

I. CALL TO ORDER

1. Invocation
2. Pledge of Allegiance
3. Roll Call

II. APPROVAL OF AGENDA AND MINUTES

1. Agenda: Special Meeting of the Diamond Square CRA - February 24, 2025
2. Minutes: Special Meeting of the Diamond Square CRA - January 27, 2025

III. DELEGATIONS

IV. PRESENTATIONS

V. ACTION ITEMS

1. Request Agency Approval to increase the standard reimbursement for the Commercial Façade Improvement Program (CFIP) grant from \$10,000 per grant to a maximum of \$20,000 reimbursement and to use Contingency via BAF # 25-036-A for \$10,000 to increase the Commercial Façade Improvement Program budget for FY25.
2. Request Agency approval of a Commercial Façade Improvement Program (CFIP) grant application for an amount not to exceed \$20,000 for the property located at 625 Peachtree Street and authorize the City Manager to complete and execute a CFIP Agreement.
3. Request Agency approval of a Resolution to Amend the FY25 Budget, BAF # 25-035-A, in the amount of \$10,000, to top-off the Contract Services account, to allow it to contain full funding for the fiscal year for both programs that it pays for.
4. Provide direction to Staff on the Major Abbie Sweetwine sign for the Habitat for Humanity Female Veteran's Village in Diamond Square on the amount that the

Agency will contribute to the project. Authorize the City Manager to Adjust the FY25 Budget if Approved.

VI. ATTORNEY'S REPORT

VII. UPDATES AND STAFF REPORTS

VIII. NEXT MEETING DATE

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.

DIAMOND SQUARE CRA AGENDA ITEM

Memo Date: 01/29/2025
Agenda Date: 2/24/2025
Prepared By: Ryan Browne, Redevelopment Coordinator
Through: Charlene Neuterman, Community Services Director
Requested Action: Request Agency approval of the Agenda for the Diamond Square CRA Special Meeting of Monday, February 24, 2025 at 6 PM in Council Chambers.

BACKGROUND:

Agency Members approve the Agenda at the beginning of the meeting.

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:

None.

PREVIOUS ACTION:

N/A.

RECOMMENDED MOTION:

Request Agency approval of the Agenda for the Diamond Square CRA Special Meeting of Monday, February 24, 2025 at 6 PM in Council Chambers.



DIAMOND SQUARE

REDEVELOPMENT AGENCY

Tracy Moore
Chairperson

Crystal McQueen
Vice Chairperson

Larry Brown
Board Member
*(Appointed
by Brevard
County)

Brenda Fox
Board Member

Jackie Isom
Board Member

Angelia Smith
Board Member

Marilyn Smith
Board Member

DATE: Monday, February 24, 2025
TIME: 6:00 p.m.

Location: Cocoa City Hall
Council Chambers
65 Stone Street

I. CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE
ROLL CALL

II. APPROVAL OF AGENDA AND MINUTES

AGENDA: Special Meeting of February 24, 2025
MINUTES: Special Meeting of January 27, 2025

III. DELEGATIONS

IV. PRESENTATIONS

V. ACTION ITEMS

1. Request Agency approval to increase the standard reimbursement for the Commercial Façade Improvement Program (CFIP) grant from \$10,000 per grant to a maximum of \$20,000 reimbursement and to use Contingency via BAF # 25-036-A for \$10,000 to increase the Commercial Façade Improvement Program budget for FY25.
2. Request Agency approval of a Commercial Façade Improvement Program (CFIP) grant application for an amount not to exceed \$20,000 for the property located at 625 Peachtree Street and authorize the City Manager to complete and execute a CFIP Agreement.
3. Request Agency approval of a Resolution to Amend the FY25 Budget, BAF # 25-035-A, in the amount of \$10,000, to top-off the Contract Services account, to allow it to contain full funding for the fiscal year for both programs that it pays for.
4. Provide direction to Staff on the Major Abbie Sweetwine sign for the Habitat for Humanity Female Veteran's Village in Diamond Square on the amount that the Agency will contribute to the project. Authorize the City Manager to Adjust the FY25 Budget if Approved.

VI. ATTORNEY'S REPORT

VII. UPDATES AND STAFF REPORTS

VIII. NEXT MEETING DATE

The next meeting of the Diamond Square Community Redevelopment Agency is Monday, March 17, 2025, at 6:00 PM. The meeting will be held at Cocoa City Hall, located at 65 Stone Street, Cocoa, FL 32922.

IX. ADJOURNMENT

NOTICE TO PUBLIC:

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DIAMOND SQUARE CRA AGENDA ITEM

Memo Date: 01/29/2025
Agenda Date: 2/24/2025
Prepared By: Ryan Browne, Redevelopment Coordinator
Through: Charlene Neuterman, Community Services Director
Requested Action: Request Agency approval of the Minutes for the Special Meeting of the Diamond Square CRA from Monday, January 27, 2025, either as written or as amended.

BACKGROUND:

Agency Members approve the Minutes at the beginning of the meeting.

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:

None.

PREVIOUS ACTION:

N/A.

RECOMMENDED MOTION:

Request Agency approval of the Minutes for the Special Meeting of the Diamond Square CRA from Monday, January 27, 2025, either as written or as amended.

**MINUTES
CITY OF COCOA
DIAMOND SQUARE CRA
SPECIAL MEETING
January 27, 2025**

The Special Meeting of the Diamond Square Community Redevelopment Agency was held on January 27, 2025, at the City of Cocoa, City Hall, 65 Stone Street, Cocoa, FL, as publicly noticed.

I. Call to Order

Vice Chairperson **McQUEEN** called the meeting to order at **6:00 pm**.

Invocation: Vice Chairperson **McQUEEN** provided the invocation.

Pledge of Allegiance: Vice Chairperson **McQUEEN** led the Pledge of Allegiance to the flag of the United States of America.

ROLL CALL:

Tracy A. Moore	Chairperson
Crystal McQueen	Vice Chairperson
Larry Brown	Agency Member
Brenda Fox	Agency Member
Jackie Isom	Agency Member
Angelia Smith	Agency Member
Marilyn Smith	Agency Member
Joseph Colombo	Agency Attorney
Ryan Browne	Recording Secretary

PRESENT:

Tracy A. Moore	Chairperson – via phone
Crystal McQueen	Vice Chairperson
Larry Brown	Agency Member
Brenda Fox	Agency Member
Jackie Isom	Agency Member
Angelia Smith	Agency Member
Marilyn Smith	Agency Member
Joseph Colombo	Agency Attorney – via phone
Ryan Browne	Recording Secretary

ABSENT:

STAFF PRESENT:

Community Services Director NEUTERMAN.

City Manager WHITTEN and Agency Liaison GOINS were absent.

II. **Approval of Agenda and Minutes:**

AGENDA AND MINUTES:

Agenda - Special Meeting of January 27, 2025.

Minutes – Regular Meeting of December 16, 2024.

***MOTION by Agency Member M. SMITH; SECONDED by Agency Member BROWN to approve the Agenda for the Special Meeting of January 27, 2025, as amended. Amended to approve Agenda and Minutes with just one motion. Approve the Minutes for the Regular Meeting of December 16, 2024, as written.**

AYES: MOORE, McQUEEN, BROWN, FOX, ISOM, A. SMITH, M. SMITH.

MOTION PASSED UNANIMOUSLY (7-0)

III. **Delegations:** None.

IV. **Presentations:**

1. “ANR Annual Report 2024” by Delores McLaughlin, CEO of Alliance for Neighborhood Restoration (ANR).
 - i. Video

[Agency Attorney COLOMBO joined via phone at 6:10 PM]

- ii. PowerPoint Presentation – highlights:
 1. Received pushback on Basketball Fees, as this is usually a free program.
 2. New Athletic Program added this year: Cheer.
 3. Working on outreach program to increase After School program.
 4. New Mentoring Program that aligns with National PAL. The mentors are: Ashlee Martin and Dalyn Sims. Hardest to reach group is age 8 - 12 boys. Dalyn will be working with this group.

5. Develop new partnerships.
- iii. Q&A
1. Agency Member M. SMITH & Vice Chairperson C. McQUEEN – applauded.
 2. Agency Member FOX recalled that she had volunteered with ANR for several years. She said that she is loving to see the transformation of the youth over time.
 3. Agency Member BROWN said that looking through the documentation, he saw that approximately 20 Diamond Square students were being served. He asked Ms. McLaughlin where are the other areas students are coming from? Ms. McLaughlin replied mainly from District 2, the Fiske Corridor, a few from Rockledge, maybe 3; basketball breaks out differently. Leadership program, includes District 2. Fern Street. Youth Employment Training. Staff of four and depend on volunteers. Agency Member BROWN asked if Ms. McLaughlin had done the value calculation for volunteers? Ms. McLaughlin replied that she would love to have that calculation, however, she has a challenge getting the volunteers to fill out their timesheets.
 4. Chairperson MOORE (via phone) said that she felt the use of testimonials was an excellent way to show a fresh view on what is being accomplished.
 5. Agency Member ISOM said that while she appreciates the statistics, she feels that she understands better now, having seen the testimonials.

V. **Action Items:**

1. Request Agency approval of a Modification to the Alliance for Neighborhood Restoration's (ANR) Annual Contract (FY 2025) – Request for Modification.
 - i. Introduction. Director NEUTERMAN introduced the item. City Manager and Director discussed and made following changes, minor, but, important:
 1. Scope of Services. Services in DSCRA, rather than kids only from there. Surrounding areas.
 2. Goals: decreased goals to numbers that are modified to match lower number;
 3. PAL sports and athletic – instead of just basketball; for example – new Cheer. Allow to add new programs.
 4. Law Enforcement and Youth mentoring.
 5. Job locations, instead of descriptions as well.
 6. Monthly report reflects the modified report to match and simplify process.
 7. Modification – seeking approval tonight.
 - ii. Discussion.

iii. Vote.

***MOTION to approve by Agency Member BROWN; SECONDED by Agency Member M. SMITH, as written.**

AYES: MOORE, McQUEEN, BROWN, FOX, ISOM, A. SMITH, M. SMITH.

MOTION PASSED UNANIMOUSLY (7-0)

2. Request Agency approval of a Resolution to the FY25 Budget, BAF # 25-018-A, in the amount of \$47,735, to adjust for the TIF – Actual vs. TIF - Projected.

iv. Introduction. Director NEUTERMAN introduced the item.

1. Every year in March and April we Project TIF. The payments are property taxes in November to County. December and January – actual numbers received by Tax Collector. These payments:
 - a. City of Cocoa Taxes – steady
 - b. County - taxable value
 - c. District IV - taxable value
2. 95% of value is what we receive.
3. This is a decrease, on average, based on revenue projections.
4. The Five Homes were not on tax roll yet - that starts next year, - which should help us.

v. Discussion. Vice Chairperson McQUEEN asked, are these last year's numbers? Director NEUTERMAN replied, yes. These come from the DR-214 form, which they estimate in March, is what we base our budget on their estimate from the County. November, people pay property tax late or don't – we don't get reasons why, we just get the calculations where they arrived at these numbers. We have a \$150k Cap. This is the first year we exceeded. County kept. We anticipate every year exceeding the cap. Vice Chairperson McQUEEN asked if the Cap be adjusted? Director NEUTERMAN replied that it can, but, that is a conversation between the City Manager and the County Manager.

vi. Vote.

***MOTION to approve by Agency Member M. SMITH; SECONDED by Agency Member A. SMITH, as written.**

AYES: MOORE, McQUEEN, BROWN, FOX, ISOM, A. SMITH, M. SMITH.

MOTION PASSED UNANIMOUSLY (7-0)

3. Request Agency approval of a Resolution to the FY25 Budget, BAF # 25-028-A, in the amount of \$32,500, to true up the funds for the UpStart Diamond Square account.
 - vii. Introduction. Director NEUTERMAN introduced the item.
 1. Start “truing-up” budgets from budget adjustments
 2. Rolled over to this year from last year, true up for other accounts to discuss at next meeting. To allow UpStart Grants.
 - viii. Discussion. Vice Chairperson McQUEEN asked how many grants does this allow for us to assist? Director NEUTERMAN replied that it could help 2-3 depending on what they ask for. Remember it is a 3-year grant cycle, so you may get \$2,500 for year 1, \$7,500 for year 3, additional dollars could be allocated too. It is highly dependent on how much an applicant uses, based on what is brought to the Agency from the UpStart Committee. Vice Chairperson McQUEEN asked how many applications so far? Director NEUTERMAN clarified that she receives them from the UpStart Committee, which is who reviews them. She is not on that Committee. However, Chairperson MOORE is serving on that Committee.
 - ix. Chairperson MOORE said that the Committee would be meeting soon to discuss possible applicants, specifically for Diamond Square. Because, remember, the applicant can choose Cocoa or Diamond Square. Then, after the Committee reviews them, they will come before the Agency. Coming soon.
 - x. Vote.

***MOTION to approve by Agency Member M. SMITH; SECONDED by Agency Member ISOM, as written.**

AYES: MOORE, McQUEEN, BROWN, FOX, ISOM, A. SMITH, M. SMITH.

MOTION PASSED UNANIMOUSLY (7-0)

VI. **Attorney’s Report:** None.

VII. Updates and Staff Report

1. Director NEUTERMAN:

- i. Cocoa Housing Authority here. (No report or updates given).
- ii. Update on Habitat – Maj. Sweetwine sign. Estimate \$10,000. Will bring back once we have final proposal.
- iii. Harry T. Moore Center.
 1. Replacement of Windows and Doors has been completed.
 - a. Help with energy efficiency.
 - b. Public Works is getting proposals for historic appropriate window shades. We want to protect the windows. \$300,000 each handmade and fit and installed. Custom made. \$1.3M renovation total from 2016, finally completed. State Department Historical Resources Grants paid for it. If any of you want a tour, let us know.
- iv. CRA Plan Update Consultant – Inspire Placemaking
 1. Working to complete DRAFT Plan.
 2. Staff is currently reviewing, then will bring to the Agency for comment. Public meeting. Probably April & May timeframe.
 3. After that, the Agency will get the FINAL Plan for approval. Final Draft Mid-Summer: CRA, P&Z, Council.
- v. Upcoming City Office Closures
 1. President’s Day Holiday - Monday, February 17, 2025.

