Agenda
City of Cocoa
Planning & Zoning Board / Local Planning Agency Special Meeting

July 9, 2025
6:00 PM
65 Stone Street, Cocoa, FL 32922

I. Opening Matters:

1. Call to Order
2. Pledge of Allegiance
3. Roll Call

II. Approval of Agenda and Minutes:

1. Agenda: Special Meeting of July 9, 2025.
2. Minutes: Regular Meeting of June 4, 2025.

III. Old Business:

IV. New Business:

1. Request to postpone the 2025 Cocoa Evaluation and Appraisal Report (EAR) Based Amendments. [Postpone to August 6, 2025, Regular Planning and Zoning Board Meeting at 6pm.]
2. PZ 23-02800005 430 Brevard Mixed Use Development Agreement and Concept Plan
3. LPA approval of the changes to the Redevelopment Plans for the Cocoa CRA and Diamond Square CRA and ensure consistency with the Comprehensive Plan.

V. Tree Board:

VI. Open Discussion:

VII. Other Business:

VIII. Next Meeting Date:

IX. Adjournment:

General Notice Information:
This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at marsenault@cocoafl.gov.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.
The BOA or PZ Board/LPA meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing. The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:
Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:

- City of Cocoa meeting calendar at https://cocoa.legistar.com/Calendar.aspx Documents pertaining to the above may also be inspected at the Planning & Zoning Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8535.

Interested persons may submit their written comments or questions prior to the meeting through Email at meetings@cocoafl.org, or via E-comments through the online agenda at the link above. Any electronic comments submitted will be made part of the meeting record.

PLANNING & ZONING AGENDA ITEM

Memo Date:	06/06/2025
Agenda Date:	7/9/2025
Prepared By:	Breanna Earley, Assistant City Clerk
Through:	Jennifer Webster, Senior Planner
Requested Action:	Request Board Approval of the Short Agenda for the Special Meeting on July 9, 2025, either as written or with amendments.

BACKGROUND:
N/A

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:
Request Board Approval of the Short Agenda for the Special Meeting on July 9, 2025, either as written or with amendments.

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I. Opening Matters:

1. Call to Order
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3. Roll Call

II. Approval of Agenda and Minutes:

1. Agenda: Special Meeting of July 9, 2025.
2. Minutes: Regular Meeting of June 4, 2025.

III. Old Business:

IV. New Business:

1. **PZ25-00500004 2025 Evaluation and Appraisal Report (EAR) 2025, ORD. 05-2025**

Request to postpone an ordinance of the City council of the City of Cocoa, Brevard County, Florida; adopting amendments to the City of Cocoa Comprehensive Plan based on the City's evaluation and appraisal of the Comprehensive Plan pursuant to section 163.3191, Florida Statutes; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the Comprehensive Plan; legal status of the Comprehensive Plan Amendments; severability, and an effective date. [Postpone to August 6, 2025, Regular Planning and Zoning Board Meeting at 6pm.]

2. **PZ23-02800005 430 BREVARD AVENUE MIXED-USE DEVELOPMENT AGREEMENT**

Consideration of a Development Agreement approving a conceptual plan to construct an approximately 475,000 square-foot mixed-use project, which shall include not less than 220 upscale rental apartments and commercial and retail on the ground floor and a parking garage. The development agreement is proposed to allow a commercial-mixed use large building type, which may have a maximum height of eight (8) stories, and permit a density of up to 125 dwelling units per acre for the affected property. The property address is 430 Brevard avenue, Cocoa, Florida, located at the intersection of Brevard Avenue and Church Street, consisting of tax Parcel ID numbers 24-36-33-39-B-11, 24-36-33-39-B-8, and 24-36-33-39-B-7.

3. **LPA approval of the changes to the Redevelopment Plans for the Cocoa CRA and Diamond Square CRA and ensure consistency with the Comprehensive Plan**

Recommendation on whether the draft of the updated Cocoa CRA Redevelopment Plan and Diamond Square CRA Redevelopment Plan is consistent with the City's Comprehensive Plan pursuant to the requirements of law.

V. Tree Board:

VI. Open Discussion:

VII. Other Business:

VIII. Next Meeting Date: Wednesday, August 6, 2025, at 6:00pm, at 65 Stone Street in Cocoa, FL

IX. Adjournment:

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PLANNING & ZONING AGENDA ITEM

Memo Date:	06/06/2025
Agenda Date:	7/9/2025
Prepared By:	Breanna Earley, Assistant City Clerk
Through:	Jennifer Webster, Senior Planner
Requested Action:	Request Board approval of the Minutes from the Planning & Zoning June 4, 2025 Regular Meeting, either as written or with amendments.

BACKGROUND:
N/A

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:
Request Board approval of the Minutes from the Planning & Zoning June 4, 2025 Regular Meeting, either as written or with amendments.

MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
June 4, 2025

A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on June 4, 2025, at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. CALL TO ORDER:

Chairperson Park called the meeting to order at 6:00PM.

ROLL CALL:

Wesley Park	Chairperson
Todd Anderson	Vice Chairperson
Ron Chabot	Board Member
Tamisha Findlay	Board Member
Aleck Greenwood	Board Member
Victoria Jones	Board Member
Katherine Stewart	Board Member
Marcus Wheeler	Board Member
Russel Sengel	Board Member
Keith Wall	Alternate Board Member
Joseph Bachand	2nd Alternate
Kristin Eick	City Attorney

PRESENT:

Wesley Park	Chairperson
Todd Anderson	Vice Chairperson
Ron Chabot	Board Member
Aleck Greenwood	Board Member
Marcus Wheeler	Board Member
Keith Wall	Alternate Board Member
Kristin Eick	City Attorney

ABSENT:

Tamisha Findlay	Board Member
Victoria Jones	Board Member
Katherine Stewart	Board Member
Russel Sengel	Board Member
Joseph Bachand	2nd Alternate

STAFF PRESENT:

Breanna Earley, Recording Secretary; Jennifer Webster, City Planner; Luci Ribero, City Planner; Stockton Whitten, City Manager.

Chairperson Park led the assembly in the Pledge of Allegiance.

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of June 4, 2025

* **MOTION BY VICE CHAIR ANDERSON; SECONDED BY BOARD MEMBER WHEELER TO APPROVE THE JUNE 4, 2025, REGULAR MEETING AGENDA AS WRITTEN.**

AYES: PARK, ANDERSON, CHABOT, GREENWOOD, WHEELER, WALL

MOTION PASSED UNANIMOUSLY (6-0)

2. MINUTES: Regular Meeting of May 7, 2025

Vice Chair Anderson wanted to note that sometimes the next meeting date is not changed.

* **MOTION BY BOARD MEMBER CHABOT; SECONDED BY BOARD MEMBER WHEELER TO APPROVE THE MAY 7, 2025, REGULAR MEETING MINUTES WITH CORRECTIONS MADE TO THE NEXT MEETING DATE SECTION.**

AYES: PARK, ANDERSON, CHABOT, GREENWOOD, WHEELER, WALL

MOTION PASSED UNANIMOUSLY (6-0)

III. OLD BUSINESS:

IV. NEW BUSINESS:

1. PZ 25-00500002 VISIONING FOUR CORNERS OVERLAY COMPREHENSIVE PLAN TEXT AMENDMENT ORD 01-2025

Consideration of an Expedited State Review Comprehensive Plan Text Amendment to amend Figure FLU-1, Standards for Future Land Use Categories, to include the Commercial Parkway (C-P) zoning district within the Four Corners Overlay District, as an applicable zoning district in the Mixed-Use (MU) Future Land Use Designation.

Alexis Crespo, RVi, presented a PowerPoint about the Four Corners Overlay Comprehensive Plan[1].

Board Member Greenwood brought up a previously heard agenda item.

Alexis Crespo, RVi, clarified.

Board Member Wheeler directed others to the agenda item and where to find more information.

Cole Oliver, Esquire, spoke about the Ordinance and stated they would like to work with the city but that there are concerns with the use section.

Board Member Chabot, asked how much time is needed.

Mr. Oliver stated some time in August.

Board Member Wheeler stated this has been a project for some time. He asked what the landowner has done to comply.

Mr. Oliver stated they have met the requirements of the current code.

Board Member Wheeler asked what his client would like to use the land for.

Mr. Oliver stated something that would support vehicles.

Board Member Greenwood stated the land on the Four Corners is very valuable. He stated there are special exceptions or variances that could be applied.

Board Member Greenwood stated with that information there was no issue moving forward then.

Mr. Oliver stated he knows staff has worked hard to present this as it currently is.

Board Member Greenwood reiterated his point about variances.

City Attorney Eick clarified the Four Corners are in the Cocoa CRA and that the City Code does not allow for use of variances.

John Kabboord, Landowner, stated he was excited when he heard about this proposed Ordinance. He added that he hasn't had enough time to review the Ordinance.

Chairperson Park stated he is all for landowners making money but he asked why they

[1] PowerPoint for Four Corners Overlay Comprehensive Plan Text Amendment Ord 01-2025

waited so long to bring in better business.

John Kabboard, Land Owner, stated they just want more time.

Board Member Chabot asked if given more time, they'd be ready.

Mr. Kabboord stated yes, they want a chance to work with the City.

Board Member Wheeler asked for clarification on previous meetings with the city.

Mr. Kabboord stated he reached out to the city several times and was not able to meet with the city.

Max Kaiser, Landowner, provided a history on his property.

Board Member Greenwood spoke about how things in the area have changed.

Mr. Kaiser stated the owners were anxious about the railroad crossing.

Kim Rezanka, Esquire, stated her client is in opposition. She provided a presentation.

Board Member Chabot asked how much time her client would need.

Ms. Rezanka stated he isn't sure.

Purvette Bryant Chapman, Stone St, stated she is in support of this and thanked the Board.

Pastor Oliver Wells, Washington St, stated he has been aware of the history of the area. He encouraged the Board to think about the residents.

There being no further questions or comments, the public portion of the hearing was closed.

Board Member Wheeler asked if there is a way for the Erdman properties to be precluded.

City Attorney Eick clarified the Board could preclude it but has the same problem with commercial property and mix use future land use.

Board Member Chabot asked if the City has researched what businesses want to come in.

Board Member Wheeler stated these land parcels come with obstacles.

Vice Chair Anderson stated that this is a conflict with the community wanting foot

traffic and the business owners wanting automotive businesses. He asked if there could be a bus station.

Alexis Crespo, RVi, stated no.

Vice Chair Anderson spoke about creating a well maintained and new bus station that would create foot traffic.

Chairperson Park opened the hearing to the public.

Mr. Kaiser stated his current property is vacant.

City Manager Whitten stated it does not help Diamond Square.

Mr. Kaiser stated it would create jobs.

Board Member Wheeler asked how long the property has been vacant.

Mr. Kaiser stated since 2017.