2. Other Questions:

- i. Agency Member BROWN asked about the status of the property next to the Rose Garden Apartments on Rosa Jones. Director NEUTERMAN explained that those parcels have reverted back to the City, because they were not developed within the timeframe set forth in the agreement. That agreement was signed back in 2014. (Agency Member BROWN wants a copy of that agreement).
- ii. Chairperson MOORE asked for clarification: this is the property located on Rosa L. Jones Dr. The two acres next to the Rose Garden Apartments. So, the agreement contained a “claw back” provision to revert the property back to the City. Can the City revert it back to DSCRA? Director NEUTERMAN said the City Manager would have to discuss that. Chairperson MOORE wants Staff to explore that possibility. Director NEUTERMAN said that she will relay that desire to the City Manager. Chairperson MOORE asked if the City has any plans to develop that site? Director NEUTERMAN replied that the City does not have any plans to develop that site at this time.

- iii. Vice Chairperson McQUEEN asked if there is a plan for that property? Director NEUTERMAN replied that there is not. An RFP would have to be developed based on usage (property is zoned Multi-Family).
- iv. Agency Member A. SMITH asked if there are other CRA properties? Director NEUTERMAN answered, no.
- v. Agency Member BROWN commented that “someone dropped the ball.”
- vi. In addition, Agency Member BROWN complained about the lateness of the agendas and that despite them being available digitally, that the Agency Members prefer paper copies. Director NEUTERMAN apologized and said that Staff would make a concerted effort to get the agendas out sooner, while also reminding the Agency Members that we have to wait for all approvals to come through, which sometimes is a significant challenge.
- vii. Chairperson MOORE asked concerning the Maj. Sweetwine sign – did the picture change? Director NEUTERMAN responded, that yes, she is now wearing her uniform, as requested.

VIII. Next Meeting Date:

The next scheduled meeting of the **Diamond Square Community Redevelopment Agency** will be on **Monday, March 17, 2025 at 6:00 pm** at the City of Cocoa, City Hall, 65 Stone Street, Cocoa, FL, unless a business need arises earlier.

IX. Adjournment

***MOTION to adjourn by Agency Member BROWN; SECONDED by Vice Chairperson McQUEEN**

AYES: MOORE, McQUEEN, BROWN, FOX, ISOM, A. SMITH, M. SMITH.

MOTION PASSED UNANIMOUSLY (7-0)

MEETING WAS ADJOURNED at 7:24 pm.

Tracy Moore, Chairperson

Respectfully Submitted by:

Ryan Browne, Recording Secretary

DIAMOND SQUARE CRA AGENDA ITEM

Memo Date: 01/13/2025
Agenda Date: 2/24/2025
Prepared By: Ryan Browne, Redevelopment Coordinator
Through: Charlene Neuterman, Community Services Director
Requested Action: Request Agency Approval to increase the standard reimbursement for the Commercial Façade Improvement Program (CFIP) grant from \$10,000 per grant to a maximum of \$20,000 reimbursement and to use Contingency via BAF # 25-036-A for \$10,000 to increase the Commercial Façade Improvement Program budget for FY25.

BACKGROUND:

Cocoa CRA proposed to increase the maximum reimbursement in order to be more competitive and encourage more applicants. Diamond Square CRA agreed to do the same. This is the follow-up to enact that change in the FY25 Budget.

PRIORITY AREA CONNECTION:

Economic and Community Development
Community Outreach and Engagement
Investment in Public Infrastructure

BUDGETARY IMPACT:

Budgeted? No.

If not budgeted, is amendment / transfer attached? Yes.

Source/Use of Funds

<u>Account Number</u>	<u>Amount</u>
FROM: 111-3230-559.39-00 Contingency	\$10,000
TO: 111-3230-559.83-00 Grants and Other Aids.	\$10,000

PREVIOUS ACTION:

N/A.

RECOMMENDED MOTION:

Request Agency Approval to increase the standard reimbursement for the Commercial Façade Improvement Program (CFIP) grant from \$10,000 per grant to a maximum of

\$20,000 reimbursement and to use Contingency via BAF # 25-036-A for \$10,000 to increase the Commercial Façade Improvement Program budget for FY25.



City of Cocoa Budget Adjustment Form FY 2025- 036-T

SELECT ADJUSTMENT TYPE: Budget Transfer

REQUESTING DEPARTMENT #: 3230

DATE PREPARED: 1/22/25

'From' Accounts

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
\$ 10,000	111-3230-559.39-00		Contingency			\$ 10,000	
						\$ 0	
						\$ 0	
						\$ 0	
						\$ 0	
						\$ 0	
\$ 10,000	TOTAL						

'To' Accounts

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
\$ 10,000	111-3230-559.83-00		Other Grants and Aids			\$ 10,000	
						\$ 0	
						\$ 0	
						\$ 0	
						\$ 0	
						\$ 0	
\$ 10,000	TOTAL						

REASON/JUSTIFICATION FOR ADJUSTMENT:

The Commercial Facade Improvement Program (CFIP) award has been increased from \$10,000 to \$20,000 reimbursable. This BAF is to reflect that change. Agenda 25-044.

City Council Approval Needed?

Yes. ☒

No. ☐

DATE APPROVED: 2/24/25

RESOLUTION #: DSCRA-2025-44

City Council approval is needed for all transfers greater than \$75,000 and transfers between Departments / Funds. All CRA adjustments are required to go their respective boards.

Ryan Browne
Digitally signed by Ryan Browne
Date: 2025.01.22 13:52:33 -05'00'

Zoie Badalov
Digitally signed by Zoie Badalov
Date: 2025.02.06 08:22:10 -05'00'

Requestor's Signature

Finance Approval Signature

Finance Director's Signature

Charlene Neuterman
Digitally signed by Charlene
Neuterman
Date: 2025.02.05 12:55:22 -05'00'

Lora Howell
Digitally signed by Lora Howell
Date: 2025.02.06 08:30:59 -05'00'

Department Director's Signature

Deputy Fin. Director's Signature

City Manager's Signature

FINANCE USE ONLY:

Date Entered: _____

Entered By: _____

Group #: _____

DIAMOND SQUARE CRA AGENDA ITEM

Memo Date: 01/13/2025
Agenda Date: 2/24/2025
Prepared By: Ryan Browne, Redevelopment Coordinator
Through: Charlene Neuterman, Community Services Director
Requested Action: Request Agency approval of a Commercial Façade Improvement Program (CFIP) grant application for an amount not to exceed \$20,000 for the property located at 625 Peachtree Street and authorize the City Manager to complete and execute a CFIP Agreement.

BACKGROUND:

Ramon Rivera, owner of Diamond-Rivera, LLC, which owns 625 Peachtree Street and Diamond Systems, LLC (dba Diamond Scientific), his company doing business there has submitted a Commercial Facade Improvement Program (CFIP) Grant application for an amount not to exceed \$20,000 for the property located at 625 Peachtree Street, Cocoa,

The proposed renovation work includes the following:

- Install approximately 588 feet of six-foot-tall black, commercial aluminum 3-rail, pressed spear fencing along the perimeter of the subject property, located on the corner of Peachtree Street and Blake Avenue.
- A 17-foot cantilever gate and a 16-foot double swing gate, one at each entrance to the property.
- Outside of the fence will be planted tree and shrub combinations, substantially the same as or similar to the following:
- Along Peachtree Street:
 - Five Eugenia Myrtifolias
 - Four Christmas Palms
 - Seventy shrubs consisting of a mix of Clusia, Arboricola Trinette, and Podocarpus.
- Along Blake Avenue:
 - Three Eugenia Myrtifolias
 - Four Silver Buttonwoods
 - Thirty-seven shrubs consisting of a mix of Clusia, Arboricola Trinette, and Podocarpus.
- Mulch will be placed around the beds.
- An irrigation system will be installed to water the new trees and shrubs.
- These selections were made after consulting the City's Code on Commercial Landscape Requirements.

Per the application and quotes, the applicant is proposing the total amount of the facade

project will be \$44,133. The applicant has submitted all the required documentation and is requesting grant funds not to exceed \$20,000.

Pursuant to Article II of the Commercial Facade Improvement Program Policy, the amount of any grant shall be determined at the Board's sole discretion based on the following factors:

1. The estimated value of the proposed private investment.
2. The extent that the private investment incorporates more primary improvements versus ancillary improvements such as building cleaning and painting.
3. The historical and cultural significance of the property.
4. The potential economic and fiscal impact of the proposed project on the City of Cocoa, and
5. Whether the applicant is a for-profit or non-profit entity.

Staff requests approval of the grant application for an amount not to exceed \$20,000. Upon approval, Staff will complete and the City Manager will execute a CFIP agreement with the applicant.

PRIORITY AREA CONNECTION:

Investment in Public Infrastructure
Economic and Community Development
Community Outreach and Engagement

BUDGETARY IMPACT:

Budgeted? Yes.

If not budgeted, is amendment/transfer attached? N/A.

Amount Requested: \$20,000.

Account Number: 111-3230-559.83-00.

Account Name: Other Grants & Aids.

Source of funds: Diamond Square CRA

PREVIOUS ACTION:

N/A.

RECOMMENDED MOTION:

Request Agency approval of a Commercial Façade Improvement Program (CFIP) grant application for an amount not to exceed \$20,000 for the property located at 625 Peachtree Street and authorize the City Manager to complete and execute a CFIP Agreement.



DIAMOND SQUARE

REDEVELOPMENT AGENCY

COMMERCIAL FAÇADE IMPROVEMENT PROGRAM GRANT APPLICATION

The Diamond Square Community Redevelopment Agency (**DSCRA**) sponsors a Commercial Façade Improvement Program (CFIP) to assist in the improvement of real property located in the Diamond Square CRA Area. Matching grants of up to \$10,000 are available per commercial parcel/project to qualified applicants whose property is located in that portion of the Diamond Square Redevelopment Area eligible for grant funding. **Applications must be submitted ONE MONTH in advance of each DS CRA meeting.** The DS CRA meets on the third Monday of each month.

- Property Owner: Diamond - Rivera LLC
- Applicant Name: Ramon Rivera
- Phone Number: 321.223.7500 (office) 407.947.0955 (cell)
- Email Address: Ramon@diamondsci.com
- Mailing Address: PO Box 348, Mims, FL 32754
- Property Address: 625 Peachtree Street, Cocoa, FL 32922
- Business Name: Diamond Scientific

Description of planned improvements:

- Approximately, 588 feet of a 6-foot high black commercial aluminum 3-rail pressed spear fence with a 17-foot cantilever gate and one 16-foot double swing gate will be installed on the property. Twelve trees, four palms, and 107 shrubs will be planted along the property boundary as required per Cocoa, Florida, Code of Ordinances.

Total Project Cost: **\$44,133**

Grant Funds Requested: **\$20,000**

Applicant/Owner Certification

I hereby submit this application and required documents. I have read the CFIP Grant requirements. I understand that the project must be completed within one year from the date written approval is received, unless otherwise approved or extended. I understand that grant funds will be provided on a reimbursement basis once all work is complete. I agree to leave the completed project in its approved design and colors for a period of five years from the date of completion. I understand that this Agreement will contain a covenant running with the land that binds future successors to also maintain the improvements and failure to maintain the improvements shall be a breach of the covenant and will result in having to pay back the entire amount of the grant plus interest.

Signature of Owner/Applicant

12/17/24

Date

Application Requirements

1. Copy of Deed/Proof of Ownership
2. Copy of City local business tax receipt
3. Color Photographs/Slides of Current Condition
4. Site Survey (required ONLY in the case of landscaping improvements)
5. Estimates/quotes/bids for all costs associated with the project ("Sweat equity" hours will not be credited.)
6. Complete, written scope of rehabilitation work
7. Complete, written description of the projects ability to meet the design criteria for funding outlined on the third page of this application
8. Evidence (such as a letter from your banker) of available private funds to pay for the rehabilitation. (The Commercial Façade Program is a reimbursement program in which funds are paid to owners after receipts have been given to the city showing that all contractors and sub-contractors have been paid in full.)
9. Proof of insurance coverage (Please ask your insurance agent to send the Accord Form)

Program Guidelines

To be eligible to receive a grant, the applicant must:

- Own the subject property (property owners may designate a tenant as their agent, but the owner shall sign the CFIP Application);
- Own property in a commercially zoned area within the DSCRA that is not used solely for residential purposes;
- Have a current City of Cocoa local business tax receipt or obtain one prior to reimbursement of funds;
- Be current on all property taxes and utility charges; and
- Own property suitable for façade improvement, as determined at the sole discretion of the DS CRA.

The following applicants/properties are ineligible to receive a grant:

- Properties used solely for residential purposes, including multi-family and single-family residences. Vertically-mixed uses with a non-residential component are permitted at the discretion of the Board;
- Non-profit corporations, unless (i) a substantial portion of the property is used for commercial purposes and is subject to ad valorem taxation; or (2) the non-profit corporation's property is of historic or cultural significance in the City of Cocoa; and
- Owners of vacant land

Eligible and Ineligible Expenses

All improvements eligible for matching funds must be visible from the public right-of-way and must be intended to preserve and protect the structure or aesthetic integrity of the commercial building.

- Eligible primary improvements for grant matching funds include:
- Façade rehabilitation
- Removal of deteriorated or undesirable exterior alterations
- Stucco restoration
- Replacement or reconstructive woodwork
- Replacement, repair, or restoration of cornices, eaves, parapets, or other architectural features
- New doors and windows
- Restoration of historically appropriate doors, windows, or building features
- Signs, awnings, and canopies
- Exterior lighting
- Entranceway modifications that improve the appearance or access to the commercial building

- Landscaping, including hardscaping around the perimeter of the property and irrigation if needed to support landscaping. Preference given to drought-tolerant trees and plants. Must be consistent with City of Cocoa Code.
- Fencing around the perimeter of the property (must be substantially visible from the right-of-way)

The following ancillary work may be eligible for matching funds only when performed in conjunction with a primary improvement:

- Building cleaning (non-sandblasting)
- Painting

Ineligible improvements include:

- New building construction or new building additions
- Roof repairs
- Interior improvements
- Portable signs, such as sandwich boards or A-frame signs
- Flags and banners
- Tables, chairs, and umbrellas
- Acquiring property
- Improvements completed prior to Application submittal
- Parking lot improvements
- Improvements that are not substantially visible from the public right-of-way

Application Process

The Application will be processed in the following manner:

1. The Community Services Department will review all filed Applications for completeness and will return any Application that is not deemed complete.
2. A site inspection must be scheduled by the City of Cocoa building inspector to determine if the building is suitable for the façade improvements proposed, i.e., that the building's current condition will support the improvements. The Applicant shall agree to provide access to the property for purposes of inspection.
3. The Community Services Department will evaluate all filed Applications in accordance with the above-described priorities and requirements of this Policy.
4. Completed and evaluated Applications will be scheduled for consideration by the DSCRA.
5. Applicants shall be present and prepared to discuss the proposed improvements.