Board Member Chabot asked if they would be okay if nothing is built there or if it stays the same.

Purvette Bryant Chapman, stated they don't want to be cut off from things and would like a walkable community.

Pastor Oliver Wells, stated it's about finding a fit for the community, not being told what fits.

Board Member Wheeler stated he has lived in the community for 45 years. He asked if this can be tabled before making a final motion.

Board Member Chabot stated he agreed.

* **MOTION BY BOARD MEMBER CHABOT; SECONDED BY BOARD MEMBER WHEELER TO TABLE THE ITEM UNTIL THE SEPTEMBER 3, 2025 PLANNING AND ZONING MEETING, FOR DISCUSSION.**

Alexis Crespo, RVi, stated she would be present August 6th.

City Manager Whitten stated the landowners don't like prohibited use.

Board Member Wheeler stated there comes a point you must shift the conversation.

Mr. Oliver stated his client isn't pushing for gas stations. He stated he is okay with the

restrictions.

AYES: ANDERSON, CHABOT, GREENWOOD, WHEELER, WALL

NAY: PARK

MOTION PASSED (5-1)

2. PZ 25-02000002 LDR AMENDMENT CREATING FOUR CORNERS OVERLAY DISTRICT ORD 02-2025

Consideration of a Land Development Code Text Amendment Appendix A, Article XI Code of Ordinances of the City of Cocoa creating Section 23, Four Corners Overlay District, establishing permitted, special exception, and prohibited uses; providing for performance standards, including setbacks, parking, landscaping, and signage requirements; establishing building design standards; establishing the boundaries of the Four Corners Overlay District.

* **MOTION BY CHAIR PARK; SECONDED BY BOARD MEMBER GREENWOOD TO TABLE THE ITEM UNTIL THE SEPTEMBER 3, 2025 PLANNING AND ZONING MEETING.**

AYES: PARK, ANDERSON, CHABOT, GREENWOOD, WHEELER, WALL

MOTION PASSED UNANIMOUSLY (6-0)

* **CONSENSUS TO TAKE A 5 MINUTE RECCESS**

* **MEETING CALLED BACK TO ORDER AT 8:01PM**

3. PZ 25-02000001 ALCOHOLIC BEVERAGE ORDINANCE AMENDMENT ORD 04-2025

Consideration of an Ordinance of the City Council of the City of Cocoa, Brevard County, Florida; amending the Zoning Ordinance of the City of Cocoa, relating to regulation of alcoholic beverages; imposing separation requirements for liquor stores and package stores from certain other uses; imposing separation requirements between locations for on-premise consumption of alcohol and public parks and playgrounds; updating the Zoning Ordinance to be consistent with state law regarding separation requirements between schools and locations for on-premise consumption of alcohol; amending the method of measuring separation for purposes of alcoholic beverage regulations; amending certain definitions to clarify the application of the alcoholic beverage regulations; modifying the regulations pertaining to alcoholic beverage sales as an accessory use; amending the list of permitted and special exception uses in the General Commercial district (C-G) relating to alcoholic beverages.

Jennifer Webster, City Planner, presented a PowerPoint about the Alcoholic Beverage Ordinance Amendment.[2]

Vice Chair Anderson asked if there will be grandfathering in.

Ms. Webster stated that it is covered.

Chairperson Park asked about a slide in the presentation.

Ms. Webster clarified.

Chairperson Park asked how it works for a brewery.

Ms. Webster provided clarification.

City Attorney Eick, clarified about craft breweries. She stated that it is a specific standalone use. She does not believe there would be an issue.

Board Member Chabot asked for clarification on Hidden Level brewery and its compliance.

City Attorney Eick stated they have a special exception already and this new ordinance would prohibit them from expanding.

Vice Chair Anderson asked if Florida Statutes addresses this.

Ms. Webster clarified.

Chairperson Park asked if a school wanted to move within 300 feet of a bar.

Ms. Webster clarified.

City Manager Whitten asked further questions.

Ms. Webster clarified.

Board Member Chabot asked about private playgrounds.

Ms. Webster stated the ordinance specifies public spaces.

Board Member Greenwood asked about places that allow customers to bring their own alcohol.

[2] PowerPoint about Alcoholic Beverage Sales: Ordinance 04-2025

Board Member Chabot stated he supports the idea.

Ms. Webster clarified the definition of a bar and bottle club.

Board Member Chabot asked about the liquor store on Clearlake.

Ms. Webster stated it would be noncompliant but allowed to exist if it did not expand.

Board Member Chabot stated liquor sales are down nationwide.

Vice Chair Anderson asked about a category in the ordinance.

Ms. Webster clarified.

Vice Chair Anderson stated the new category should be subjected to the same distance rules.

Luci Ribeiro, City Planner, clarified that a bottle club is considered a bar.

A discussion on distance rules was held.

* **MOTION BY VICE CHAIR ANDERSON; SECONDED BY BOARD MEMBER GREENWOOD TO APPROVE THE ORDINANCE WITH AN ADDITION OF ESTABLISHMENT WITH ALCOHOL AS ACCESSORY USE SUBJECT TO DISTANCE RULES.**

A discussion on the motion was held.

* **MOTION AMENDED BY CHAIRPERSON PARK; SECONDED BY VICE CHAIR ANDERSON TO APPROVE ORDINANCE AS WRITTEN AND TO KEEP THE DISTANCE ASPECT OF THE ORDIANANCE AS IT IS CURRENTLY WRITTEN, BEING MEASURED BUILDING TO BUILDING AND NOT LOT TO LOT.**

AYES: PARK, ANDERSON, CHABOT, WHEELER, WALL

NAYS: GREENWOOD

MOTION PASSED (5-1)

* **MOTION BY BOARD MEMBER GREENWOOD; SECONDED BY VICECHAIR ANDERSON TO APPROVE ORDINANCE AS WRITTEN AND TO KEEP THE DISTANCE ASPECT OF THE ORDINANCE AS IT IS CURRENTLY WRITTEN, BEING MEASURED BUILDING TO BUILDING AND NOT LOT TO LOT WITH ADDITION OF**

ESTABLISHMENT WITH ALCOHOL AS ACCESSORY USE SUBJECT TO DISTANCE RULES.

AYES: ANDERSON, GREENWOOD

NAYS: PARK, CHABOT, WHEELER, WALL

MOTION FAILED. (2-4)

* **MOTION BY CHAIRPERSON PARK; SECONDED BY VICE CHAIR ANDERSON TO APPROVE ORDINANCE AS WRITTEN WITH A CHANGE THAT THE DISTANCE WILL BE MEASURED BUILDING TO BUILDING WHEN APPLICABLE.**

AYES: PARK, ANDERSON, CHABOT, WHEELER, WALL

NAY: GREENDWOOD

MOTION PASSED. (5-1)

City Attorney Eick wanted to state, for the record, that there was no public comment due to there being no public in attendance for comment.

V. TREE BOARD:

VI. OPEN DICUSSION:

Chairperson Park extended condolences to Mayor Blake for the loss of his father, Richard "Dick" Blake.

VII. OTHER BUSINESS:

Board Member Greenwood asked for an update on the hotel.

City Manager Whitten provided an update.

Chairperson Park asked for an update on Lee Wenner Park.

City Manager Whitten stated it would be open in time for July 4th.

VIII. NEXT MEETING DATE:

The next scheduled meeting for the Planning and Zoning Board will be held on Wednesday, July 9, 2025, at 6 pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

VIII. ADJOURNMENT:

* **MOTION BY CHAIRPERSON PARK; SECONDED BY BOARD MEMBER WHEELER TO ADJOURN THE MEETING.**

AYES: PARK, ANDERSON, CHABOT, GREENWOOD, WHEELER, WALL

MOTION PASSED UNANIMOUSLY (6-0)

MEETING ADJOURNED AT 9:11 PM.

_____
Wesley Park, Chairperson

Respectfully Submitted By:

_____
Breanna Earley, Recording Secretary

PLANNING & ZONING AGENDA ITEM

Memo Date:	06/26/2025
Agenda Date:	7/9/2025
Prepared By:	Alexis Crespo, Planning Consultant, RVi
Through:	Stockton Whitten, City Manager
Requested Action:	Staff requests that...

BACKGROUND:
At the request of the City Manager, the item will be continued to the regular Planning and Zoning Board meeting scheduled for August 6, 2025 at 6pm.

PRIORITY AREA CONNECTION:
Economic and Community Development

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:

RECOMMENDED MOTION:
Staff requests that...

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

CITY OF COCOA (TE)
Attn: Accounting Division
City Of Cocoa (Te)
65 Stone St
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

06/27/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/27/2025

Legal Clerk

Notary, State of WI, County of Brown

3.7.27

My commission expires

Publication Cost:	$231.77	
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Notary Public
State of Wisconsin

Ad#11437460 06/27/2025

CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AND THE COCOA CITY COUNCIL PROPOSE TO CONSIDER THE FOLLOWING:
ORD 05-2025
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; ADOPTING AMENDMENTS TO THE CITY OF COCOA COMPREHENSIVE PLAN BASED ON THE CITY'S EVALUATION AND APPRAISAL OF THE COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3191, FLORIDA STATUTES; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE COMPREHENSIVE PLAN; LEGAL STATUS OF THE COMPREHENSIVE PLAN AMENDMENTS; SEVERABILITY, AND AN EFFECTIVE DATE.

PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY PUBLIC HEARING WILL BE HELD ON July 9, 2025
CITY COUNCIL PUBLIC HEARING WILL BE HELD ON August 26, 2025
ALL HEARINGS WILL TAKE PLACE AT 6:00 P.M. OR SOON THEREAFTER IN THE COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT 65 STONE STREET, COCOA, FL

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Viewing in Real Time. Interested persons may view and listen to the hearings live at the following internet address: https://www.cocoafl.gov/291/20338/City-Meetings The City is not responsible for technical difficulties that may occur while viewing or listening online.

PLANNING & ZONING AGENDA ITEM

Memo Date:	06/26/2025
Agenda Date:	7/9/2025
Prepared By:	Alexis Crespo, Planning Consultant, RVi
Through:	Stockton Whitten, City Manager
Requested Action:	Staff recommends that the Planning & Zoning Board recommend APPROVAL to City Council regarding the proposed Development Agreement with the City of Cocoa for the development of a Large Scale Commercial/Mixed-Use Buildings on certain properties within the Cocoa Waterfront Overlay District.

BACKGROUND:

Introduction:

The applicant, Framework Group, LLC, requests approval of a Development Agreement with the City of Cocoa for the construction of a vertically integrated mixed-use development at 430 Brevard Avenue. The subject property is located at the NE corner of Brevard Avenue and Church Street, and consists of the following Brevard County Parcel ID numbers:

- 24-36-33-39-B-7
- 24-36-33-39-B-8
- 24-36-33-39-B-11

The total acreage of the three parcels is 1.95 acres (collectively the “Subject Property”) and is within the Cocoa Waterfront Overlay District – Cocoa Village Subdistrict. The agreement facilitates development consistent with the City's Comprehensive Plan and zoning requirements, including density bonuses and increased building height allowances.