Prepared by and Return to:
Tiffany Scarboro, an employee of
First International Title
3125 S. Washington Ave
Titusville, FL 32780

File No.: 236289-44

WARRANTY DEED

This indenture made on **October 31, 2023** by **Heavy Metal Gutters LLC, a Florida Limited Liability Company**, whose address is: 161 South Varr Ave, Cocoa, FL 32922 hereinafter called the "grantor", to **Diamond-Rivera LLC, a Florida Limited Liability Company**, whose address is: P. O. Box 348, Mims, FL 32754, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Brevard County, Florida**, to-wit:

Lots 1A, 1B, 2A and 2B, Block 3, Less and Except Road Right of Way, GUS C. EDWARDS SUBDIVISION, according to the Plat thereof, recorded in Plat Book 2, Page(s) 87 of the Public Records of Brevard County, Florida.

Parcel Identification Number: 24-36-33-29-3-1.A

Subject to all reservations, covenants, conditions, restrictions and easements of record and all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

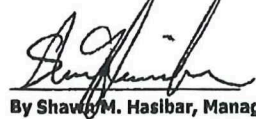
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

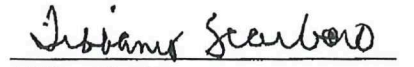
And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Heavy Metal Gutters LLC/a Florida Limited Liability Company


By Shawn M. Hasibar, Manager

Signed, sealed and delivered in our presence:


1st Witness Signature
Print Name: Tiffany Scarboro

Address: 3125 S Washington Ave
Titusville, FL 32780

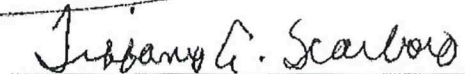
State of FL

County of Brevard

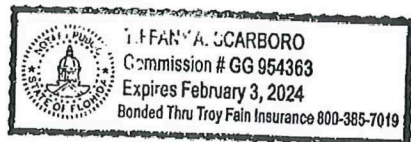

2nd Witness Signature
Print Name: Arthur Semien

Address: 3125 S Washington Ave
Titusville, FL 32780

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐)
online notarization on October 31, 2023, by Shawn M. Hasibar, Manager of Heavy Metal Gutters LLC, a
Florida Limited Liability Company, who (☐) is/are personally known to me or who (☒) produced a valid
drivers license as identification.


Notary Public Signature
Printed Name:
My Commission Expires:

(NOTARY SEAL)



Prepared by and return to:
Michele Brenner
Landmark Title Agency, Inc.
400 East Merritt Avenue, Suite D
Merritt Island, Florida 32953

File Number: 16-13364

General Warranty Deed

Made this October 31, 2016 A.D. By

KENT PERRY, single

whose address is: 4286, Hwy 133, Shady Valley, Tennessee 37688,

hereinafter called the grantor, to

Diamond-Rivera, LLC, a limited liability company organized and existing under the laws of the State of Florida

whose post office address is: 625 Peachtree Street, Cocoa, FL 32922

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Brevard County, Florida, viz:

Lot 3A, Block 3, Gus C. Edwards Resubdivision of Hendrys Addition to Cocoa, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 87, of the Public Records of Brevard County, Florida.

Parcel ID Number: 24-36-33-29-3-3.A

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence.

Susan Goldthorp
Witness Printed Name Susan Goldthorp

Clair Matthews
Witness Printed Name Clair Matthews

Kent Perry (Seal)
KENT PERRY
Address 4286, Hwy 133, Shady Valley, Tennessee 37688

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this 31st day of October, 2016, by **KENT PERRY**, who is/are personally known to me or who has produced Florida's license as identification.

Michele Brenner
Notary Public
Print Name:

My Commission Expires:





Prepared by and Return to:
Tiffany Scarboro , an employee of
First International Title
3125 S. Washington Ave
Titusville, FL 32780

File No.: 236049-44

WARRANTY DEED

This indenture made on **October 12, 2023** by **Frank Spotts**, whose address is: 1508 Cocoa Bay Blvd, Cocoa, FL 32926 hereinafter called the "grantor", to **Diamond-Rivera LLC, a Florida Limited Liability Company**, whose address is: P. O. Box 348, Mims, FL 32754, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Brevard County, Florida**, to-wit:

Lot 3B, Block 3, GUS C EDWARDS RESUBDIVISION, according to the Plat thereof, recorded in Plat Book 2, Page(s) 87 of the Public Records of Brevard County, Florida.

***This property is not the homestead of the grantor.**

Parcel Identification Number: **24-36-33-29-3-3.B**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2022.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Frank A. Spotts
Frank Spotts

Signed, sealed and delivered in our presence:

Tiffany Scarboro
1st Witness Signature

Print Name: Tiffany Scarboro

Address: 3125 S Washington Ave
Titusville, FL 32780

State of FL

County of Brevard

Arthur Semien
2nd Witness Signature

Print Name: Arthur Semien

Address: 3125 S Washington Ave
Titusville, FL 32780

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization on October 12, 2023, by **Frank Spotts**, who (☐) is/are personally known to me or who (☒) produced a valid drivers license as identification.

Tiffany A. Scarboro

Notary Public Signature

Printed Name:

My Commission Expires:

(NOTARY SEAL)



City of Cocoa
LOCAL BUSINESS TAX RECEIPT
65 Stone Street
Cocoa, Florida 32922
(321) 433 - 8501
Receipt Number 25-00007557
10/24-09/25

DIAMOND SYSTEMS LLC
P.O. BOX 348
MIMS FL 32754

BASE FEE	ADDITIONAL CHARGE	LATE PENALTY	TOTAL PAID
74.00	0.00	0.00	74.00

NAICS Code: 334
Classification: Computer and Electronic Product Manuf
Local Business Tax Receipt Number: 25-00007557
Date Issued: October 21, 2024
Expiration Date: September 30, 2025



Location Address:
625 PEACHTREE ST
COCOA FL 32922

A penalty will be imposed on any persons failing to post this receipt conspicuously in the place of business or for not renewing by September 30th. This receipt is transferable only under conditions stated in Chapter 12, Cocoa City Code.

This Local Business Tax Receipt does not constitute an endorsement approval or disapproval of the holder's skill or competence or for the compliance or non-compliance of the holder with other laws, regulations or standards.

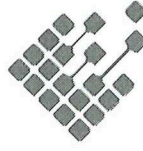
Please Note: If payment was made by check or credit card and returned to the City of Cocoa for "non-sufficient funds" or payment is refused by your credit card company then your Local Business Tax Receipt is not valid.

Customer Service Feedback Survey: Please take a moment to complete a brief customer service survey regarding your experience with the City of Cocoa Community Development Department.

The online Customer Service Feedback Survey can be found at:

www.cocoafl.org/communityservicescustomersurvey

For any questions concerning this Local Business Tax Receipt, please contact a Permit/License Technician at (321) 433-8501 or 8502.



DIAMOND SCIENTIFIC

Scope of Rehabilitation Work for Fencing of Property at 625 Peachtree Street, Cocoa, Florida

Fencing will encompass two parcels of property belonging to the owner. The parcels are on the corner of Peachtree Street and Blake Avenue in Cocoa, Florida. (Parcel ID 24-36-33-29-3-4.A and Parcel ID 24-36-33-29-3-13.A)

Approximately, 588 feet of a 6-foot high black commercial aluminum 3-rail pressed spear fence with a 17-foot cantilever gate and one 16-foot double swing gate will be installed on the property.

The cantilever gate will be installed at the concrete drive between Peachtree Street and the owner's office. The swing gate will be installed on the asphalt driveway at Blake Avenue.

The following trees and shrubs will be planted along Peachtree Street:

- Five *Eugenia Mrytifolias*
- Four Christmas Palms
- Seventy shrubs consisting of a mix of *Clusia*, *Arboricola Trinette*, and *Podocarpus* shrubs

The following trees and shrubs will be planted along Blake Avenue:

- Three *Eugenia Mrytifolias*
- Four Silver Buttonwoods
- Thirty-seven shrubs consisting of a mix of *Clusia*, *Arboricola Trinette*, and *Podocarpus*

Mulch will be placed on the newly planted beds.

An irrigation system will be installed to water the newly planted trees and shrubs.

Landscaping requirements will be met as per Cocoa, Florida, Code of Ordinances, Appendix A - Zoning, Article XIII. - Supplementary District Regulations, Section 22 Landscape Requirements.

625 Peachtree St., Cocoa, Florida 32922 (office)
PO Box 348, Mims, Florida 32754 (mailing)
www.DiamondSci.com, info@diamondsci.com
1-321-223-7500



Project's Ability to Meet the Design Criteria

The design of the proposed fence meets the design criteria required by the Commercial Facade Improvement Program. Most if not all of the fence will be highly visible from the right-of-way due to the property's location on the corner of two streets.

The fence is not chain-linked. The material is black-coated aluminum set in vertical alignment six-feet high. Three rails run horizontally. One rail at the bottom and two at the top. The top of the vertical fence lines are designed as spear points to add aesthetic appeal and discourage unauthorized entry.

The two gates are of the same material, design, and color as described for the fence.

Landscaping requirements will be met as per Cocoa, Florida, Code of Ordinances, Appendix A - Zoning, Article XIII. - Supplementary District Regulations, Section 22 Landscape Requirements.

625 Peachtree St., Cocoa, Florida 32922 (office)
PO Box 348, Mims, Florida 32754 (mailing)
www.DiamondSci.com, info@diamondsci.com
1-321-223-7500

November 8, 2024

DIAMOND SYSTEMS LLC
625 PEACHTREE ST
COCOA Florida 32922

Dear DIAMOND SYSTEMS LLC :

This letter indicates that the Customer named above has requested a verification of the following deposit accounts with Wells Fargo Bank, N.A.

Row	Account Number (Last 4-digits)	Account Name	Date Opened	Current Balance (see Note below)
1	0978	DIAMOND SYSTEMS LLC	03/03/2009	43,125.62
2				
3				
4				
5				
Total:				\$43,125.62

Note: The Current Balance provided above is the opening available balance as of the date of this letter but such balance does not include any uncollected items and/or amounts that have not yet been posted to such account as of the date hereof.

Important Disclosures

The recipient of this information hereby acknowledges that Wells Fargo ("we", "us") does not represent or warrant that the information provided herein is complete or accurate, and any errors or omissions in the information shall not be a basis for a claim against us. This information may not disclose the entire relationship the Customer maintains with us.

This information is subject to change at any time without notice. We are not obligated to notify the recipient of any change in this information, or if any deposit account relationship referenced herein is, or is in the process of being, modified, terminated, or cancelled, unless we are required to do so by law or under the terms of the applicable deposit account agreement.

This letter does not constitute a guaranty of future balances or credit support of any nature, nor do we accept any duty, responsibility, liability or obligation that may arise from providing this letter, including any reliance upon the information or for any loss or damage that may result.

If you have any questions about the information provided or need additional information, please contact the bank's customer as the bank has not been authorized to provide you with any additional information.

Thank you. We appreciate your business.

Wells Fargo Bank, N.A.



Blake Barker C9710 10981
321-639-5303 Z0262-010
Wells Fargo Bank, N.A. C01D 287
Rockledge AU 66667



DIAMSYS-01

KBASAK

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/4/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER World Insurance Associates, LLC 4650 S Hopkins Ave Titusville, FL 32780	CONTACT NAME: Ana Suarez PHONE (A/C, No, Ext): (321) 383-4554 1583 FAX (A/C, No): E-MAIL ADDRESS: anasuares@worldinsurance.com														
INSURED Diamond Systems, LLC 625 Peachtree St Cocoa, FL 32922	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A : Ategrity Specialty Insurance Company</td><td>16427</td></tr><tr><td>INSURER B : Kinsale Insurance Company</td><td>38920</td></tr><tr><td>INSURER C :</td><td></td></tr><tr><td>INSURER D :</td><td></td></tr><tr><td>INSURER E :</td><td></td></tr><tr><td>INSURER F :</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Ategrity Specialty Insurance Company	16427	INSURER B : Kinsale Insurance Company	38920	INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
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INSURER B : Kinsale Insurance Company	38920														
INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:			01-C-PK-P20100829-0	3/11/2024	3/11/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	☒ AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			01-C-PK-P20100829-0	3/11/2024	3/11/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			0100317195-0	7/31/2024	7/31/2025	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

City of Cocoa Diamond Square Redevelopment Agency
65 Stone Street
Cocoa, FL 32922

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

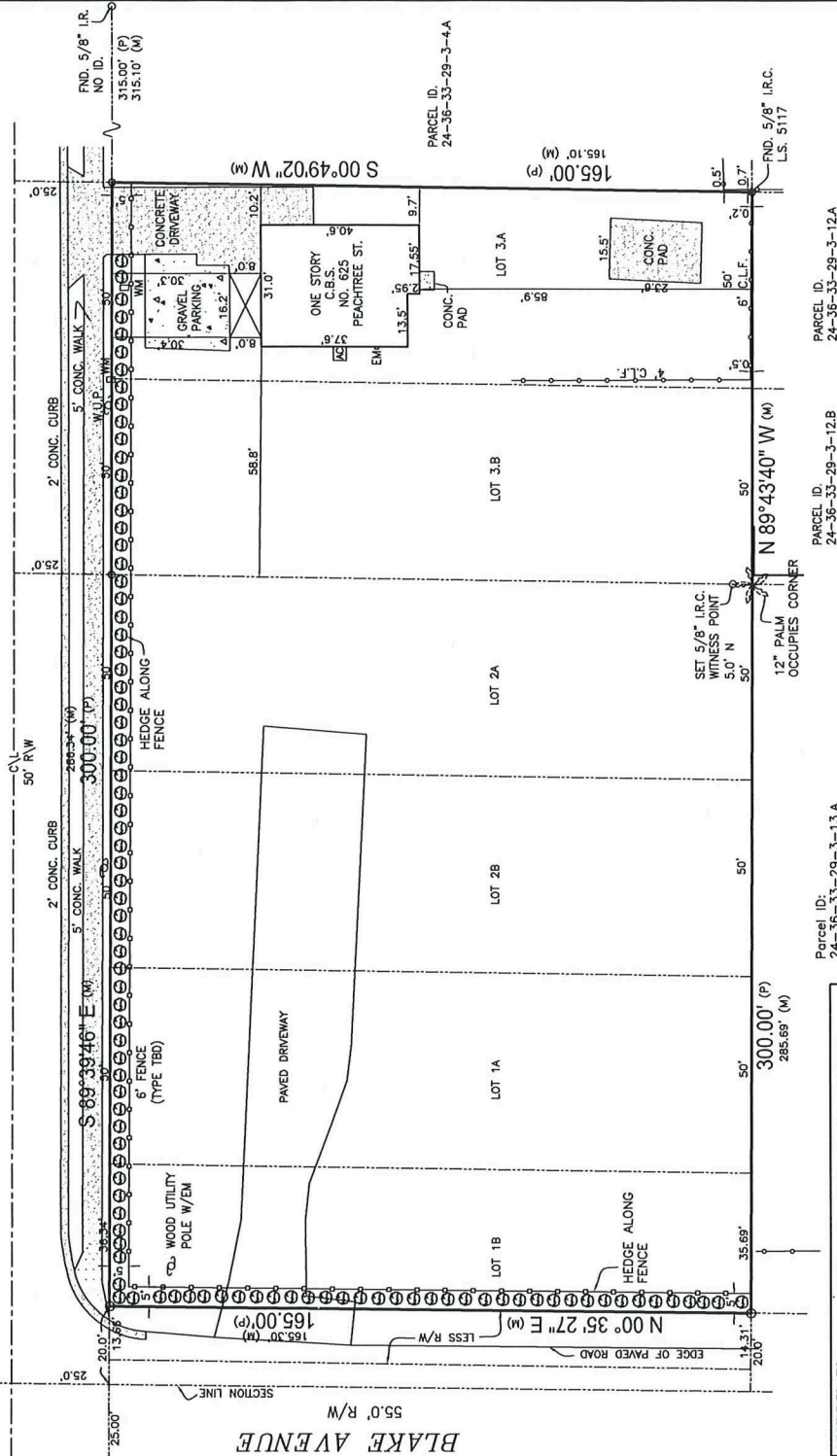
AUTHORIZED REPRESENTATIVE

MAP OF SITE PLAN

DESCRIPTION:
LOTS 1A, 1B, 2A, 2B, 3A AND 3B BLOCK 3
LESS AND EXCEPT ROAD RIGHT OF WAY
GUS C. EDWARDS SUBDIVISION
ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 2,
PAGE 87 OF THE PUBLIC RECORDS
OF BREVARD COUNTY, FLORIDA.



PEACHTREE STREET



LEGEND & ABBREVIATIONS: O = Set 5/8" iron rod with plastic cap Δ = Set nail with metal disc --- = 4" C.L.F. --- = 6" W.F. --- = 6" VINYL FENCE --- = OHPL		CERTIFIED TO: DIAMOND-RIVERA LLC, A FLORIDA LIMITED LIABILITY CO.	
Eric Nielsen Digitally signed by Eric Nielsen Date: 2024.06.21 11:35:55 -0400		Revisions: ADJON PARCELS AND SITE PLAN 08-19-2024	
Eric Nielsen Professional Surveyor & Mapper, No. 5386, L.B. 6946, State of Florida Surveyor License No. 120090426, Panel No. 426, Suffix H, Community No. 01-29-2021, Effective Date, January 29, 2021.		12 STONE STREET, COCOA, FL 32922 Ph: (321) 631-5654 email: ericnielsen@bellsouth.net	
Eric Nielsen Land Surveying, Inc.		SCALE: 1" = 30'	
DATE: 10-31-2023		JOB NO. 23-327-10	

4. The Surveyor has not abstracted the property. Only platted or furnished
essments or encumbrances that may restrict the property are shown.
5. Underground improvements are not located unless requested.
6. Elevations shown hereon based on NAVD83 Datum

UNLESS IT BEARS THE SEAL & SIGNATURE OF A FLORIDA LICENSED SURVEYOR THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY.

Customer: Diamond, Rivera

Address 625 Peachtree St, Cocoa

Phone # 407-947-9955

Start date:

E-mail ramon@diamondsci.com

Gate Code

Date: December 14, 2024

Salesman: Colin

VIKING FENCE & DECK, INC.

4300A US 1, Rockledge, FL 32955

Ph.321-639-2373 fx 321-634-5277

cell 321-890-8400

We offer financing!!!

0% Interest for 12 months!!!



This contract , and all prices and agreements hereon is only good for 120 days.

Specifications

Detail

Furnish and Install Approx. 588' of 6' High Black Commercial 3 Rail Press Spear Fence w/17' Cantilever Gate and 1 - 16' Double Swing Gate. Gates included T Post and Commercial Gate Receiver and Drop Rods.

Footage	588'
Style	Pressed Spear Commercial
Color	Black
Materials	6' High Aluminum
Post Caps	Flat
Fasteners	Stainless Steel
Gate Quantity	3
Gate Hardware	
Walk Gate Size	
Drive Gate	17'/16'
Fence Removal	
Permit	Included
Fence	\$36,604.00

NOTES:

All Changes require signed change order.

Total:	\$36,604.00
Deposit:	\$18,302.00
Upon Completion:	\$18,302.00

Warranty : Viking Fence & Deck and Deck will warranty fence for 1 year from date of installation against any defects in workmanship , warranty does not apply in the event of forces of nature , or damage caused by n by misuse

YOU AS THE PROPERTY OWNER ARE SOLELY RESPONSIBLE FOR IRRIGATION SYSTEM LOCATION

CUSTOMER :

DATE :

Salesman: Colin Makepeace



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

VIKING FENCE & DECK, INC.

Filing Information

Document Number P03000125475
FEI/EIN Number 20-0358176
Date Filed 11/04/2003
Effective Date 01/01/2004
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 10/03/2011

Principal Address

4300 Hwy. US 1,
Suite A
ROCKLEDGE, FL 32955

Changed: 05/22/2020

Mailing Address

4300 Hwy. US 1
Suite A
ROCKLEDGE, FL 32955

Changed: 05/22/2020

Registered Agent Name & Address

MONACHELLO, RICHARD
2301 ROCKLEDGE DRIVE
ROCKLEDGE, FL 32955

Officer/Director Detail

Name & Address

Title PRES

MONACHELLO, RICHARD
2301 ROCKLEDGE DRIVE
ROCKLEDGE, FL 32955

Title Director

Sullivan, Jeremy
481 Halloran St., SE
Palm Bay, FL 32909

Title Director

Russell, Jesse
313 Fifer St., SE
Palm Bay, FL 32909

Annual Reports

Report Year	Filed Date
2022	02/23/2022
2023	01/31/2023
2024	03/11/2024

Document Images

03/11/2024 -- ANNUAL REPORT	View image in PDF format
01/31/2023 -- ANNUAL REPORT	View image in PDF format
02/23/2022 -- ANNUAL REPORT	View image in PDF format
04/09/2021 -- ANNUAL REPORT	View image in PDF format
05/22/2020 -- ANNUAL REPORT	View image in PDF format
06/17/2019 -- ANNUAL REPORT	View image in PDF format
04/09/2018 -- ANNUAL REPORT	View image in PDF format
04/11/2017 -- ANNUAL REPORT	View image in PDF format
04/14/2016 -- ANNUAL REPORT	View image in PDF format
04/13/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
10/30/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
04/24/2012 -- ANNUAL REPORT	View image in PDF format
10/03/2011 -- REINSTATEMENT	View image in PDF format
03/30/2010 -- ANNUAL REPORT	View image in PDF format
05/01/2009 -- ANNUAL REPORT	View image in PDF format
04/07/2008 -- ANNUAL REPORT	View image in PDF format
05/11/2007 -- ANNUAL REPORT	View image in PDF format
04/17/2006 -- ANNUAL REPORT	View image in PDF format
04/26/2005 -- ANNUAL REPORT	View image in PDF format
11/04/2003 -- Domestic Profit	View image in PDF format

LANDSCAPE CALCULATIONS

WEST PROPERTY LINE

165' - 20' DRIVEWAY = 145'
SHRUBS 4' OC = 37 SHRUBS 2' TALL
TREES 1 TREE / 30' 165'/30 = 6 TREES 6' TALL

NORTH PROPERTY LINE

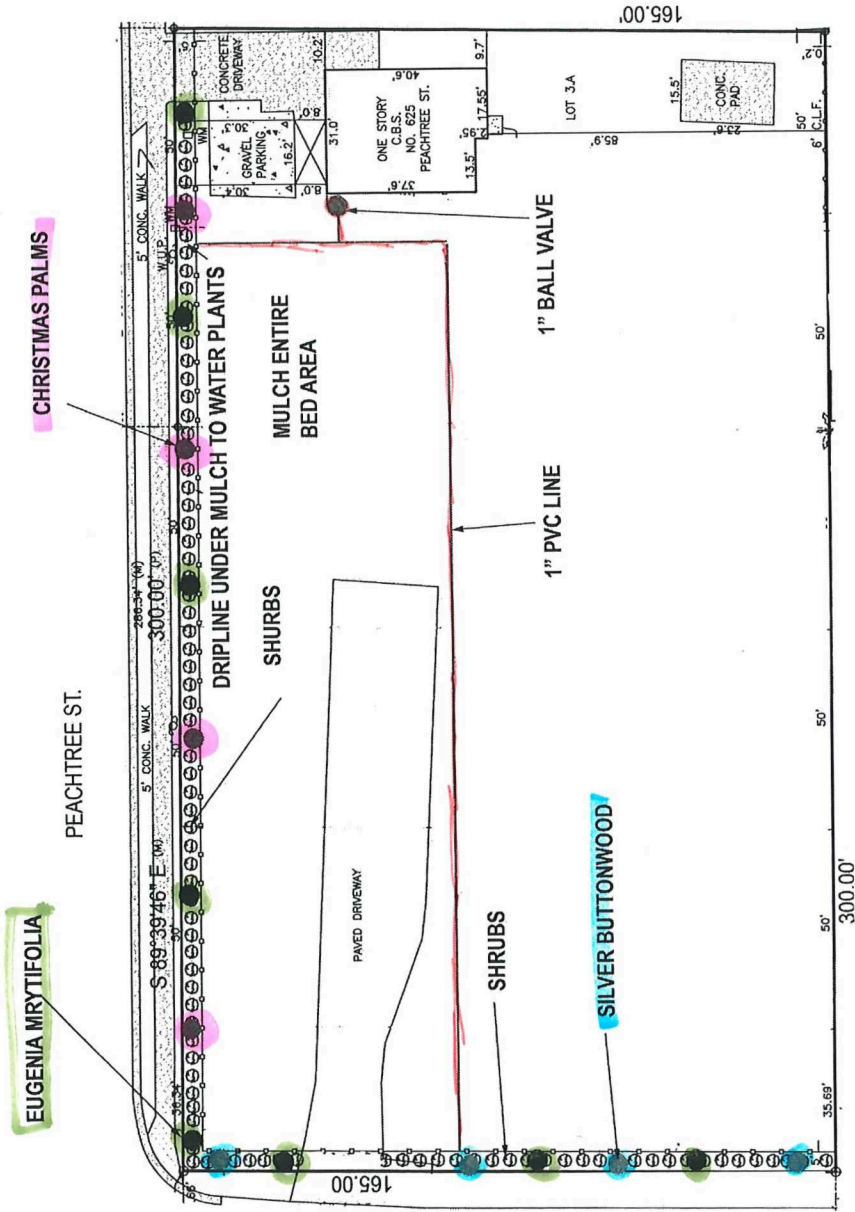
300' - 20' DRIVEWAY = 280'
SHRUBS 4' OC = 70 SHRUBS 2' TALL
TREES 1 TREE / 30' 300' / 30 = 10 TREES 6' TALL

SHRUBS WILL BE A MIX OF CLUSIA, ARBORICOLA TRINETTE, AND PODOCARPUS WITH 20 - 30' / OF EACH VARIETY AS SPACING DICTATES 107 TOTAL

TREES WILL BE A MIX OF 8 EUGENIA MYRTIFOLIA, AND 4 CHRISTMAS PALMS AND 4 SILVER BUTTONWOOD 6' TALL MINIMUM HT.