Future Land Use Designation: Current: Mixed-Use (MU)
Zoning District: Current: Central Business District Cocoa Village Overlay (CBD-CVO)
Existing Land Use: Mixed-Use Commercial Property, Multi-Tenant Office Building, Parking Lot
Waterfront Overlay Designation: Cocoa Village, CV; Commercial/Mixed Use – Large Buildings (CL) Building Type
Council District: District 1 – Councilmember Goins
Legal Ad Date: July 2, 2025
Overview of Surrounding Area:

	Future Land Use Designations	Zoning Districts	Land Uses

North	MU, Mixed Use	CBD-CVO, Central Business District Cocoa Village Overlay	Retail Stores/Mixed-Use Commercial Property
South	MU, Mixed Use	CBD-CVO, Central Business District Cocoa Village Overlay	Restaurant/ Professional Building
East	INST, Institutional; MU, Mixed Use	CBD, Central Business District	Cocoa Waterfront Park
West	MU, Mixed Use	CBD-CVO, Central Business District Cocoa Village Overlay	Office Building/Retail Stores/Mixed-Use Commercial Property

Background:

Over the course of several years and multiple public hearings, City Council has created multiple policies that allow for unique and dense redevelopment opportunities with the City's Community Redevelopment Area (CRA). Starting in 2010, City Council approved the Mixed-Use (MU) future land use category which is intended to provide a mixture of residential, commercial, office, recreational and institutional uses along major transportation corridors in the City, such as SR 520 and US 1, and in Cocoa Village. The adoption of the MU future land use category was envisioned to strengthen support of redevelopment activities and place a stronger emphasis on quality, integrated development as opposed to conventional development standards and reduce urban sprawl. The maximum density permitted in the MU future land use category is twenty-five (25) dwelling unit per acre with a density bonus of five (5) additional dwelling units per acres for vertically mixed-use development, which brings the max du/acre total to 30 du/acre.

Since then, Council has approved various legislative actions allowing for increased residential density and building height for mixed-use projects located within specific areas of the Cocoa Village Subdistrict:

- Ordinance No. 07-2022 amended the Comprehensive Plan to permit up to 125 dwelling units per acre for vertically integrated mixed-use projects, subject to City Council discretion.
- Ordinance No. 21-2023 amended zoning regulations to allow Large Scale Commercial/Mixed-Use Buildings, thereby increasing height potential, contingent on a Development Agreement.
- Ordinance No. 14-2024 further clarified permitted ground floor uses qualifying for density bonuses under vertical mixed-use development criteria.

This proposed Development Agreement is the final regulatory step to authorize development consistent with the adopted policies and site-specific entitlements.

Request:

The Applicant, Framework Group, LLC, has submitted a Development Agreement for the redevelopment of the subject property located at 430 Brevard Avenue. The proposed

agreement authorizes the construction of a vertically mixed-use building as follows:

- Residential Use – no fewer than 220 upscale rental multi-family (apartment) units
- Commercial/Retail Use – approximately 2,800 square feet of ground floor space for retail, galleries, leasing office and fitness facilities.
- The project includes a building height of a maximum eight (8) stories and a residential density of up to 125 du/ac, consistent with the City's Comprehensive Plan and zoning allowances through a Development Agreement.

- Amenities
    - Clubhouse and leasing office – located on the ground floor along Brevard Avenue. Clubhouse is planned to include a gym, spa, social and seating areas and co-working space. Public access to the gym and spa is provided through a paid membership program.
    - Grand Courtyard – encircled by a loggia with a centrally located swimming pool and sun deck, this outdoor area is located on the ground floor and is for private resident use only.
    - Brevard Terrace – using space created by the building's elevated setback, this outdoor area located on level two will provide semi-private residential patios for units fronting the terrace and serve as a community terrace.

- Community features
    - Covered and enclosed parking
    - Elevator access to all units
    - On-site property management
    - Bike storage
    - Electronic access control and building security
    - Integral trash chutes and compactor for solid waste management

- Apartment Features
    - 9-foot ceilings
    - 6-foot-tall windows
    - French doors on balconies
    - Solid surface countertops (quartz or granite)
    - Stainless steel, Energy Star rated appliances
    - In-unit full size washer and dryers
    - LED lighting
    - Low flow plumbing fixtures

The following analysis provides technical details related to the request and the potential impact on City services.

I. **Staff Analysis**

Pursuant to Appendix A, Zoning, Article XI, Section 22(I), the City Council shall consider the following factors for approving a development agreement:

- *Economic and social benefits to the City and Community Redevelopment Agency (CRA),*
- *Aesthetic quality and character,*
- *Architectural design,*
- *Physical and visual scale,*
- *Compatibility with the special and distinctive character of the Cocoa Village, and other similar relevant factors*

- *Economic and social benefits to the City and CRA*

Staff Finding: The Cocoa Redevelopment Agency (Cocoa CRA) continues to seek major redevelopment opportunities to revitalize the Cocoa Community Redevelopment Area. The Subject Property is identified as a catalyst mixed-use development site on the CRA's long-range land use concept plan. It's also noted as one of two "Medium Priority Projects" (Bank of America Site) as a Catalyst Mixed Use Redevelopment Site. Within the section describing Cocoa Village: "Significant redevelopment opportunities exist at several sites in the Village, including Bank of America, the former City Hall and Sun Trust Bank sites."

Redevelopment of the subject property will transform a severely underutilized block and create new housing options for residents. At build-out, approximately 350-400 residents are expected. New proposed retail uses will revitalize the Village and increase pedestrian activity along Brevard Avenue. Within the enclosed parking area, twenty-five (25) public parking spaces will be provided and available to all visitors.

In the Economic Impact and TIF Projection Study provided by the applicant team, the project is expected to have an investment totaling over $95 million for the City. Approximately 1,030 jobs are expected to be created for the construction of the redevelopment, and 306 total jobs are expected through the operation of the redevelopment. The applicant team is continuing coordination with City staff on the creation of a tax increment financing (TIF) for the project which will be codified through a separate agreement that will require Council approval.

- *Aesthetic quality and character*

Staff Finding: As shown on the rendered building elevations, the proposed building is designed with materials, color, composition, ornamentation and character that is influenced and compatible with the surrounding area. The overall character is described as historic "mercantile-inspired" with a contemporary and residential flair.

- *Architectural Design*

Staff Finding: The architectural design of the proposed redevelopment takes inspiration from the historic character of nearby buildings, aiming to create a cohesive and context-sensitive presence. It reflects compatibility through the thoughtful use of materials, color palette, composition, ornamentation, and overall architectural character, aligning with the distinctive charm of Cocoa Village. At the request of staff, the applicant incorporated

additional articulation on the façade including glazing, arched windows and covered porches.

- *Physical and visual scale*

Staff Finding: The applicant amended the architectural elevations for consistency with the character of Cocoa Village, including modified brickwork, arched windows, additional projections, such as covered patios, and enhanced glazing via expanded windows/glass. The building's articulation is designed to connect with the surrounding neighborhood and lessen its perceived mass. Its façade features a dynamic rhythm, with the ground floor gently shifting toward and away from the street, while upper levels step back as the building rises. These design elements create a variety of engaging outdoor spaces—both at street level and above—that encourage community interaction and visual interest. The design also incorporates a mural wall which serves as public art.

- *Compatibility with the special and distinctive character of the Cocoa Village, and other similar relevant factors*

Staff Finding: Cocoa Village is known for its historic charm, walkable streets and a growing vibrant cultural atmosphere. The Village is characterized by early 1900s-era buildings, many of which feature masonry vernacular styles with brick facades and decorative cornices. There is a mix of boutiques, cafes, restaurants as well as small offices with residential units above. Cocoa Village promotes pedestrian-friendly design with narrow streets and wide sidewalks.

The proposed redevelopment design aims to reflect and enhance the unique character of Cocoa Village. Drawing inspiration from the Village's historic architecture and pedestrian-oriented scale, the project incorporates traditional materials, articulated façades, and human-scale detailing that echo the architectural design of nearby old and historic structures. Ground-level commercial spaces with large storefront windows and inviting pedestrian entries contribute to street-level activity, supporting the walkable and vibrant environment that is envisioned for Cocoa Village.

By integrating upper-story residential uses with active ground-floor retail and community-oriented amenities, the project reinforces the mixed-use character of the district. Architectural setbacks, terraces, and varied massing break up the building's scale, ensuring compatibility with the Village's visual landscape and riverfront charm. Together, these design choices allow for the proposed redevelopment to complement and contribute to the identity and economic vitality of Cocoa Village.

II. MIXED USE POLICY

All applicable requirements of Mixed Use Policy 1.1.2.6(C) of the City of Cocoa's Comprehensive Plan shall be met. Compliance with this policy as well as the LDC relating to floor area ratio, density, height and setbacks, shall be reviewed and verified by City staff during the site plan approval process. Final site plan approval shall be contingent upon City Council.

III. WAIVER REQUEST

The following waivers are authorized under Section 15-21 of the City's Land Development Code in exchange for public enhancements:

- Requesting overhead encroachment beyond the property line and over the public right-of-way for canopies and balconies by up to 4'-0", while maintaining a minimum of 10'-0" vertical clearance above the sidewalk.
- Requesting subsurface encroachment beyond the property line and under the public right-of-way to accommodate building foundations.
- The typical parking stall size is proposed to be 9'-0" wide x 18'-0" long, which will allow for the maximum number of spaces within the garage. Some deeper parking stalls and bicycle parking spaces will also be provided.

PRIORITY AREA CONNECTION:
Economic and Community Development

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:

RECOMMENDED MOTION:
Staff recommends that the Planning & Zoning Board recommend APPROVAL to City Council regarding the proposed Development Agreement with the City of Cocoa for the development of a Large Scale Commercial/Mixed-Use Buildings on certain properties within the Cocoa Waterfront Overlay District.

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Anthony A. Garganese
City Attorney of Cocoa
Garganese, Weiss, D'Agresta & Salzman, P.A.
111 N. Orange Avenue, Suite 2000
Orlando, FL 32802

(407) 425-9566

FOR RECORDING DEPARTMENT USE ONLY

DRAFT

CITY OF COCOA

DEVELOPMENT AGREEMENT FOR 430 BREVARD AVENUE

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and executed this _____ day of _____, 2025, by and between the **CITY OF COCOA**, a Florida Municipal Corporation ("City"), whose address is 65 Stone Street, Cocoa, Florida 32922 and **430 BREVARD, LLC,** a Florida limited liability company ("Developer"), whose address is 1211 N West Shore Boulevard, Suite 801, Tampa, Florida 33607.

WITNESSETH:

WHEREAS, Developer is the owner of certain property with an address of 430 Brevard Avenue, Cocoa, Florida, located at the intersection of Brevard Avenue and Church Street, being more particularly described on **Exhibit "A",** attached hereto and incorporated by this reference, consisting of Tax Parcel ID numbers 24-36-33-39-B-11, 24-36-33-39-B-8, and 24-36-33-39-B-7 (the **"Property"**); and

WHEREAS, after multiple public hearings, the City of Cocoa (hereinafter **"City" or "City of Cocoa"**) adopted Ordinance No. 07-2022, which amended the City's Comprehensive Plan to allow for up to 125 dwelling units per acre on certain very specifically identified properties with a Mixed Use future land use designation and located in the Cocoa Waterfront Overlay District, Cocoa Village Subdistrict, for vertically mixed-use projects, subject to the discretion of the City Council and execution of a Development Agreement after the City Council's consideration of multiple factors as established in Policy 1.1.2.6 of the Future Land Use Element; and

WHEREAS, the Property is one of the very specifically identified properties eligible for the 125 dwelling unit per acre residential density in accordance with Policy 1.1.2.6 of the Future Land Use Element of the City's Comprehensive Plan; and

WHEREAS, also after multiple public hearings, the City adopted via Ordinance No. 21-2023 on October 24, 2023, a zoning text amendment to potentially allow for Large Scale Commercial/Mixed-Use Buildings on the Property, which effectively increased the possible allowed height on the Property, though such maximum height could only be achieved with approval of a Development Agreement with the City of Cocoa, after Cocoa City Council consideration of certain factors; and

WHEREAS, upon the City Council approval of this Agreement, the Developer shall have demonstrated suitability of the Property for the Project, as defined herein, and shall have obtained City Council approval of the Project's conceptual design, which shall include a density of up to 125 dwelling units per acre and a Commercial-Mixed Use Large building type, which may have a maximum height of eight (8) stories; and

WHEREAS, it should also be noted that, after multiple public hearings, the City adopted Ordinance 14-2024 on January 14, 2025, which approved a large scale comprehensive plan text amendment related to the authorized uses permitted on the ground floor of a mixed use building in order to qualify for the density bonuses for vertical mixed use projects as provided in Policy 1.1.2.6 of the Comprehensive Plan, Future Land Use Element, in the Mixed-Use Future Land Use category; and

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties mutually agree as follows:

1.0 **Recitals.** The foregoing recitals are true and correct and are hereby incorporated herein by this reference.

2.0 **Authority.** This Agreement is entered into pursuant to the Florida Municipal Home Rule Powers Act and Section 15-21 of the City Code.

3.0 **Project Description and Requirements.** Developer shall, at its expense, design, permit and construct an approximately _____ square-foot mixed-use project, which shall include not less than 220 upscale rental apartments along with ground-level retail and commercial space, including gallery space, leasing office space, club room, and health and wellness gymnasium facilities that shall be open to the public on a membership basis. Amenities for the project include a main feature forecourt aligning with the existing mid-block crosswalk with enhanced landscaping or plantings, swimming pool and courtyard for residents, parking garage for residents and patrons of the commercial and retail spaces, second-story terraces for residents and patrons of the commercial and retail spaces, roof top terrace for residents, and _____.

(Hereinafter the project description and requirements are referred to as the **"Project"**).

The Developer shall be specifically required to develop the Project to incorporate all amenities described above and as further required in this Agreement into the final site plan, and

such amenities shall be maintained in good and working condition throughout the life of the Project. The Project is generally depicted on the Conceptual Development Plan, which consists of a proposed concept site plan that is attached hereto and fully incorporated by reference herein as **Exhibit "B"** ("Conceptual Development Plan"). The Project shall be constructed in accordance with the requirements set forth in this Agreement.

4.0 Conceptual Development Plan; Density and Building Height. The Project shall be substantially developed in accordance with the Conceptual Development Plan which is attached hereto **Exhibit "B**." The Conceptual Development Plan is intended to be the general blueprint which details key aspects of the future physical development of the Property. The Conceptual Development Plan shall also serve as a necessary guide for future permit applications and permitting necessary to complete the construction of the Project. Developer shall have the obligation to further submit and obtain the City's approval of a final site plan and final engineering plans (**"Final Site Plan"**) consistent with the Conceptual Development Plan in all material respects and in compliance with the City Code. The City and Developer expressly acknowledge and agree that the Conceptual Development Plan attached as **Exhibit B** was prepared prior to application for and submittal of attendant engineering plans, including detailed engineering analysis of required stormwater retention and fire flow for the Project. During the Final Site Plan process, the Project shall be duly engineered and provided to the City for consideration under applicable City Codes, which must be observed and compliance achieved.

While the City recognizes this Conceptual Development Plan may be reasonably modified to accommodate necessary changes associated with final engineering of the Project, any such modification may not include (a) a different use(s) of the Property; (b) an increase in the building height as approved herein; (c) an increase in the density as approved herein; (d) a reduction in the required amenities as provided in Sections 3.0 and 6.0; or (e) a deviation from any condition provided in this Agreement. The Conceptual Development Plan shall be subject to reasonable adjustments at the Final Engineering Plan phase in order to bring the Project into full compliance with the City Code, and as a result, the exact location, layout and dimensions of the building, landscaping, entrances, utilities, parking and other site improvements may vary slightly between Conceptual Development Plan approval and approval of the Final Engineering Plans. These changes shall be allowed as long as the changes are consistent with the development standards noted in this Agreement and preserve the general character of the development shown on the Conceptual Development Plan.

(A) Building Height. In approving the Conceptual Development Plan attached hereto as **Exhibit B**, the City Council expressly authorizes herein through this Agreement as provided in Appendix A, Zoning, Article XI, Section 22(I), a Large Scale Commercial/Mixed-Use Building to be constructed on the Property, which may be a total of eight (8) stories in height. The City Council has considered the factors described in Section 22(I), including the economic and social benefits to the City and the Agency, aesthetic quality and character, architectural design, physical and visual scale in comparison with the surrounding buildings, and compatibility with the special and distinctive character of the Cocoa Village.

(B) Density. In approving the Conceptual Development Plan attached hereto as **Exhibit B**, the City Council expressly authorizes herein through this Agreement, as provided in Policy 1.1.2.6 of the Future Land Use Element of the City's Comprehensive Plan, a maximum residential density of 125 dwelling units per acre. The City Council has considered the factors described in Policy 1.1.2.6 in approving such density.

Should the City determine that the Conceptual Development Plan cannot be achieved while maintaining compliance with the City Code or Comprehensive Plan during the Final Site Plan process, the City shall have the right to deny Final Site Plan approval and may terminate this Agreement at its discretion. Upon termination, the City shall have revoked any approval of the Conceptual Development Plan. As further described below in Sections 20.0, the City further reserves its right to process any Final Site Plan application in accordance with its police power and regulatory authority, which may result in denial of the application should compliance with the Comprehensive Plan, City Codes, or this Agreement not be achieved. In either the case of termination or denial of Final Site Plan approval, each Party shall bear their own costs and expenses incurred up to such date.

5.0 Building Elevations and Floor Plans. The building and related floor plans shall be constructed substantially in accordance with the building elevations and floor plans depicted and set forth on **Exhibit "C,"** which is attached hereto and incorporated herein by this reference (**"Building Plans"**). Aspects of the building façade depicted may be adjusted during the City's final review and approval procedures to satisfy the requirements of the City Code. These changes shall be allowed as long as the changes are consistent with the development standards noted in this Agreement and preserve the general character of the development shown on the Conceptual Development Plan and in **Exhibit C**.

6.0 Project Enhancements. In accordance with Section 15-21 of the City Code and in consideration of the variances and waivers granted in Section 9.0 below and, further, as a condition of the approval of a Large-Scale Commercial/Mixed-Use Building on the Property, the Developer agrees to incorporate the following development enhancements into the Final Site Plan:

(A) The Project shall incorporate the use of energy efficient lighting systems, insulation and ENERGY STAR rated windows, low-flow water fixtures, modern heat pumps, and energy efficient HVAC systems.

7.0 Variances and Waivers. In accordance with Section 15-21 of the City Code and, in exchange for the significant project enhancements described above in Section 8.0, the City Council hereby approves the following variance and waiver from the City Code:

(A) Appendix A Zoning, Article XI, Section 22(I) Cocoa Waterfront Overlay District. The minimum frontage buildout of ninety percent (90%) may be decreased to seventy-eight percent (78%).

(B) Appendix A Zoning, Article XI, Section 22(I) Cocoa Waterfront Overlay District. Upon the partial vacation of Factory Street, the maximum street setback from Factory Street of 10 feet shall be exceeded to a minimum of 20 feet and a maximum of 36 feet on the Property.

(C) Appendix A Zoning, Article XI, Section 22(I) Cocoa Waterfront Overlay District. The maximum side street setback from Brevard Avenue of 10 feet shall be exceeded to a maximum of 23.2 feet.

(D) Appendix A Zoning, Article XI, Section 22(I) Cocoa Waterfront Overlay District. The maximum side street setback from John Garren Lane of 10 feet shall be exceeded to a maximum of 29 feet.

(E) Appendix A Zoning, Article XII, Section 1(c) Off-Street Parking and Loading Regulations. The definition of "off-street" parking shall be relaxed to include rectangular parking areas measuring nine (9) feet by eighteen (18) feet, exclusive of access drives and aisles, for purposes of this Project, rather than ten (10) feet by twenty (20) feet as is typically required.

8.0 Development Schedule. Within six (6) months of the Effective Date of this Agreement, the Developer, at its expense, shall prepare and file all required applications, information, and engineering plans with the City of Cocoa that are necessary to obtain final site plan approval for the Project, consistent with the Conceptual Development Plan and to obtain final approval. The Developer shall diligently pursue and obtain, in good faith, final approval of the site plan within ten (10) months of the Effective Date of this Agreement. If the Developer fails to obtain such final approval from the City (a/k/a - a final development order) within the aforesaid ten (10) months, the City shall have the right to declare the Developer in default pursuant to Section 26.0 of this Agreement. If the Developer does not cure the default within the cure period, the City shall have the right, but not obligation to, terminate this Agreement without penalty. Within sixteen (16) months of the Effective Date of this Agreement, the Developer shall have substantially commenced vertical construction (defined as the building and vertical structural elements thereof being constructed on the Property pursuant to applicable City building permits beyond foundation footings, pilings and slabs, utility infrastructure, and outside improvements such as streetscape and landscaping).