MULCH PLANTING BEDS

STEVENSON LANDSCAPING SERVICES, LLC
NURSERY, LANDSCAPING, IRRIGATION
web. slandscaping@gmail.com
321 403 1504



LANDSCAPE PLAN FOR 625 PEACHTREE STREET



Date: 11/24/2024

DIAMONDSCIENTIFIC
625 PEACH TREE STREET
321 223 7500

QUOTE

STEVENSON LANDSCAPING SERVICES, LLC

BILLING ADDRESS: 1270 ISLAND DR. MERRITT ISLAND FL. 32952

LANDSCAPE AND IRRIGATION DESIGN AND INSTALLATION

PH. 321 403 1504

2.9 ACRE NURSERY AT 3170 GRISSOM PARKWAY COCOA FL. 32926

web. stevenson-landscaping.com

email - slandscaping@gmail.com

Quantity	Description	Price	Amount
8	EUGENIA MYRTIFOLIA TREES 6' MINIMUM HT. INSTALLED	150	\$1,200.00
4	CHRISTMAS PALMS SINGLE TRUNK 6' MINIMUM HT. INSTALLED	150	\$600.00
4	SILVER BUTTONWOOD TREES 6' TALL MINIMUM HT. INSTALLED	150	\$600.00
107	SHRUBS MIX OF CLUSIA, ARBORICOLA TRINETTE, PODOCARPUS 3 GAL 2' TALL INSTALLED	22	\$2,354.00
15	CU.YDS. MULCH INSTALLED	85	\$1,275.00
1	DRIP IRRIGATION SYSTEM USING DRIP LINES AND IRRIGATION CONTROLLER.		\$1,500.00
	NOTE: IRRIGATION WATER SUPPLY AND 110V PLUG OUTLET NEEDED IN CLOSE PROXIMITY TO AREA SHOWN IN PLAN FOR IRRIGATION SYSTEM.		
	NOT SURE WHAT PREPARATION WILL BE NEEDED FOR PLANTING?		
	CHRISTMAS PALMS AND EUGENIA DON'T SPREAD VERY WIDE AND WOULD BE GOOD FOR THE AREA ALONG PEACHTREE ST. AS THE PLANTING AREA IS SO CLOSE TO THE SIDEWALK. ALL THE SHRUBS AND TREES RECOMMENDED ARE		



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

STEVENSON LANDSCAPING SERVICES, LLC

Filing Information

Document Number L12000003725
FEI/EIN Number 45-4222119
Date Filed 01/09/2012
Effective Date 01/01/2012
State FL
Status **ACTIVE**
Last Event REINSTATEMENT
Event Date Filed 01/26/2023

Principal Address

1270 ISLAND DRIVE
MERRITT ISLAND, FL 32952

Mailing Address

1270 ISLAND DRIVE
MERRITT ISLAND, FL 32952

Registered Agent Name & Address

stevenson, jerold ralph
1270 ISLAND DRIVE
MERRITT ISLAND, FL 32952

Name Changed: 01/26/2023

Authorized Person(s) Detail

Name & Address

Title MGRM

STEVENSON, JEROLD
1270 ISLAND DRIVE
MERRITT ISLAND, FL 32952

Annual Reports

Report Year	Filed Date
2022	01/26/2023
2023	01/26/2023

2024

04/03/2024

Document Images

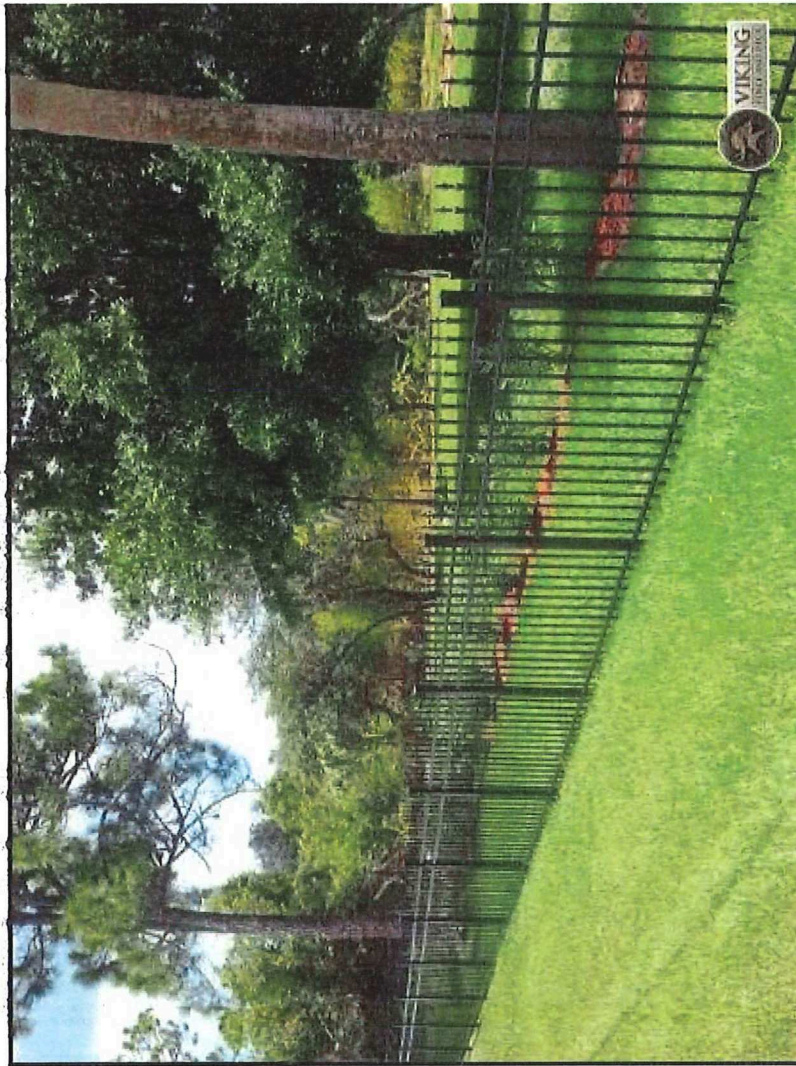
04/03/2024 -- ANNUAL REPORT	View image in PDF format
01/26/2023 -- REINSTATEMENT	View image in PDF format
01/31/2021 -- ANNUAL REPORT	View image in PDF format
01/16/2020 -- ANNUAL REPORT	View image in PDF format
01/26/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
03/03/2016 -- ANNUAL REPORT	View image in PDF format
01/28/2015 -- ANNUAL REPORT	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
04/12/2013 -- ANNUAL REPORT	View image in PDF format
01/09/2012 -- Florida Limited Liability	View image in PDF format

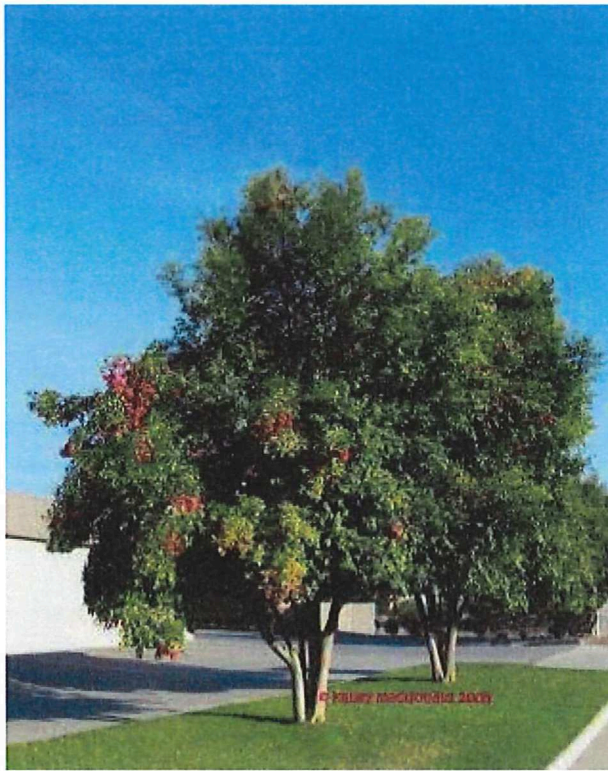
Florida Department of State, Division of Corporations




DIAMOND
SCIENTIFIC
321-223-7500
www.DiamondSci.com







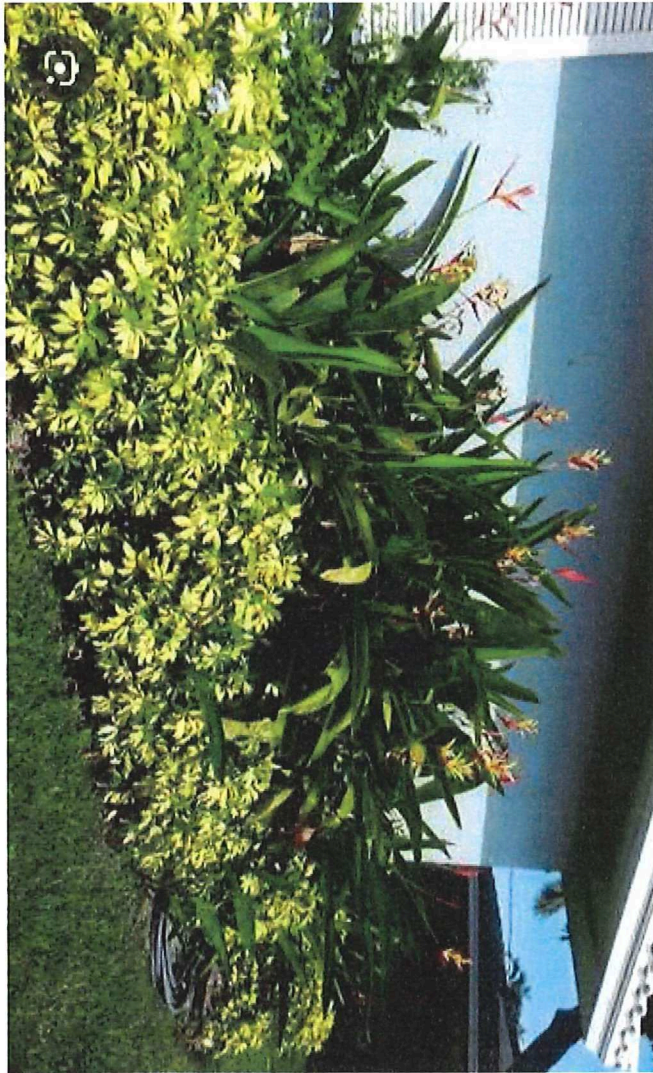












**GRANT AGREEMENT
COMMERCIAL FAÇADE IMPROVEMENT PROGRAM
DIAMOND SQUARE COMMUNITY REDEVELOPMENT AGENCY**

THIS GRANT AGREEMENT is made this ____ day of _____, **2025** by and between the **City of Cocoa, Diamond Square Redevelopment Agency**, a Florida Community Redevelopment Agency formed pursuant to Section 163.330 et seq., Florida Statutes, whose principal address is 65 Stone Street, Cocoa, Florida 32922 ("**DS CRA**") and **Diamond-Rivera, LLC; Ramon Rivera**, whose principal address is: **625 Peachtree Street, Cocoa, FL 32922**. ("Grantee").

RECITALS:

WHEREAS, the DS CRA has implemented the Commercial Facade Improvement Program (CFIP), the primary purpose of which is to improve the aesthetics and economic order of the community, thereby promoting the public interest, by making matching grants to property owners of commercial property within the Diamond Square Redevelopment Area;

WHEREAS, a CFIP grant application was received by the DS CRA, submitted by Grantee, regarding the property owned by Grantee **Diamond-Rivera, LLC; Ramon Rivera** and located at street address: **625 Peachtree Street, Cocoa, FL 32922** ("Property");

WHEREAS, a further objective of the CFIP is to upgrade and preserve the aesthetic appearance and/or structural integrity of commercial buildings in the Diamond Square Redevelopment Area in order to reduce blight and make the area more conducive to private investment by providing funding incentives to undertake permanent property improvements to commercial building exteriors in the Diamond Square Redevelopment Area;

WHEREAS, the DS CRA believes the CFIP will thereby stimulate increased business opportunities within the Diamond Square Redevelopment Area, improve property values, increase tax revenues, and improve employment opportunities;

WHEREAS, grants provided by the DS CRA shall be on a dollar for dollar matching basis, matching the investment made by the owner or owners of a particular parcel of commercial property; and

WHEREAS, Grantee has submitted an application under the CFIP which the DS CRA believes meets the criteria and purposes as outlined by the program.

NOW THEREFORE, in consideration, the mutual covenants and provisions hereof, and other good, diverse, and valuable considerations, the receipt and sufficiency all of which is hereby acknowledged, the parties desiring to be legally bound do hereby agree as follows:

1. **Recitals.** Each and all of the foregoing recitals are hereby incorporated herein and declared to be true and correct.

2. **Property Subject to Grant Agreement.** The real property to be benefited by this grant and that is subject to this Grant Agreement is described on **Exhibit A**, a copy of which is attached hereto and incorporated herein by this reference.

3. **Grant Awarded.**

(a) The Grantee is hereby awarded a grant pursuant to the Diamond Square Redevelopment Agency CFIP. All regulations of the CFIP shall be adhered to by the DS CRA and the Grantee. The maximum amount of the grant is described in the attached **Exhibit B**. Under no circumstances shall the amount of money granted for qualifying facade improvements under the CFIP to the Grantee exceed the amount set forth in **Exhibit B** as the Maximum of Amount of Grant as approved or otherwise aggregately exceed the sum of **Twenty Thousand Dollars and 00/100 (\$20,000.00)**, in the event that a previous grant has been provided to Grantee for the same commercial parcel of property located in the DS CRA district. Grant funds shall only be paid by the DS CRA for qualified approved facade improvements described on **Exhibit B**.

(b) The Grant is awarded on a reimbursement basis. Funds subject to this Grant shall be paid to the Grantee by the DS CRA only upon completion of all work. Completion of all work, as that term is utilized in this Grant Agreement, shall constitute issuance of a final inspection, certificate of completion, or similar instrument, issued by the City of Cocoa's Building Department for the facade improvement work subject to this grant. All work shall be in compliance with zoning and design restrictions applicable to the Property.

(c) To be reimbursed, the Grantee shall provide to the City of Cocoa Community Services Department on behalf of the DS CRA, paid receipts from laborers, suppliers, materialmen, contractors, and sub-contractors. The receipts must include the following information: 1) Name, address, and telephone number of laborer, supplier, materialmen, contractor, or sub-contractor performing work or supplying material; 2) Date of work or material provided; 3) Description of property upon which the work was provided or to which the material was delivered; 4) Itemized description of work provided (e.g. - who performed the work, how many

hours involved, charge for work, type of work performed) or material supplied (e.g. – number of gallons of paint, quantity and measurements for each new dome style awning, 26 feet of 6' fence, one (1) 6'H x 10' W double gate; description of LED wall pack, etc.); 5) Itemized cost of work performed or material supplied; 6) Statement of what work or material was for (e.g. – supplied 2 coats of coal tar emulsion sealer with sand and latex additive to cover approximately 10,647 square feet of asphalt surface; supplied 26 feet fence for privacy fence to hide parking lot dumpster; number and measurements for privacy fence gate; labor time spent and LED wall pack etc. for parking lot lighting); and 7) Statement signed by laborer, supplier, materialmen, contractor, or sub-contractor that the amount billed has been paid by the Grantee. The paid receipts are subject to DS CRA review and approval for application to this grant. In no event shall more than 50% of the amount noted on a DS CRA approved paid receipt be reimbursed to the Grantee.

(d) All work subject to this Grant Agreement must be substantially completed within 365 days of the date of this Grant Agreement.

(e) By execution of this Grant Agreement, the Grantee acknowledges that only State of Florida/Brevard County contractors licensed pursuant to Chapter 489, Florida Statutes, or as otherwise exempted under Section 489.103, Florida Statutes, shall be used to perform the work, and that all legally required permits, certifications, licenses, and insurance shall be obtained for the work to be performed. Authorized work may not be performed by a Grantee and applied to this Grant, unless same was approved prior to the date of this Grant Agreement by the DS CRA Governing Board.

(f) Reimbursement shall be denied for any instance in which the terms of this Grant Agreement have been violated.

4. Warranty of Grantee: Maintenance: Covenant Running with the Land.

(a) Grantee agrees and warrants to the DS CRA that the funds reimbursed pursuant to this grant shall only be spent for purposes as approved in **Exhibit B**.