9.0 Representations of the Parties. The City and Developer hereby each represent and warrant to the other that it has the power and authority to execute, deliver and perform the terms and provisions of this Agreement and has taken all necessary action to authorize the execution, delivery and performance of this Agreement. This Agreement will, when duly executed and delivered by the City and Developer, constitute a legal, valid and binding obligation enforceable against the parties hereto. Upon acquisition of the Property by the Developer and the recording of this Agreement in the Public Records of Brevard County, Florida, the Agreement shall be a binding obligation upon the Property in accordance with the terms and conditions of this Agreement. Developer represents that it has voluntarily and willfully executed this Agreement for

purposes of binding himself and the Property to the terms and conditions set forth in this Agreement.

10.0 Successors and Assigns. This Agreement shall automatically be binding upon and shall inure to the benefit of the City and Developer and their respective successors and assigns. The terms and conditions of this Agreement similarly shall be binding upon the Property and shall run with title to the same upon being duly recorded against the Property by the City.

12.0 Applicable Law; Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. The venue of any litigation arising out of this Agreement shall be in Brevard County, Florida or, for federal court actions, in the Middle District of Florida, Orlando Division.

13.0 Amendments. This Agreement shall not be modified or amended except by written agreement duly executed by both parties hereto (or their successors or assigns) and approved by the City Council.

14.0 Entire Agreement; Exhibits. This Agreement and all attached exhibits hereto supersede any other agreement, oral or written, regarding the Property and contain the entire agreement between the City and Developer as to the subject matter hereof. The Exhibits attached hereto and referenced herein are hereby fully incorporated herein by this reference.

15.0 Severability. If any provision of this Agreement shall beheld to be invalid or unenforceable to any extent by a court of competent jurisdiction, the same shall not affect in any respect the validity or enforceability of the remainder of this Agreement.

16.0 Effective Date. This Agreement shall become effective upon approval by the City Council and execution of this Agreement by both parties hereto.

17.0 Recordation. Upon full execution by the Parties, this Agreement shall be recorded in the Public Records of Brevard County, Florida by the City.

18.0 Relationship of the Parties. The relationship of the parties to this Agreement is contractual and Developer is an independent contractor and not an agent of the City. Nothing herein shall be deemed to create a joint venture or principal-agent relationship between the parties, and neither party is authorized to, nor shall either party act toward third persons or the public in any manner, which would indicate any such relationship with the other.

19.0 Sovereign Immunity. Notwithstanding any other provision set forth in this Agreement, nothing contained in this Agreement shall be construed as a waiver of the City's right to sovereign immunity under section 768.28, Florida Statutes, or other limitations imposed on the City's potential liability under state or federal law. As such, the City shall not be liable under this Agreement for punitive damages or interest for the period before judgment. Further, the City 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).

20.0 **City's Police Power**. Developer agrees and acknowledges that the City hereby reserves all police powers granted to the City by law. In no way shall this Agreement be construed as the City bargaining away or surrendering its police powers.

21.0 **Interpretation**. The parties hereby agree and acknowledge that they have both participated equally in the drafting of this Agreement and no party shall be favored or disfavored regarding the interpretation to this Agreement in the event of a dispute between the parties.

22.0 **Third-Party Rights**. This Agreement is not a third-party beneficiary contract and shall not in any way whatsoever create any rights on behalf of any third party.

23.0 **Specific Performance**. Strict compliance shall be required with each and every provision of this Agreement. The parties agree that failure to perform the obligations provided by this Agreement shall result in irreparable damage and that specific performance of these obligations may be obtained by a suit in equity.

24.0 **Attorney's Fees**. In connection with any arbitration or litigation arising out of this Agreement, each party shall be responsible for their own attorney's fees and costs.

25.0 **Development Permits**. Nothing herein shall limit the City's authority to grant or deny any development permit applications or requests subsequent to the effective date of this Agreement. The failure of this Agreement to address any particular City, County, State and/or Federal permit, condition, term or restriction shall not relieve Developer or the City of the necessity of complying with the law governing said permitting requirement, condition, term or restriction. Without imposing any limitation on the City's police powers, the City reserves the right to withhold, suspend or terminate any and all certificates of occupancy for any building, trailer, structure or unit if Developer is in breach of any term and condition of this Agreement.

26.0 **Default.** Failure by either party to perform each and every one of its obligations hereunder shall constitute a default, entitling the non-defaulting party to pursue whatever remedies are available to it under Florida law or equity including, without limitation, termination of this Agreement or an action for specific performance and/or injunctive relief. Prior to any party filing any action as a result of a default under this Agreement, the non-defaulting party shall first provide the defaulting party with written notice of said default. Upon receipt of said notice, the defaulting party shall be provided a thirty (30) day opportunity in which to cure the default to the reasonable satisfaction of the non-defaulting party prior to filing said action.

27.0 **Termination.** In addition to those circumstances allowing termination as already expressly provided herein, the City shall have the unconditional right, but not obligation, to terminate this Agreement, without notice or penalty, if Developer fails to adhere to the development schedule and deadlines as established in this Agreement. In addition, the City shall have the right, but not obligation, to terminate the Agreement if Developer permanently abandons construction of the Project, provided, however, the City shall first deliver written notice and an

opportunity to cure to the defaulting party as set forth in Section 26.0 above. If the City terminates this Agreement, the City shall record a notice of termination against the Property in the public records of Brevard County, Florida. This Agreement may otherwise be terminated by mutual written agreement of the Parties.

28.0 Indemnification and Hold Harmless. Developer shall be solely responsible for designing, permitting, constructing, operating and maintaining this Project. As such, Developer hereby agrees to indemnify, release, and hold harmless the City and its elected officials, employees and attorneys from and against all claims, losses, damages, personal injuries (including, but not limited to, death), or liability (including reasonable attorney's fees and costs through all appellate proceedings), directly or indirectly arising from, out of, or caused by Developer and Developer's contractor's and subcontractor's performance of design, permit and construction activities in furtherance of constructing the Project under this Agreement and the operation and maintenance of the Project thereafter. This indemnification shall survive the termination of this Agreement.

29.0 Force Majeure. The parties agree that in the event that the failure by either party to accomplish any action required hereunder within a specified time period ("Time Period") constitutes a default under the terms of this Agreement and, if any such failure is due to acts of God, acts of government authority (other than the City's own acts, if the City is claiming the benefit of this Section 32.0), acts of public enemy or war, riots, civil disturbances, power failure, shortages of labor or materials, pandemics, quarantines and "stay-at- home" orders not including COVID-19 (other than the City's own acts, if the City is claiming the benefit of this Section 32.0), injunction or other court proceedings beyond the control of such party, or severe adverse weather conditions, including hurricanes ("Force Majeure Event"), then, notwithstanding any provision of this Agreement to the contrary, that failure shall not constitute a default under this Agreement and any Time Period proscribed hereunder shall be extended by the amount of time that such party was unable to perform solely due to the Force Majeure Event. The extended time period shall be agreed to in writing by the parties and said agreement shall not be unreasonably withheld by either party. The City Manager shall have the authority to grant an extended Time Period. An extension of any Time Period for reasons of a Force Majeure Event shall be requested solely as provided in this Section. Developer hereby waives and relinquishes the right to notify the City of the intent to exercise the tolling and extension of any permit related to the Project, including any Time Periods under this Agreement, development orders, and building permits, available under Section 252.363, Florida Statutes, as the result of a declaration of a state of emergency issued by the Governor for a natural emergency.

30.0 Notice. Whenever either party desires to give notice to the other, notice shall be sent by hand delivery or certified mail, return receipt requested, and shall be sent to:

For the City:

City Manager
City of Cocoa
65 Stone Street
Cocoa, FL 32922

With additional notice to:

Anthony A. Garganese, City Attorney
111 N. Orange Avenue, Suite 2000
Orlando, Florida 32802-2873

For Developer:

With additional notice to:

Either party may freely modify their respective contact person and address contained in this Paragraph by providing written notice of the modification to the other party. Any Notice given as provided herein shall be deemed received as follows: if delivered by personal service, on the date so delivered; and if mailed, on the third business day after mailing.

31.0 Assignment. Prior to completing the construction of the Project and reaching final build-out of the Project, Developer shall not assign this Agreement without the prior written consent of the City. However, Developer shall be entitled to assign its rights and obligations under this Agreement to a parent, subsidiary, or affiliated entity in which Developer or its members are members or interest holders. Any assignment authorized by this subparagraph shall require the assignee to be a formal signatory to this Agreement and fully assume all of Developer's obligations, commitments, representations, and warranties under this Agreement. Such assignment shall also require the written approval of the City by amendment to this Agreement, which shall not require a public hearing and shall not be unreasonably withheld. In any assignment, the rights and obligations contained herein shall be binding on successors in interest to the Property, and the terms and conditions of this Agreement shall bind and inure to the benefit of the parties hereto and any respective successors and assigns.

IN WITNESS WHEREOF, the parties hereto attached their hands and seals on the dates set forth below.

CITY OF COCOA

By: _____
Stockton Whitten, City Manager

Date: _____

DRAFT

APPROVED AS TO FORM AND LEGALITY

ATTEST:

By: _____
Monica Arsenault, City Clerk

By: _____
Anthony A. Garganese, City Attorney

CITY SEAL

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of (___) physical presence or (___) online notarization, this _____ day of _____, 2025, by Stockton Whitten, the City Manager of the City of Cocoa, a Florida municipal corporation, on behalf of the corporation, who is personally known to me or produced _____ _____ as identification.

(NOTARY SEAL)

_____
(Notary Public Signature)

_____
(Print Name)
Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____

DRAFT

Signed, sealed and delivered in the presence of the following witnesses:

430 BREVARD, LLC

_____

Print name and title: _____

_____
Signature of Witness

Date: _____

_____
Printed Name of Witness

_____
Address of Witness

_____
Signature of Witness

_____
Printed Name of Witness

_____
Address of Witness

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of (___) physical presence or (___) online notarization, this _____ day of _____, 2025, by_____, the _____of _____**,** a Florida limited liability company, on behalf of the company, who is personally known to me or produced _____ _____ as identification.

(NOTARY SEAL)

_____
(Notary Public Signature)

_____
(Print Name)
Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____

DRAFT

JOINDER AND CONSENT

For and in consideration of the mutual covenants, terms, and conditions and restrictions contained herein, together with other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, 21st CENTURY OF FLORIDA, LLC, as holder of that certain Mortgage, Security Agreement and Assignment of Leases, Rents and Profits, which is recorded in Official Records Book 9862, Page 2789, of the Public Records of Brevard County, Florida, (the "Mortgage") and that certain UCC Financing Statement, which is recorded in Official Records Book 9862, Page 2807, of the Public Records of Brevard County, Florida, hereby joins in and consents to the foregoing Development Agreement by and between the City of Cocoa, a Florida municipal corporation, and 430 Brevard, LLC, a Florida limited liability company, and further acknowledges and agrees that its Mortgage and UCC Financing Statement shall be subordinated to such Development Agreement and the obligations contained therein.

Dated this _____ day of _____, 2025.

Signed and sealed in the presence of:

21st CENTURY OF FLORIDA, LLC

_____

_____

Print name and title:_____

Print Name: _____

_____

Print Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of (___) physical presence or (___) online notarization, this _____ day of _____, 2025, by _____ who is personally known to me or produced _____ as identification.

DRAFT

(NOTARY SEAL)

_____
(Notary Public Signature)

_____
(Print Name)
Notary Public, State of _____
Commission No.: _____
My Commission Expires: ___

DRAFT

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

The land referred to herein below is situated in the County of BREVARD, State of Florida, and described as follows:

Parcel A:

Lots 7 and 9, in Block B, of DELANNOY'S ADDITION TO COCOA, according to the plat thereof, as recorded in Plat Book 1, Page 29, of the public records of Brevard County, Florida.

Parcel B:

Lots 11, 12, 13, 14, 15 and 16, in Block B, of DELANNOY'S ADDITION TO COCOA, according to the plat thereof, as recorded in Plat Book 1, Page 29, of the public records of Brevard County, Florida. LESS AND EXCEPT the North 15 feet of Lot 11 AND ALSO the North 15 feet of Lot 12, in Block B, of DELANNOY'S ADDITION TO COCOA, according to the plat thereof, as recorded in Plat Book 1, Page 29, of the public records of Brevard County, Florida; the land herein described having a frontage of fifteen (15) feet on Brevard Avenue and fifteen (15) feet on Delannoy Avenue and extending from Brevard Avenue to Delannoy Avenue.

AND

A part of Lots 18 and 20, in Block B, of DELANNOY'S ADDITION TO COCOA, according to the plat thereof, as recorded in Plat Book 1, Page 29, of the public records of Brevard County, Florida, which is described as follows: BEGIN at the Northwest corner of Lot Eighteen (18) of the subdivision aforesaid and run South on the West line of said Block, the East line of Brevard Avenue, a distance of 106.69 feet to the Southwest corner of Block B; thence run East on the South line of said Block B, a distance of 80 feet; thence run Northerly across Lots Twenty (20) and Eighteen (18) to a point on the North line of Lot Eighteen (18), which is 100 feet East from the West line of said Block; and thence run West on the North line of said Lot Eighteen (18), a distance of 100 feet to the Northwest corner of said Block, the point of BEGINNING.

AND

All of Lots 17 and 19 and portions of Lots 18 and 20, in Block B, of DELANNOY'S ADDITION TO COCOA, according to the plat thereof, as recorded in Plat Book 1, Page 29, of the public records of Brevard County, Florida, described as follows: BEGIN at the Northeast corner of Lot Seventeen (17) and thence run West on the North line of Lots Seventeen (17) and Eighteen (18) to a point which is 100 feet East from the Northwest corner of Lot Eighteen (18); thence run Southerly across Lots Eighteen (18) and Twenty (20) to a point on the South line of Block B, which is Eighty (80) feet East from the Southwest corner of said Block; and thence run East on the South line of Lots Noneteen (19) and Twenty (20) in Block B to the Southeast corner of Block B; thence North on the West line of said Block B, a distance of One Hundred Seven and Fourteen Hundredths (107.14) feet to the Northeast corner of Lot Seventeen (17), the point of BEGINNING.

Parcel C:

All of Lots 8 and 10 and the North 15 feet of Lots 11 and 12, in Block B, of DELANNOY'S ADDITION TO COCOA, according to the plat thereof, as recorded in Plat Book 1, Page 29, of the public records of Brevard County, Florida.

EXHIBIT B
CONCEPTUAL DEVELOPMENT PLAN

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EXHIBIT C
BUILDING PLANS

DRAFT

FRAMEWORK GROUP

430 BREVARD MIXED USE REDEVELOPMENT APPLICATION
COVER LETTER

January 13, 2025



DEVELOPMENT OVERVIEW

Framework Group, LLC is proposing a seven-story mixed-use redevelopment of 430 Brevard Avenue in Cocoa Village ("430 Brevard") consisting of no fewer than 220 upscale rental apartments and ground-level retail and commercial space. This redevelopment will contribute greatly to the vibrancy of Cocoa Village while responding specifically to Section 22 of the City of Cocoa's of the Land Development Code.

Economic and Social Benefits to the City and Community Redevelopment Agency

The 430 Brevard redevelopment will:

- Attract approximately 350-400 full-time residents to the heart of Cocoa Village
- Boost local businesses and community engagement
- Eliminate blight by transforming a vacant and severely underutilized block
- Increase public safety
- Create new and unique rental housing options
- Connect two key stretches of retail, commercial, and restaurants along Brevard Avenue

FRAMEWORK GROUP

- Re-establish an interesting and pedestrian-friendly experience with generous sidewalks, shade from awnings and street trees, and a mix of street-level uses
- Provide twenty-five (25) public parking spaces available to visitors of Cocoa Village, separated by a gate from dedicated resident parking
- Provide ample parking for residents and guests, in excess of what is required by the local zoning code
- Represent investment totaling over $95 million, estimated to generate substantial economic activity including (refer to attached Economic Impact and TIF Projection Study by Raftelis, dated July 7, 2022):
    - Creating 1,030 total jobs providing $45 million in wages and salaries through construction of the redevelopment,
    - $35 million in gross economic output per year, creating 306 total jobs through the operation of the redevelopment, and
    - $4 million to $6 million in annual spending in Cocoa Village and throughout the City of Cocoa by new, full-time residents of the redevelopment.

Aesthetic Quality, Character, Architectural Design, Physical and Visual Scale, and Compatibility with Cocoa Village

The 430 Brevard redevelopment architecture draws on historical influences of nearby buildings, seeking compatibility and harmony with its surroundings in terms of materials, color, composition, ornamentation, and character. This is accomplished by way of a many architectural details, with highlights including the use of varying brick patterns and colors, generous window openings, urban awnings, storefronts, and stoops. The overall character that can be described as historic mercantile-inspired, typical of existing buildings within Cocoa Village, and with a contemporary and residential flair. The building's articulation serves to engage its neighborhood and counteract its massing. There is movement across the building's elevation, both at the ground floor as the building undulates toward and away from the street, and above, as the building steps back as it rises. This creates interesting outdoor spaces, both elevated and at the street level, that enable community engagement. The building's articulation also offers relief at the ground-level, allowing sunlight to reach the street and avoiding the imposition of a solid street wall. The result is a visual scale and street-level experience that is in harmony with other areas of Cocoa Village, but also allows for the urban density envisioned by the Comprehensive Plan.



DEVELOPMENT HIGHLIGHTS

430 Brevard's amenities elevate the property while providing meaningful places for resident relaxation, socializing, and programming. The following amenities are currently planned for the building:

- Clubhouse & Leasing Office – 430 Brevard's apartment clubhouse and leasing office will be located on the ground floor along Brevard Avenue, offering active and public-facing uses suitable for this bustling main street. The clubhouse will provide residents with an array of amenities, to include a gym, spa, social and seating areas, and coworking space. Access to 430 Brevard's gym and spa will be made available to the public through a paid membership program.
- Grand Courtyard - The resident-only Grand Courtyard is located on the ground level with pedestrian access from both from Brevard Avenue and the building interior. This celebrated "outdoor room" is encircled by a loggia with a centrally located swimming pool and sun deck.
- Brevard Terrace - The Brevard Terrace is an outdoor space located on level two of the west side of the building, in a space created by the building's elevated setback. This terrace will provide semi-private residential patios for units fronting the terrace as well as an expansive community terrace with landscaping, outdoor seating, and shade trellis features. The Brevard terrace is an intimate perch that will allow residents to be connected to the street life below.

FRAMEWORK GROUP

The 430 Brevard redevelopment will deliver market-leading quality in new housing to Cocoa Village. Additional features include:

COMMUNITY FEATURES

- Covered and enclosed parking garage
- Enclosed and conditioned corridors
- Elevator access to all units
- Green building certification
- On-site property management
    - Management, maintenance, and leasing professionals on-site during normal business hours
    - 24-hour emergency maintenance service
- Bike storage
- Rentable storage
- Electronic access control and building security
- Integral trash chutes and compactor for solid waste management

APARTMENT FEATURES

- 9'+ ceilings
- 6' tall windows
- Full glass French doors on balconies
- Luxury vinyl flooring
- Solid surface countertops (quartz or granite)
- Professionally designed interiors and common spaces
- Stainless steel, Energy Star rated appliances
- In-unit full-size washer and dryers
- Private outdoor spaces
- Upgraded cabinetry with 42" upper cabinets, pantry cabinets, and features such as glass fronts and open shelving
- Walk-in closets
- LED lighting
- Low flow plumbing fixtures

RESILIENT DESIGN & DEVELOPMENT

The 430 Brevard development is responsive to the Coastal Management Element of the City of Cocoa Comprehensive Plan, which calls for efficient and climate resilient development practices. Details are as follows:

- Stormwater - The redevelopment will include onsite stormwater storage through an underground vault that will detain all or the majority of rainfall on the property, reducing stormwater runoff to the Cocoa Village neighborhood and the Indian River Lagoon.
- Location Selection - The 430 Brevard redevelopment site is located in FEMA Flood Zone X and Brevard County Hurricane Evacuation Zone C. Regarding hurricane evacuation, Brevard County's guidelines call for residents to "travel tens of miles, not hundreds of miles, and shelter locally." 430 Brevard is located within 750' of westbound SR 520, which will allow

residents to evacuate inland quickly and efficiently to a number of hotel options available within 5 miles or 10-15 minutes, or additional shelter options and evacuation routes offered by way of I-95. Therefore, locating high-density housing at the 430 Brevard redevelopment site represents good climate resilient development practice.

- Green Building Certification - 430 Brevard will be green building certified through a program such as the National Green Building Standard or Green Globes. Green building features will include LED lighting, low flow plumbing fixtures, and native Florida landscaping, among others.

SUPPORTIVE INFRASTRUCTURE

Construction of a high-density residential redevelopment within the City's urban core provides for efficient and economical use of the City's resources and infrastructure. In proximity to extensive employment and recreational offerings, 430 Brevard's residents will be able reduce their automobile dependence and live a walkable and sustainable lifestyle.

430 Brevard will be supported by the City of Cocoa's existing infrastructure as follows:

- Traffic - Based on Framework's preliminary traffic investigation, the surrounding roads have sufficient capacity. 430 Brevard's proposed mix of uses will represent a reduction in anticipated trip generation in comparison to the pre-existing property use as a drive-through retail bank.
- Parking - The redevelopment will provide ample parking for the development and its guests in excess of what is required by the local zoning code, as well as dedicated public parking, in a fully-enclosed structured parking garage not visible from the street.
- Utilities - City of Cocoa Utilities and Waste Management have confirmed ample water, sewer, and solid waste capacity to serve the redevelopment and its location downtown provides for efficient and effective provision of these services.
- Parks & Recreation - Residents will have access to the City of Cocoa parks in the area, including the Cocoa Riverfront Park with its amphitheater and recreational areas along the Indian River Lagoon.
- Schools - The redevelopment will be reviewed for school concurrency by Brevard Public Schools as required.