(b) Grantee covenants and warrants that all improvements approved for matching funds under this Grant Agreement shall be maintained and preserved for a minimum of five (5) years. The obligation to maintain the improvements for a minimum of five (5) years shall be binding upon successors and assigns and is intended to be a covenant running with the land. **Grantee shall be required to sign the Covenant attached hereto as Exhibit C, which shall be recorded in the Public Records of Brevard County, Florida.** If the DS CRA determines that said improvements are not being properly maintained during said five (5) – year period, the Grantee agrees that it is liable to and shall immediately reimburse the DS

CRA for the entire amount of this CFIP Grant, plus interest. Grantee shall be required to refund the amount to the DS CRA within thirty (30) days of receiving the demand.

(c) The Grantee hereby agrees to pay for any costs of recordation of the Covenant in the Public Records of Brevard County, Florida, and the recorded original hereof shall be returned to the DS CRA for filing in its records.

(d) The Grantee covenants and warrants that it shall continuously keep the buildings and other improvements now or hereafter existing, erected and located on said premises insured against loss or damage resulting from fire, windstorm, extended coverage and such other hazards, casualties and contingencies and perils for the five-year maintenance period in such a form and amount as may from time to time be required by the DS CRA, but not less than full insurable value. All such insurance shall be carried with such company or companies as may be reasonably acceptable to the DS CRA and the original policy or policies and renewals thereof (or, at the option of the DS CRA, duplicate originals or certified copies thereof) together with receipts evidencing payment of the premium therefore shall be deposited with, held by and are hereby assigned to the DS CRA as additional security for the indebtedness secured hereby. Each such policy of insurance shall contain a loss payable clause in favor of and in form reasonably acceptable to the DS CRA and shall provide for not less than thirty (30) days prior written notice of modification, cancellation, termination or expiration to the DS CRA. In the event of loss by reason of the hazards, casualties, contingencies and perils for which insurance has been required by the DS CRA, and the DS CRA, at its option, may make proof of loss if not made promptly by the Grantee.

5. **Grantee is an Independent Contractor.** It is specifically understood and agreed to by and between the parties hereto that in utilizing the funds hereunder, that this grant award, and relationship between the DS CRA and the Grantee is one in which the Grantee is an independent contractor of the DS CRA and not an agent, employee, joint venture, or other partner of the DS CRA or the City of Cocoa. Nothing contained herein shall be construed to be inconsistent with this relationship or status. Nothing in this Grant Agreement shall be interpreted or construed to constitute the Grantee, or any of its agents, volunteers, or employees to be the agent, employee, partner, or representative of the DS CRA or the City of Cocoa.
6. **Grantee's Signatory.** The undersigned person executing this Grant Agreement on behalf of the Grantee hereby represents and warrants that he/she has the full authority to sign said Grant Agreement for the Grantee and to fully bind the Grantee to the terms and conditions set forth in this Grant Agreement.

7. Record retention: Public records: Accounting: Inspection.

(a) Financial records, supporting documentation, statistical and all other records pertinent to this Grant Agreement shall be retained for a period of at least five (5) years (365 days = 1 year) after final payment by the DS CRA of any grant funds, except that in all cases such records shall be retained until final resolution of matters resulting from any litigation, claim, or audit initiated prior to the expiration of the five year retention period and shall continue to be subject to retention until the same is resolved to the satisfaction of the DS CRA.

(b) Pursuant to Chapter 119, Florida Statutes, the Grantee agrees that any records, documents, transactions, writings, papers, letters, computerized information and programs, maps, books, audio or video tapes, films, photographs, data processing software, writings or other material(s), regardless of the physical form, characteristics, or means of transmission, of the Grantee related, directly or indirectly, to this Grant Agreement and made or received pursuant to law or ordinance or in connection with the transaction of official business by the DS CRA, may be deemed to be a public record and subject to the provisions of Chapter 119, Florida Statutes, whether in the possession or control of DS CRA or the Grantee, and may not be destroyed without the specific written approval of the DS CRA's designated custodian of public records. The Grantee shall provide the DS CRA, upon request from the DS CRA, copies of requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law. The Grantee agrees to comply with public records laws. Should the DS CRA not possess public records relating to this Grant Agreement which are requested to be inspected or copied by the DS CRA or any other person, the DS CRA shall immediately notify the Grantee of the request and the Grantee shall then provide such records to the DS CRA or allow the records to be inspected or copied within a reasonable time. All public records in connection with this Grant Agreement shall, at any and all reasonable times during the normal business hours of the Grantee, be open and freely exhibited to the DS CRA for the purpose of examination, audit, or otherwise. If the Grantee fails to comply with this Section, and the DS CRA must enforce this Section, or the DS CRA suffers a third-party award of attorney's fees and/or damages for violating Chapter 119, Florida Statutes, due to Grantee's failure to comply with this Section, the DS CRA shall collect from Grantee prevailing party attorney's fees and costs, and any damages incurred by the DS CRA, for enforcing this Section against Grantee. And, if applicable, the DS CRA shall also be entitled to reimbursement of all attorneys' fees and damages which the DS CRA had to pay a third party because of the Grantee's failure to comply with this Section. The terms and conditions set forth in this Section shall survive the termination of this Grant Agreement.

(c) Grantee financial records shall be prepared and maintained in accordance with generally accepted accounting practices and available for inspection by the DS CRA or its authorized representatives at all reasonable times. Grantee agrees that it may be audited for internal performance or accounting matters at any time by the DS CRA to assure compliance with this Grant Agreement. Any monies finally determined as a result of any financial review or audit which are misspent or otherwise not spent as provided for in this Grant Agreement shall be immediately returned to the DS CRA. Prior to making any final determination of misspending or failure to comply with this Grant Agreement by the Grantee, the DS CRA shall coordinate with the Grantee to allow the Grantee an opportunity to explain its actions or otherwise provide compliance with this Grant Agreement.

(d) DS CRA staff is authorized to conduct an inspection of the property at any time during regular business hours of the property to ensure improvements are maintained in accordance with this Grant Agreement. The DS CRA agrees that any inspection shall be coordinated with the property owner or tenant and conducted in a manner so as to minimize interference with the business of the property owner or tenant.

8. **Indemnification and Hold Harmless.** The Grantee agrees to the fullest extent permitted by law, to indemnify and hold harmless the DS CRA, its employees, officers, and attorneys from and against all claims, losses, damages, personal injuries (including but not limited to death), or liability (including reasonable attorney's fees), directly or indirectly arising from the acts, inactions, errors, omissions, intentional or otherwise, arising out of or resulting from: (i) any act or omission on the part of the Grantee, its officers, agents, employees, volunteers, or invitees in the construction, reconstruction, or building of any improvement for which DS CRA funds might be reimbursed pursuant to this Grant Agreement; (ii) by reason of any breach, violation or nonperformance of any condition or covenant in this Grant Agreement on the part of the Grantee; (iii) injury and negligence based on a failure to train or supervise workers, employees, contractors, volunteers, or agents of the Grantee in performing services or supplying material for work that is to be reimbursed pursuant to this Grant Agreement; (iv) failure of the Grantee, or its employees, agents, or volunteers, to employ safety measures in the performance of work that is to be reimbursed pursuant to this Grant Agreement; (v) injury or negligence of any person arising from the work or material supplied that is subject to reimbursement pursuant to this Grant Agreement; or (vi) failure to follow or correctly follow directions of the State or any other governmental entity.

The indemnification provided above shall obligate the Grantee to defend at its own expense or to provide for such defense, at the option of the DS CRA, as the case may be, of any and all claims of liability and all suits and actions of every name and description that may be brought against the DS CRA or its

employees, officers, and attorneys which may result from the acts or omissions stated above under this Grant Agreement whether performed by the Grantee, anyone directly or indirectly employed by the Grantee, or anyone otherwise authorized to act, in any manner, on their behalf. In all events, the DS CRA shall be permitted to choose legal counsel of its sole choice, the fees for which shall be reasonable and subject to and included with this indemnification provided herein. This indemnification provision shall survive termination of the Grant Agreement.

9. Applicable Law/Notice.

(a) This grant award and the attachments hereto shall be governed by the law of the State of Florida. Venue shall only be properly placed in Brevard County, Florida for state court actions and Orlando, Florida for federal actions.

(b) All notices, demands, requests, instructions, approvals, and claims shall be in writing. All notice of any type hereunder shall be given by U.S. mail or by hand delivery to an individual authorized to receive mail for the below listed individuals, all to the following individuals at the following locations:

TO THE DIAMOND SQUARE CRA: Diamond Square Community
Redevelopment Agency c/o
The City of Cocoa
Community Services Department
65 Stone Street
Cocoa, Florida 32922

TO THE GRANTEE: **Diamond-Rivera, LLC**
Ramon Rivera
625 Peachtree Street
Cocoa, FL 32922

Notice shall be deemed to have been given and received on the date the notice is physically received if given by hand delivery or first-class U.S. mail, postage prepaid, as addressed above. Notice shall be deemed to have been given and received on the date the notice is mailed, if given by certified mail, return receipt requested, postage prepaid, as addressed above. Any party hereto by giving notice in the manner set forth herein may unilaterally change the name of the person to whom notice is to be given or the address at which notice is to be received.

10. **Interpretation.** Both the DS CRA and the Grantee have participated in the drafting of all parts of this Grant Agreement. As a result, it is the intent of the parties that no portion of this Grant Agreement shall be interpreted more harshly against either of the parties as the drafter.

11. **Amendment of Grant Agreement.** Modifications or changes in this Grant Agreement must be in writing and executed by the parties bound to this Grant Agreement.
12. **Severability.** Invalidation of any one word, clause, sentence, or paragraph, or the application thereof in specific circumstances, by judgment, court order, or administrative hearing or order shall not affect any other words, clauses, sentences, or paragraphs, all of which shall remain in full force and effect, and this Grant Agreement shall be read as if said invalidated word, clause, sentence, or paragraph did not exist.
13. **Attorney's Fees.** In the event any litigation or controversy arises out of or in connection with the parties hereto, each party shall bear their own costs and attorney's fees. Notwithstanding the foregoing, should the DS CRA determine that the Grantee must reimburse the DS CRA in the amount of the Grant for failure to maintain the improvements in accordance with this Grant Agreement, the Grantee shall be responsible for all related costs and attorney's fees incurred by the DS CRA as to any related litigation or controversy.
14. **Entire Grant Agreement.** This Grant Agreement represents the entire and integrated Agreement between the parties and supersedes all prior negotiations, representations, or Agreements, either oral or written, and all such matters shall be deemed merged into this Grant Agreement.
15. **Sovereign Immunity.** The DS CRA intends to avail itself of the benefits of Section 768.28, Florida Statutes and any other statutes and common law governing sovereign immunity to the fullest extent possible. Neither this provision nor any other provision of this Grant Agreement shall be construed as a waiver of the DS CRA's right to sovereign immunity under section 768.28, Florida Statutes, or other limitations imposed on the DS CRA's potential liability under state or federal law. As such, the DS CRA shall not be liable under this Grant Agreement for punitive damages or interest for the period before judgment. Further, the DS CRA shall not be liable for any claim or judgment, or portion thereof, to any one person for more than two hundred thousand dollars (\$200,000.00), or any claim or judgment, or portion thereof, which, when totaled with all other claims or judgments paid by the State or its agencies and subdivisions arising out of the same incident or occurrence, exceeds the sum of three hundred thousand dollars (\$300,000.00). Nothing in this Grant Agreement is intended to inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law. This paragraph shall survive termination of this Grant Agreement.

16. **Headings.** The headings used in this Grant Agreement are for reference only and shall not be relied upon nor used in the interpretations of this Grant Agreement.

IN WITNESS WHEREOF, the DS CRA and Grantee have set forth their signatures on the day and year written below.

Witnesses: _____ Print Name: _____ _____ Print Name: _____	GRANTOR: DIAMOND SQUARE COMMUNITY REDEVELOPMENT AGENCY, Florida Community Redevelopment Agency pursuant to Section 163.330 <u>et</u> <u>seq.</u> , Florida Statutes. By: _____ City Manager, Stockton Whitten
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STATE OF Florida
COUNTY OF Brevard

The foregoing instrument was acknowledged before me this ____ day of _____, 2025 by Stockton Whitten, City Manager of Diamond Square Community Redevelopment Agency, a Florida Community Redevelopment Agency formed pursuant to Section 163.330 et seq., Florida Statutes, who executed the foregoing instrument and acknowledged before me that he executed the same for the uses and purposes therein expressed and who is personally known to me and who did not take an oath.

(NOTARY SEAL)

Notary Public Signature

Typed or Printed Notary Name

[This area left intentionally blank, signatures on next page]

Witnesses: Print Name: _____ Print Name: _____	GRANTEE: <u>Diamond-Rivera, LLC</u> Print Name: <u>Ramon Rivera</u> Title: <u>Chief Executive Officer</u> Signature: _____
---	--

STATE OF Florida
COUNTY OF Brevard

The foregoing instrument was acknowledged before me this _____ day of _____, 2025 by **Ramon Rivera, CEO, Diamond-Rivera, LLC** of **625 Peachtree Street, Cocoa, FL 32922** who executed the foregoing instrument and acknowledged before me that he/she executed the same for the uses and purposes therein expressed and who is personally known to me or who has produced _____ as identification and who did not take an oath.

(NOTARY SEAL)

Notary Public Signature

Typed or Printed Notary Name

[This area left intentionally blank]

EXHIBIT A

DESCRIPTION OF REAL PROPERTY SUBJECT TO GRANT AGREEMENT

Street Address(es): **625 Peachtree Street, Cocoa, FL 32922**

Owner: **Ramon Rivera, CEO, Diamond-Rivera, LLC**

Legal Description of Real Property: **Lot 3A, Block 3, Gus C. Edwards Resubdivision of Hendrys Addition to Cocoa, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 87, of the Public Records of Brevard County, Florida.**

Parcel 1: **24-36-33-29-3-3-A (Lot 3A)**

Additional Parcels: **24-36-33-29-3-3-B (Lot 3B)**

24-36-33-29-3-1-A (combined Lots 1A, 1B, 2A, and 2B.)