FRAMEWORK GROUP

LOCAL SUPPORT

Since the start of planning of this redevelopment in 2021, Framework has met various with stakeholders, organizations, and businesses from Cocoa Village, and preliminary feedback has largely been positive. This includes a widely advertised Neighborhood Meeting hosted by Framework in 2022 at the City of Cocoa Civic Center. Invitations for the Neighborhood Meeting were mailed to residents and property owners within a 200 ft. radius of the redevelopment site, sent via email to known local organizations and stakeholders, shared over social media, and an electronic article announcing the meeting was published by FloridaToday.com. In total, approximately 56 members of the community were in attendance.

Constructive comments were received by residents, largely related to parking in the downtown area as a whole. In response, and in light of Framework's incentive request, public parking is proposed as a part of 430 Brevard's redevelopment program as detailed in the Incentives and Community Contribution section of this letter.

VARIANCES AND WAIVERS

As detailed in the enclosed Development Agreement Application, the following variances will be sought for the redevelopment of 430 Brevard (subject to change).

We are requesting overhead encroachment beyond the property line and over the public right-of-way for canopies and balconies by up to 4'-0", while maintaining a minimum of 10'-0" vertical clearance above the sidewalk. Similarly, we are requesting subsurface encroachment beyond the property line and under the public right-of-way to accommodate building foundations.

The typical parking stall size is proposed to be 9'-0" wide x 18'-0" long, which will allow for the maximum number of spaces within the garage. Some deeper parking stalls and bicycle parking spaces will also be provided.

INCENTIVES & COMMUNITY CONTRIBUTION

Based on Framework's experience developing multifamily projects throughout Florida as well as our market and financial analysis to date, we have concluded that financial assistance is required in order for 430 Brevard to be financeable and economically viable as currently proposed. This is not unusual in similar downtown markets where land and construction costs are elevated, but higher residential

FRAMEWORK GROUP

rents needed to substantiate those costs have not yet been proven. Often, a few developments in a burgeoning downtown need to receive short-term assistance in order to gain an initial foothold, then they become reliable and stable long-term producers of jobs, have a ripple economic impact on the surrounding businesses, and bring additional life and energy to the urban core.

Further, unprecedented economic conditions in recent years have triggered a tremendous escalation in construction cost as well as volatility in labor and material availability. Insurance premium, investor expectations of returns, and construction loan interest rates have skyrocketed in recent years, multiplying costs of these items 3-4x for any new development.

Therefore, with this Development Agreement Application, Framework requests that the City of Cocoa and the Cocoa Community Redevelopment Agency (CRA) provide the redevelopment with tax increment financing (TIF) and impact fee credit incentives. A request was made by Framework to the CRA during a meeting held July 5, 2022 for a partial rebate of City-controlled ad valorem taxes for a period of 10 years. Financial challenges to the development process have unfortunately not improved since that meeting, and new, extremely burdensome factors have emerged, including sharply rising insurance expense and cost of capital. As a result, Framework requests the TIF and impact fee credit incentives detailed below in order to make the proposed 430 Brevard Avenue redevelopment possible as currently envisioned. **As a contribution to the CRA and Cocoa Village neighborhood, Framework will fund and construct twenty-five (25) structured parking spaces that will be offered as public parking.**

INCENTIVE REQUEST

City/CRA TIF Incentive	95% rebate over 10 years, not to exceed $9.5m total rebate
City/CRA Impact Fee Credits	Credit of water and sewer impact fees

ABOUT THE DEVELOPER

Framework Group, LLC is an urban-focused multifamily development, consulting, and construction firm based in Tampa, FL. Founded in 2010, Framework has since grown to become one of the most active multifamily developers in Florida. Framework's robust pipeline spans the state and includes developments in Cocoa, Cocoa Beach, Daytona Beach, Lakeland, Wildwood, Leesburg, Tampa, Sarasota, Bradenton, Wesley Chapel, Orlando, and Kissimmee. Framework's pipeline of active developments is highlighted by Cirrus, a 280-unit apartment development at the intersection of SR-524 and Industry Road in Cocoa. Cirrus takes the place of a long-vacant retail center, transforming an underdeveloped infill parcel and adding an exciting new housing option to north Cocoa.

FRAMEWORK GROUP

Framework aims to create multifamily communities that exemplify outstanding urban infill development, acute attention to detail, and excellence in design. The results are developments that lead their local markets in terms of quality, impact, and community benefit. For more information and to view Framework's entire portfolio, please visit www.frameworkgroup.net.

We appreciate your consideration of this application and look forward to discussing further.

Sincerely,



Nick Herring
Executive Vice President
Framework Group, LLC

Development Agreement Application

Community Services Department
Planning and Zoning Division
65 Stone Street
Cocoa, Florida 32922

Phone: (321) 433-8535
Fax: (321) 433-8543
Web: http://www.cocoafl.org

For Office Use Only - Date Received
Note: Applications received after 3:00 pm will be date stamped the next day.

This form is divided into steps, which will help you prepare your application and provide supplemental items. A pre-application meeting with Staff is **required**.

Please TYPE or PRINT this application legibly.

1. **Project Name:** 430 Brevard Mixed Use Development

2. **Applicant Information:**

Company (if applicable): 430 Brevard, LLC

Name: Nick Herring

Mailing Address: 1211 N. Westshore Blvd. #802

City: Tampa State: FL Zip Code: 33607

Phone #: 813-244-3865 Fax #: N/A

Mobile #: N/A E-mail: nherring@frameworkgroupllc.com

3. **Property Owner Information:** * *Check here if same as Applicant* → ☑
* *If more than one owner, attach additional sheet with names and addresses.*

Company (if applicable): _____

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ Fax #: _____

Mobile #: _____ E-mail: _____

Engineer/Architect/Planner: ** Check here if same as Applicant* → ☐

Company (if applicable): Torti Gallas + Partners

Name: Micheal Rollison

Mailing Address: Grimke School, 1923 Vermont Ave NW, 2nd Floor

City: Washington State: DC Zip Code: 20001

Phone #: 240-645-1246 Fax #: N/A

Mobile #: 813-435-0214 E-mail: mrollison@tortigallas.com

4. Attorney:

Company (if applicable): Smith & Associates

Name: Geoff Smith

Mailing Address: 709 S. Harbor City Blvd., Suite 540

City: Melbourne State: FL Zip Code: 32901

Phone #: 321-676-5555 Fax #: 321-676-5558

Mobile #: 850-559-5937 E-mail: geoff@smithlawtlh.com

5. Property Information:

Street Address and Location:

Parcel ID: ** If more than two Parcel IDs, attach additional sheet with Parcel IDs.*

2 4 - 3 6 - 3 3 - 3 9 - 0 0 0 0 B . 0 - 0 0 1 1 . 0 0

2 4 - 3 6 - 3 3 - 3 9 - 0 0 0 0 B . 0 - 0 0 0 8 . 0 0

Tax Account Numbers: ** If more than two Tax Account #s, attach additional sheet with Tax Account #s.*

2 4 2 6 0 7 4 2 4 2 6 0 7 2

Land Area: 85,341 square feet or 1.95 acres

Future Land Use *(to be completed by City)*:

Zoning District *(to be completed by City)*:

Existing Use(s) on Property: Commercial/Mixed Use

Proposed Use(s) on Property: Commercial/Mixed Use

6. Economic Impact: (for economic development information purposes only)

Estimated Total Value of Project: $ 90,000,000 Estimated Number of Construction Jobs: 536

Estimated Number of Employees: 30 Estimated Completion Date: Q4 2026

7. **Please submit the following items:**

a. ☑ **Notarized application.**

b. ☑ **List of owners within 500 feet.** A "radius map package" from Brevard County containing a certified mailing list with mailing labels and a map of all property owners of record who reside within a 500-foot radius of the subject property is required for public notice. It is the applicant's responsibility to request these materials with the Brevard County GIS Department that are available free of charge. Inquiries need to be emailed to **servicedesk@brevardfl.gov** and forwarded to the **City of Cocoa Planning and Zoning Department** when available.

c. ☐ **Applications Fee.** The fee is $____ plus Advertisement fees. Please make checks payable to the 'City of Cocoa' and submit payment **ONLY** to the Community Services Department.

d. ☑ **Proof of ownership.** A copy of the most recent recorded warranty deed is required.

e. ☐ **Letter of authorization.** If the applicant is not the property owner, a notarized letter of authorization or agent affidavit is required, unless the applicant is the Attorney of the owner. Each property owner must complete a separate authorization form or other suitable documentation to allow the agent to act upon his/her behalf.

f. ☑ **Corporate documents.** If the applicant/owner is representing a company, articles of incorporation which show the applicant/owner is authorized to represent the company is required. A data record printout from the Florida Department of State, Division of Corporations website may also be provided (http://www.sunbiz.org/corpweb/inquiry/search.html).

g. ☑ **Legal description.** Submit an electronic copy of the legal description in MS Word format.

h. ☑ ***Boundary survey***. Provide a current boundary survey.

i. ☑ **Conceptual site plan data table.** See details listed below.

j. ☑ **Conceptual site plan.** Submit 2 paper copies (minimum 11"x17") and 1 electronic file in pdf format of a plan drawn to scale, using the land survey as a base and showing the required site plan elements listed below.

k. ☑ **Architectural renderings and elevations.** Submit 2 paper copies (minimum 11"x17") and 1 electronic file in pdf format of architectural renderings and building elevations of all buildings included in the project. These must match the building(s) depicted in the conceptual site plan.

l. ☐ **Additional information (optional).** Submit any information that may be helpful in understanding the request. This may include photos, sketches, etc.