EXHIBIT B

GRANT DESCRIPTION

Maximum Amount of Grant as Approved: \$ 20,000.00

Items to be Improved <u>Pursuant to Approved Grant</u>	Cost of Items <u>to be Improved</u>
Vendor: Viking Fence and Deck, Inc. - Install 588 feet of 6-foot tall black commercial three-rail press spear fence with 17-foot cantilever gate and 16-foot double swing gate. Gates include T-Post and Commercial Gate Receiver and Drop Rods.	\$36,604.00
Fence Sub-Total	\$36,604.00
Vendor: Stevenson Landscaping Services, LLC – Install Landscaping, mulch, and irrigation system as follows:	
Eight Eugenia Myrtifolia Trees	\$1,200.00
Four Christmas Palms	\$600.00
Four Silver Buttonwood Trees	\$600.00
107 Shrubs, mix of Clusia, Arboricola Trinette, Podocarpus	\$2,354.00
15 Cubic Yards of Mulch	\$1,275.00
One Drip Irrigation System using Drip lines and irrigation controller.	\$1,500.00
Landscaping Sub-Total	\$7,529.00

Grand Total: \$44,133.00.

EXHIBIT C
Restrictive Covenants

[see attached document]

RESTRICTIVE COVENANTS
Commercial Façade Improvement Program
Diamond Square Community
Redevelopment Agency

THESE COVENANTS are entered into this ____ day of _____, 2025, by **Diamond-Rivera, LLC; Ramon Rivera**, hereinafter referred to as the Owner, and shall be effective for a period of five years from the date of recordation by the Clerk of the Circuit Court of Brevard County, Florida.

RECITALS

WHEREAS, the Owner is the fee simple titleholder of the Property located at **625 Peachtree Street, Cocoa, FL 32922**, in Brevard County, Florida, as legally described in Exhibit A, attached to and made a part hereof; and

WHEREAS, the Owner is a grant recipient and is to receive Commercial Façade Improvement Program assistance funds administered by the Diamond Square Community Redevelopment Agency, 65 Stone Street, Cocoa, Florida 32922, hereinafter referred to as the Diamond Square CRA, in the amount not to exceed (\$**20,000.00**), to be used for the improvement of the Property of the Owner as described in Exhibit A; and

WHEREAS, said Diamond Square CRA funds have been or will be expended for the purpose of improving the façade of the building(s) located on Owner's Property in order to reduce blight and make the Diamond Square Community Redevelopment Area more conducive to private investment; and

NOW THEREFORE, as part of the consideration for the Diamond Square CRA grant, the Owner hereby makes and declares the following restrictive covenants which shall run with the title to said Property and be binding on the Owner and its successors in interest, if any, for a period stated in the preamble above:

1. The Owner agrees to maintain and preserve all improvements located on the Property approved for grant funding by the Diamond Square CRA.
2. The Owner agrees that no modifications will be made to the Property, other than routine repairs and maintenance, without advance review and approval of the plans and specifications by the Diamond Square CRA.
3. The Owner agrees that any modifications to the Property shall be made in a manner consistent with the applicable zoning and design regulations of the City of Cocoa.
4. The Owner agrees that the City of Cocoa, its agents and its designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether the conditions of the Grant Agreement and these covenants are being observed.
5. The Owner agrees that these restrictions shall encumber the property for a period of five years from the date of recordation, and that if the restrictions are violated within the five-year period, the Diamond Square CRA shall be entitled to demand return of the entire grant amount, plus interest at the promulgated Prime rate at the time of default, which shall be refunded within thirty (30) days of receiving the demand.

6. The Owner agrees to file these covenants with the Clerk of the Circuit Court of Brevard County, Florida, and shall pay any and all expenses associated with their filing and recording.
7. The Owner agrees that the Diamond Square CRA shall incur no tax liability as a result of these restrictive covenants.

IN WITNESS WHEREOF, the Owner has read these Restrictive Covenants and has hereto affixed their signature.

WITNESSES:

Witness Signature

OWNER

Witness Name Typed/Printed

Owner's Address

Witness Signature

City State Zip

Witness Name Typed/Printed

The State of Florida
County of _____

I certify that on this date before me, an officer duly authorized in the state and county named above to take acknowledgments, that _____ personally

appeared as _____ for _____
(Name)
(Officer) (Name of Corporation/Partnership)

known to me to be or who proved to my satisfaction that he/she is the person described in and who executed the foregoing instrument.

Type of Identification Produced _____

Executed and sealed by me at _____, Florida on _____, 2025.

Notary Public in and for

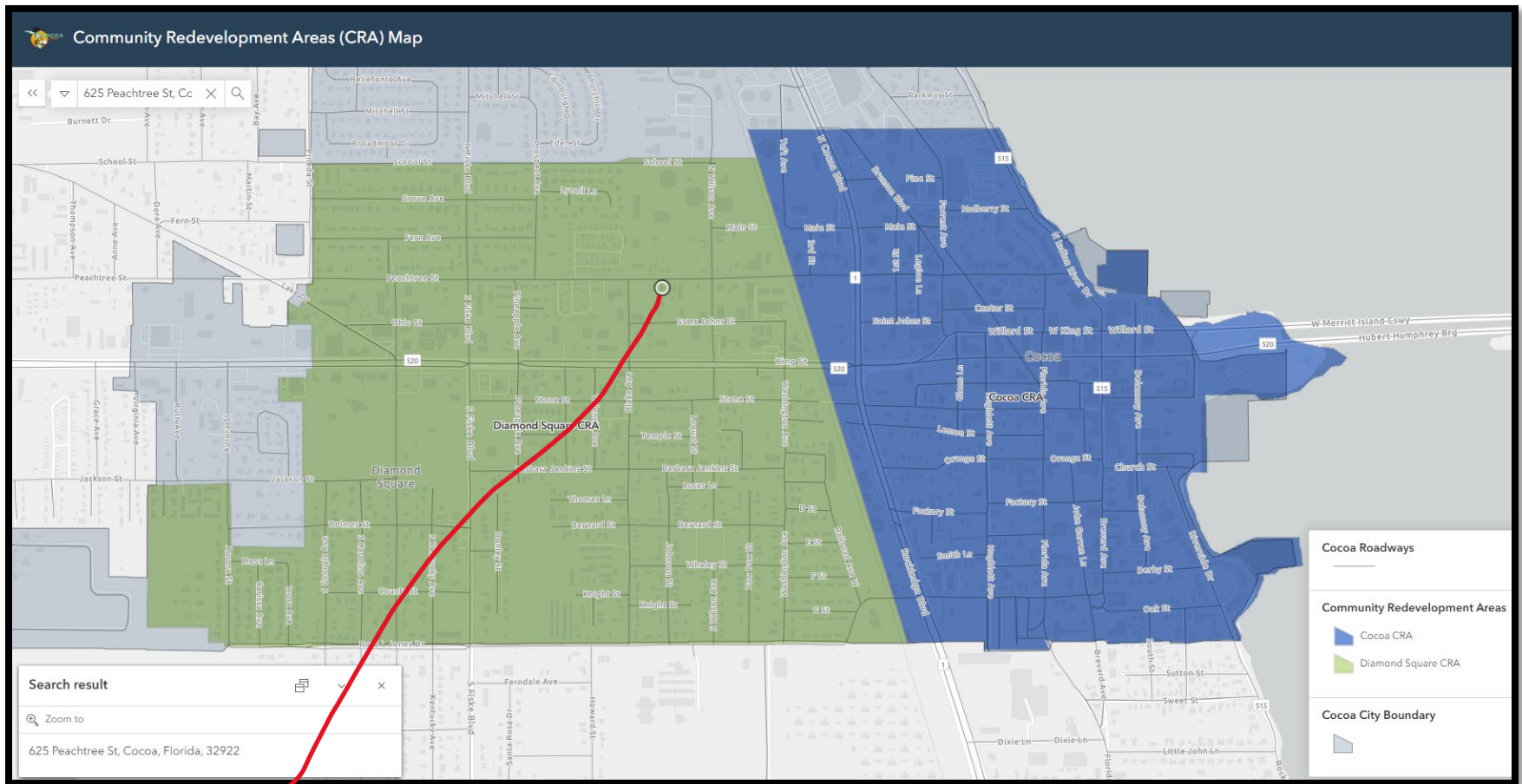
The State of _____

My commission expires: _____

[SEAL]

EXHIBIT A – RESTRICTIVE COVENANTS
Legal Description of Property

Parcel 1: A tract of land located in **Parcel ID No. 24-36-33-39-3-3-A – Lot 3A, Block 3, Gus C. Edwards Resubdivision of Hendrys Addition to Cocoa, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 87, of the Public Records of** Brevard County, Florida as listed in Brevard County Property Appraiser records.



625 Peachtree Street



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
DIAMOND-RIVERA LLC

Filing Information

Document Number L16000184828
FEI/EIN Number 81-4213380
Date Filed 10/04/2016
Effective Date 10/01/2016
State FL
Status ACTIVE

Principal Address

625 PEACHTREE STREET
COCOA, FL 32922

Changed: 11/07/2016

Mailing Address

PO BOX 348
MIMS, FL 32754

Registered Agent Name & Address

RIVERA, RAMON
3241 Parrish Rd
Titusville, FL 32796

Address Changed: 03/12/2018

Authorized Person(s) Detail

Name & Address

Title MGR

Rivera, Ramon
3241 Parrish Rd
Titusville, FL 32796

Title MGR

Rivera, Susan D

3241 Parrish Road
Titusville, FL 32796

Annual Reports

Report Year	Filed Date
2023	01/31/2023
2024	02/06/2024
2025	01/20/2025

Document Images

01/20/2025 -- ANNUAL REPORT	View image in PDF format
02/06/2024 -- ANNUAL REPORT	View image in PDF format
01/31/2023 -- ANNUAL REPORT	View image in PDF format
01/28/2022 -- ANNUAL REPORT	View image in PDF format
02/05/2021 -- ANNUAL REPORT	View image in PDF format
04/30/2020 -- ANNUAL REPORT	View image in PDF format
03/06/2019 -- ANNUAL REPORT	View image in PDF format
03/12/2018 -- ANNUAL REPORT	View image in PDF format
02/27/2017 -- ANNUAL REPORT	View image in PDF format
10/04/2016 -- Florida Limited Liability	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
DIAMOND SYSTEMS, LLC

Filing Information

Document Number	L08000115823
FEI/EIN Number	26-4372523
Date Filed	12/22/2008
Effective Date	01/01/2009
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	02/11/2009
Event Effective Date	NONE

Principal Address

625 PEACHTREE ST
COCOA, FL 32922-7218

Changed: 02/13/2018

Mailing Address

PO Box 348
MIMS, FL 32754

Changed: 01/08/2017

Registered Agent Name & Address

RIVERA, RAMON
3241 PARRISH RD
TITUSVILLE, FL 32796

Address Changed: 04/21/2020

Authorized Person(s) Detail

Name & Address

Title Chairman

RIVERA, RAMON
3241 PARRISH ROAD
TITUSVILLE, FL 32796

Title VC

Rivera, Susan D
625 PEACHTREE ST
COCOA, FL 32922-7218

Annual Reports

Report Year	Filed Date
2023	01/26/2023
2024	01/09/2024
2025	01/20/2025

Document Images

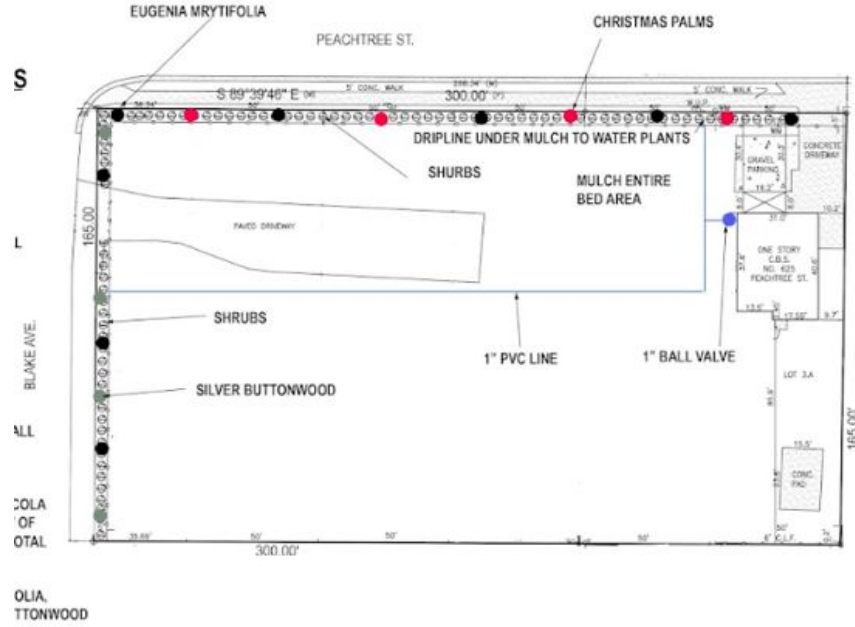
01/20/2025 -- ANNUAL REPORT	View image in PDF format
01/09/2024 -- ANNUAL REPORT	View image in PDF format
01/26/2023 -- ANNUAL REPORT	View image in PDF format
01/28/2022 -- ANNUAL REPORT	View image in PDF format
03/14/2021 -- ANNUAL REPORT	View image in PDF format
04/21/2020 -- ANNUAL REPORT	View image in PDF format
03/06/2019 -- ANNUAL REPORT	View image in PDF format
02/13/2018 -- ANNUAL REPORT	View image in PDF format
01/08/2017 -- ANNUAL REPORT	View image in PDF format
03/02/2016 -- ANNUAL REPORT	View image in PDF format
03/24/2015 -- ANNUAL REPORT	View image in PDF format
01/05/2014 -- ANNUAL REPORT	View image in PDF format
03/14/2013 -- ANNUAL REPORT	View image in PDF format
03/20/2012 -- ANNUAL REPORT	View image in PDF format
02/15/2011 -- ANNUAL REPORT	View image in PDF format
01/18/2010 -- ANNUAL REPORT	View image in PDF format
02/11/2009 -- LC Amendment and Name Change	View image in PDF format
12/22/2008 -- Florida Limited Liability	View image in PDF format



Diamond Scientific

Fencing and Landscaping Proposal

Landscaping Plan



LANDSCAPE PLAN FOR 625 PEACHTREE STREET



Office from Peachtree Street (north-facing)



Office from Blake Avenue (west-facing)



Spear Fence

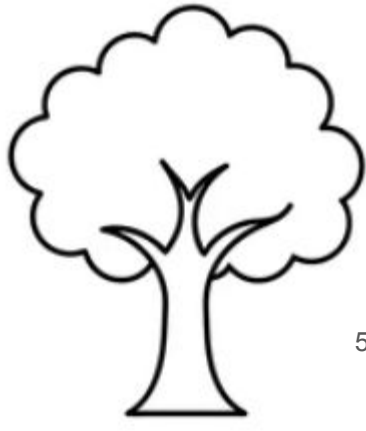
Material: Black Aluminum
Height: 6 feet
Length: 588 feet
One cantilever gate
One double swing gate



Landscaping Plan Requirements

Cocoa, Florida - Code of Ordinances, Appendix A - Zoning, Article XIII - Supplementary District Regulations, Section 22 - Landscape Requirements

← 15' →



15'

5'

← Continuous →



2'

Christmas Palm

- Height: 25 feet
- Fronds: 6 feet
- Red berries in winter
- Drought-tolerant
- “Street tree”



Eugenia Myrtifolia

- Evergreen tree
- Up to 40 feet tall
- Glossy leaves
 - young red tints
 - mature dark green
- White flowers
- Red berries



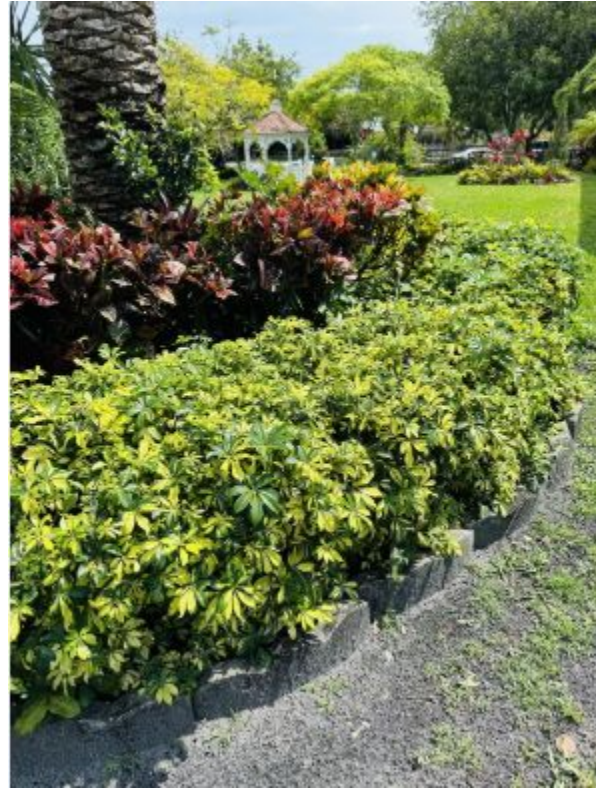
Silver Buttonwood

- Evergreen tree
- Up to 25 feet tall
- Silvery-colored leaves
- Small flowers
- Small cone-like fruit
- Native to Florida



Arboricola Trinette

- Evergreen shrub
- Up to 6 feet tall
- Yellow and green leaves



Clusia

- Evergreen shrub
- Up to 25 feet tall
- Thick, large leaves
- Large, showy flowers
- Round, light green fruit
- Attracts birds



Podocarpus

- Evergreen shrub
- Up to 40 feet tall (slow)
- Leathery dark green leaves
- Olive green and berry-like fruit





Diamond Scientific

Questions or Comments?



Ryan Browne

From: Thomas Wilkinson
Sent: Monday, February 10, 2025 11:03 AM
To: Ryan Browne
Cc: Darla Crowl
Subject: RE: Lien Check for 625 Peachtree Street

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

We currently have no active code cases or liens on the property as this time. Please let me know if you have any further questions or concerns.

Thanks



Thomas Wilkinson

Code Enforcement Manager

1226 W. King St. • Cocoa, FL 32922

☎ O: (321) 433-8544 ☎ Cell: (321) 313-4636

✉ Twilkinson@cocoapolice.com 🌐 www.CocoaPolice.com



Community First. Promoting Partnerships. Demonstrating Excellence.

From: Ryan Browne <rbrowne@cocoafll.gov>
Sent: Friday, February 7, 2025 12:02 PM
To: Thomas Wilkinson <twilkinson@cocoapolice.com>
Subject: Lien Check for 625 Peachtree Street

Good Afternoon Tom,

Could you please check the following address for any liens or code violations?

- Address: **625 Peachtree Street.**

If you have any questions, please let me know.

Thank you.

-Ryan.



Ryan Browne
Redevelopment Coordinator

65 Stone Street • Cocoa, FL 32922

(321) 433-

8577 rbrowne@cocoafi.gov www.CocoaFL.gov



Serving our community with P.R.I.D.E!

DIAMOND SQUARE CRA AGENDA ITEM

Memo Date: 01/13/2025
Agenda Date: 2/24/2025
Prepared By: Ryan Browne, Redevelopment Coordinator
Through: Charlene Neuterman, Community Services Director
Requested Action: Request Agency approval of a Resolution to Amend the FY25 Budget, BAF # 25-035-A, in the amount of \$10,000, to top-off the Contract Services account, to allow it to contain full funding for the fiscal year for both programs that it pays for.

BACKGROUND:

Contract Services contains two programs: one for ANR and the other for a 10k program. Since ANR was voted an increase of 10k for its own programming, the account needed to be topped off so that if a 10k program is awarded this FY, that the money will be in the account already allocated.

PRIORITY AREA CONNECTION:

Economic and Community Development
Community Outreach and Engagement

BUDGETARY IMPACT:

Budgeted? No

If not budgeted, is amendment / transfer attached? Yes.

Source/Use of Funds

<u>Account Number</u>	<u>Amount</u>
111-0000-389.99-50 Fund Balance	\$10,000.

To:	
<u>Account Number</u>	<u>Amount</u>
111-3230-559.34-00 Contract Services	\$10,000.

PREVIOUS ACTION:

N/A.

RECOMMENDED MOTION:

Request Agency approval of a Resolution to Amend the FY25 Budget, BAF # 25-035-A, in the amount of \$10,000, to top-off the Contract Services account, to allow it to contain full funding for the fiscal year for both programs that it pays for.

RESOLUTION NO. DSCRA-2025-47

**A RESOLUTION OF DIAMOND SQUARE
COMMUNITY REDEVELOPMENT AGENCY OF THE
CITY OF COCOA, FLORIDA, AMENDING THE
DIAMOND SQUARE CRA BUDGET FOR FISCAL
YEAR 2025; PROVIDING FOR THE REPEAL OF
PRIOR INCONSISTENT RESOLUTIONS; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Diamond Square Community Redevelopment Agency (Diamond Square CRA) adopted the final budget for the fiscal year commencing on October 1, 2024, and ending on September 30, 2025, at a Regular meeting held on September 16, 2024; and

WHEREAS, in accordance with Article XII, Section 5 of the City of Cocoa Charter, whereby the Diamond Square CRA may, at any time by resolution, transfer any unused and unencumbered appropriation or portion thereof from one office or department to another; and

WHEREAS, the Diamond Square CRA deems it to be in the best interest of the City of Cocoa to amend its budget as provided in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE DIAMOND SQUARE CRA, as follows:

SECTION 1. The 2024-2025 fiscal year budget shall be amended as detailed in the attached sheets.

SECTION 2. All prior resolutions or prior resolutions inconsistent with this resolution are hereby repealed to the extent of the conflict.

SECTION 3. This resolution shall become effective immediately upon its adoption by the Diamond Square CRA of the City of Cocoa, Florida.

ADOPTED by the Diamond Square CRA of the City of Cocoa, Florida, in a regular meeting assembled on the 24th day of February, 2025.

Tracy Moore, Chairperson

ATTEST:

Charlene Neuterman
Community Services Director



City of Cocoa Budget Adjustment Form FY 2025- 035-A

SELECT ADJUSTMENT TYPE: Budget Amendment

REQUESTING DEPARTMENT #: 3230

DATE PREPARED: 1/22/25

'From' Accounts

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
\$ 10,000	111-0000-389.99-50		Fund Balance			\$ 10,000	
						\$ 0	
						\$ 0	
						\$ 0	
						\$ 0	
						\$ 0	
\$ 10,000	TOTAL						

'To' Accounts

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
\$ 10,000	111-3230-559.34-00		Contract Services			\$ 10,000	
						\$ 0	
						\$ 0	
						\$ 0	
						\$ 0	
						\$ 0	
\$ 10,000	TOTAL						

REASON/JUSTIFICATION FOR ADJUSTMENT:

To supply the necessary funds to the Contract Services account, after the Board approved an increase of \$10,000 to the regular payments to Alliance for Neighborhood Restoration (ANR) in August 2024. Agenda 2025-047.

City Council Approval Needed?

Yes. ☒

No. ☐

DATE APPROVED: 2/24/25

RESOLUTION #: DSCRA-2025-47

City Council approval is needed for all transfers greater than \$75,000 and transfers between Departments / Funds. All CRA adjustments are required to go their respective boards.

Ryan Browne
Digitally signed by Ryan Browne
Date: 2025.01.22 14:01:57 -05'00'

Zoie Badalov
Digitally signed by Zoie Badalov
Date: 2025.02.06 08:12:39 -05'00'

Requestor's Signature

Finance Approval Signature

Finance Director's Signature

Charlene Neuterman
Digitally signed by Charlene
Neuterman
Date: 2025.02.05 12:56:20 -05'00'

Lora Howell
Digitally signed by Lora Howell
Date: 2025.02.06 08:36:53 -05'00'

Department Director's Signature

Deputy Fin. Director's Signature

City Manager's Signature

FINANCE USE ONLY:

Date Entered: _____

Entered By: _____

Group #: _____

DIAMOND SQUARE CRA AGENDA ITEM

Memo Date: 02/05/2025
Agenda Date: 2/24/2025
Prepared By: Charlene Neuterman, Community Services Director
Through: Stockton Whitten, City Manager
Requested Action: Provide direction to Staff on the Major Abbie Sweetwine sign for the Habitat for Humanity Female Veteran's Village in Diamond Square on the amount that the Agency will contribute to the project. Authorize the City Manager to Adjust the FY25 Budget if Approved.

BACKGROUND:

In 2022, when the Habitat for Humanity Female Veteran's Village was completed, it was agreed upon by both Space Coast Habitat for Humanity and Diamond Square CRA that the Female Veteran's Village would be named after one of Cocoa's own, Major Abbie Sweetwine, "The Angel of Platform 6". As a member of the United States Air Force, Major Sweetwine was a nurse stationed in England in the early 1950s. On the morning of October 8, 1952, one of the most devastating train wrecks occurred in England. A call for help was sent to the Royal Air Force South Ruslip, where Sweetwine was stationed. She and seven doctors responded to the train wreck to assist the more than 300 injured passengers. Sweetwine managed the triage process for the doctors, identifying the most serious cases for immediate care. The unique action that set her apart from others at the scene was her method of labeling the patients who had received treatment. She used her lipstick to mark the patients on their forehead with an "M" for those receiving morphine and an "X" for those receiving treatment. The British newspaper, the Daily Mirror, noted her heroic efforts and gave her the nickname, "The Angel of Platform 6".

Retired Major Abbie Sweetwine was born in Cocoa on May 28, 1915, and served in the US Army and Air Force for over twenty years. She passed away at the age of 87 and is laid to rest at Arlington National Cemetery.

Dedicating the Female Veteran's Village to Major Sweetwine is truly an honor for her family and is a testament to the six female veterans living in the Veteran's Village and their contributions to our military.

Space Coast Habitat for Humanity worked with a sign company to create the design for production. The design will be two-sided and shows an image of Major Sweetwine. On the sign is a QR Code that will take visitors to the US Air Force page dedicated to Sweetwine and her heroic accomplishments. The total cost of the sign will be \$3,650 and will be installed by the Art-Kraft Sign Company.

Staff is requesting direction from the Agency on how much the Agency will contribute to fabricate and install the sign and approval to proceed with a contribution toward the

sign. Once a cost is determined, Staff will prepare a budget adjustment form to move the funds to the appropriate account. Staff is requesting authorization to proceed with the budget transfer through the monthly budget cleanup after an amount is approved.

Staff will provide an information agenda item to the board after the budget adjustment is completed.

PRIORITY AREA CONNECTION:

Community Outreach and Engagement
Economic and Community Development

BUDGETARY IMPACT:

Budgeted? No

If not budgeted, is amendment / transfer attached? No - will be completed after the amount is approved by the Agency

Source/Use of Funds

Account Number

Amount

TBD

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

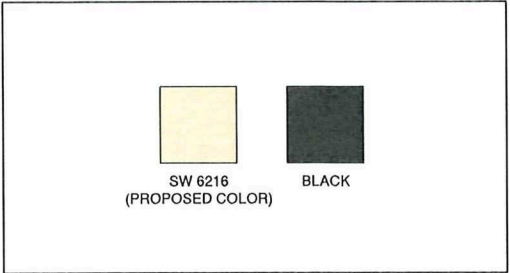
Provide direction to Staff on the Major Abbie Sweetwine sign for the Habitat for Humanity Female Veteran's Village in Diamond Square on the amount that the Agency will contribute to the project. Authorize the City Manager to Adjust the FY25 Budget if Approved.

MAJ ABBIE SWEETWINE
FEMALE VETERAN VILLAGE



SIGN

POST & PANEL SIGN



(QTY. 2) SINGLE-SIDED POST & PANEL SIGNS

1/8" ALUMINUM PANEL FINISHED WITH ACRYLIC PAINT ENAMEL AND TO HAVE 1/4" BLACK ACRYLIC FCO LOGO AND LETTERS WITH OUTSIDE SURFACE APPLIED VINYL DECORATION

PANEL CHEMICALLY BONDED TO ALUMINUM ANGLE FRAME AND MECHANICALLY MOUNTED TO (2) 3" SQUARE ALUMINUM POLES

POLES TO HAVE DECORATIVE PYRAMID-SHAPED POST TOPPERS POLES AND TOPPERS TO BE FINISHED WITH GLOSS WHITE ACRYLIC PAINT ENAMEL

SIGN TO HAVE DIRECT BURIAL CONCRETE FOUNDATION



Electric Sign Fabrication • Installation • Maintenance

SALES REP. Rob Reilly

DATE 3 - 05 - 24

DESIGNER. Joe

Design No. 44380-B

Quality Signs Since 1968

2675 Kirby Circle, NE. Palm Bay, Florida

Ph. 321.727.7324

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