Conceptual Site Plan Data Table: (list or table/chart format):

- ☑ Tabulation of gross acreage and square footage
- ☑ Tabulation of density (*City of Cocoa Comprehensive Plan, Chapter 1 Future Land Use Element*)
- ☑ Number of dwelling units / hotel rooms proposed
- ☑ Floor area of all uses by type of use
- ☑ Area and percentage of lot covered by structures
- ☑ Gross floor area (area of lot covered by structure times number of floors)
- ☑ Floor area ratio (total floor area in square feet divided by gross acre of lot in square feet) (*Appendix A, Art. V Definitions*)
- ☑ Height of structures and number of floors, including parking garages (*Appendix A, Art. XI, Zoning District Regulations*)
- ☑ Number of required and proposed parking spaces with formulas and calculations (*Appendix A, Art. XII Off-Street Parking*)
- ☑ Impervious surface area (*City of Cocoa Comprehensive Plan, Chapter 1, Figure FLU-1*)
- ☑ Location and acreage of open space and recreational areas
- ☑ If the project is divided into phases, provide a Site Plan Data Table for the entire project and for each individual phase

Conceptual Site Plan Elements Checklist:

- ☑ Property and right of way lines
- ☑ Depiction of abutting aprons
- ☑ Existing and proposed easements
- ☑ Right-of-way improvements
- ☑ Open water bodies (lakes, rivers, ponds, canals, etc.)
- ☑ Jurisdictional wetlands boundary as determined by the St. Johns River Water Management District
- ☑ Uplands buffer from wetlands (*City of Cocoa Comprehensive Plan, Chapter 6 Conservation Element, Policy 6.4.16(E)*)
- ☑ On and off-site sidewalks (*Chapter 18, Art. III and Appendix A, Art. XII, Sec. 3*)
- ☑ Trash receptacles/dumpsters and enclosures (*Chapter 9, Art. II, Division 3, Sec. 9-29*)
- ☑ All structures and major features fully labeled and dimensioned including (*Depends on Zoning District from Appendix A, Art. XI, Sections 1 thru 20*):
  - i. Setbacks
  - ii. Distances between structures
- ☑ Proposed parking and circulation plan including (*Appendix A, Art. XII, Sec. 3*):
  - i. Width of driveways and access aisles
  - ii. Parking spaces, including dimensions
  - iii. Existing and proposed points of ingress to and egress from the site
  - iv. Handicap accessible parking spaces and required access aisles
- ☑ Location and dimension of all landscape buffers

Signatures and Notarization.

STATE OF Florida COUNTY OF Hillsborough. I, Phillip A. Smith being first duly sworn, depose and say that:

☑ I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.

☐ I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

I hereby certify that I have read, completed and understand this application and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that this application must be complete and accurate prior to the legal advertising of a public hearing.

(APPLICANT SIGNATURE)

Julia M Conway
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☑ OR Produced Identification ☐

Notary Public State of Florida
Julia M Conway
My Commission HH 458989
Expires 10/26/2027

Type of I.D. Produced _____

Julia M Conway
(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 13 day of January, 20 25

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:

Robert W. Bowser, Esq.
AKERMAN LLP
420 S. Orange Avenue, Ste. 1200
Orlando, FL 32801
(407) 423-4000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed this 11th day of August, 2023, by **ALLERAND COCOA, LLC, a Delaware limited liability company**, whose mailing address is: 675 W. Indiantown Road, Ste. 103, Jupiter, Florida 33458 (hereinafter referred to as the "Grantor"), to **430 BREVARD, LLC, a Florida limited liability company**, whose mailing address is: 1211 N. Westshore Blvd, Ste. 802, Tampa, Florida 33607 (hereinafter referred to as the "Grantee"):

(wherever used herein the terms "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships (including joint ventures), public bodies and quasi-public bodies.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release and convey and confirm unto the Grantee, its successors and assigns, forever, all the right, title, interest, claim and demand which the Grantor have in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Brevard, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.
(hereinafter referred to as the "Property")

TOGETHER with all of the Grantor's interest in and to all improvements, licenses, development rights, approvals, easements, tenements, hereditaments and appurtenances belonging or in anywise appertaining to the Property, including without limitation on the foregoing, all right, title and interest of Grantor in and to any land lying in the bed of any dedicated street, alley, road or avenue (before or after vacation thereof, and whether previously or hereafter abandoned or vacated) in front of or adjoining the Property to the centerline thereof.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby warrant the title to the Property subject to (1) comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; (2) easements, covenants, restrictions and matters of record provided, however that the foregoing reference shall not operate to rei-impose same; and (3) real estate taxes accruing subsequent to December 31, 2022 and will defend the same against the lawful claims of all persons claiming through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name as of the day and year first above written.

Signed, sealed and delivered
In the presence of:

Signature of Witness 1

Michelle Pirot
Print or type name of Witness 1

Signature of Witness 2

Maria Diaz
Print or type name of Witness 2

GRANTOR:

ALLERAND COCOA, LLC,
a Delaware limited liability company

By: _____
Richard J. Sabella
Authorized Signatory

STATE OF Florida)
) ss:
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of August, 2023 by **Richard J. Sabella, as an Authorized Signatory for ALLERAND COCOA, LLC, a Florida limited liability company**, on behalf of the limited liability company, who is ☐ personally known to me or ☒ produced United States Passport for identification.

Notary: _____
(Signature of person taking acknowledgment)
Print Name: Kelin Escobar
Notary Public, State of Florida
My commission expires: HH383725

[NOTARIAL SEAL]

KELIN ESCOBAR
Notary Public
State of Florida
Comm# HH383725
Expires 4/6/2027

EXHIBIT "A"

Legal Description

The land referred to herein below is situated in the County of Brevard, State of Florida, and described as follows:

Parcel A:

Lots 7 and 9, in Block B, of DELANNOY'S ADDITION TO COCOA, according to the plat thereof, as recorded in Plat Book 1, Page 29, of the public records of Brevard County, Florida.

Parcel B:

Lots 11, 12, 13, 14, 15 and 16, in Block B, of DELANNOY'S ADDITION TO COCOA, according to the plat thereof, as recorded in Plat Book 1, Page 29, of the public records of Brevard County, Florida.

LESS AND EXCEPT the North 15 feet of Lot 11 AND ALSO the North 15 feet of Lot 12, in Block B, of DELANNOY'S ADDITION TO COCOA, according to the plat thereof, as recorded in Plat Book 1, Page 29, of the public records of Brevard County, Florida; the land herein described having a frontage of fifteen (15) feet on Brevard Avenue and fifteen (15) feet on Delannoy Avenue and extending from Brevard Avenue to Delannoy Avenue.

AND

A part of Lots 18 and 20, in Block B, of DELANNOY'S ADDITION TO COCOA, according to the plat thereof, as recorded in Plat Book 1, Page 29, of the public records of Brevard County, Florida, which is described as follows: BEGIN at the Northwest corner of Lot Eighteen (18) of the subdivision aforesaid and run South on the West line of said Block, the East line of Brevard Avenue, a distance of 106.69 feet to the Southwest corner of Block B; thence run East on the South line of said Block B, a distance of 80 feet; thence run Northerly across Lots Twenty (20) and Eighteen (18) to a point on the North line of Lot Eighteen (18), which is 100 feet East from the West line of said Block; and thence run West on the North line of said Lot Eighteen (18), a distance of 100 feet to the Northwest corner of said Block, the point of BEGINNING.

AND

All of Lots 17 and 19 and portions of Lots 18 and 20, in Block B, of DELANNOY'S ADDITION TO COCOA, according to the plat thereof, as recorded in Plat Book 1, Page 29, of the public records of Brevard County, Florida, described as follows: BEGIN at the Northeast corner of Lot Seventeen (17) and thence run West on the North line of Lots Seventeen (17) and Eighteen (18) to a point which is 100 feet East from the Northwest corner of Lot Eighteen (18); thence run Southerly across Lots Eighteen (18) and Twenty (20) to a point on the South line of Block B, which is Eighty (80) feet East from the Southwest corner of said Block; and thence run East on the South line of Lots Nineteen (19) and Twenty (20) in Block B to the Southeast corner of Block B; thence North on the West line of said Block B, a distance of One Hundred Seven and Fourteen Hundredths (107.14) feet to the Northeast corner of Lot Seventeen (17), the point of BEGINNING.

Parcel C:

All of Lots 8 and 10 and the North 15 feet of Lots 11 and 12, in Block B, of DELANNOY'S ADDITION TO COCOA, according to the plat thereof, as recorded in Plat Book 1, Page 29, of the public records of Brevard County, Florida.

Electronic Articles of Organization
For
Florida Limited Liability Company

L23000335125
FILED 8:00 AM
July 14, 2023
Sec. Of State
klovelace

Article I

The name of the Limited Liability Company is:

430 BREVARD, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

1211 N WEST SHORE BOULEVARD
SUITE 801
TAMPA, FL. 33607

The mailing address of the Limited Liability Company is:

1211 N WEST SHORE BOULEVARD
SUITE 801
TAMPA, FL. 33607

Article III

The name and Florida street address of the registered agent is:

DANIEL L VIETTO
1211 N WEST SHORE BOULEVARD
SUITE 801
TAMPA, FL. 33607

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: DANIEL L. VIETTO

L23000335125
FILED 8:00 AM
July 14, 2023
Sec. Of State
klovelace

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
BG FRAMEWORK, LLC
1211 N. WESTSHORE BOULEVARD
TAMPA, FL. 33607 UN

Article V

The effective date for this Limited Liability Company shall be:

07/14/2023

Signature of member or an authorized representative

Electronic Signature: DANIEL L. VIETTO

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

LEGAL DESCRIPTION OF PROPERTY

The land referred to herein below is situated in the County of BREVARD, State of Florida, and described as follows:

Parcel A:

Lots 7 and 9, in Block B, of DELANNOY'S ADDITION TO COCOA, according to the plat thereof, as recorded in Plat Book 1, Page 29, of the public records of Brevard County, Florida.

Parcel B:

Lots 11, 12, 13, 14, 15 and 16, in Block B, of DELANNOY'S ADDITION TO COCOA, according to the plat thereof, as recorded in Plat Book 1, Page 29, of the public records of Brevard County, Florida. LESS AND EXCEPT the North 15 feet of Lot 11 AND ALSO the North 15 feet of Lot 12, in Block B, of DELANNOY'S ADDITION TO COCOA, according to the plat thereof, as recorded in Plat Book 1, Page 29, of the public records of Brevard County, Florida; the land herein described having a frontage of fifteen (15) feet on Brevard Avenue and fifteen (15) feet on Delannoy Avenue and extending from Brevard Avenue to Delannoy Avenue.

AND

A part of Lots 18 and 20, in Block B, of DELANNOY'S ADDITION TO COCOA, according to the plat thereof, as recorded in Plat Book 1, Page 29, of the public records of Brevard County, Florida, which is described as follows: BEGIN at the Northwest corner of Lot Eighteen (18) of the subdivision aforesaid and run South on the West line of said Block, the East line of Brevard Avenue, a distance of 106.69 feet to the Southwest corner of Block B; thence run East on the South line of said Block B, a distance of 80 feet; thence run Northerly across Lots Twenty (20) and Eighteen (18) to a point on the North line of Lot Eighteen (18), which is 100 feet East from the West line of said Block; and thence run West on the North line of said Lot Eighteen (18), a distance of 100 feet to the Northwest corner of said Block, the point of BEGINNING.

AND

All of Lots 17 and 19 and portions of Lots 18 and 20, in Block B, of DELANNOY'S ADDITION TO COCOA, according to the plat thereof, as recorded in Plat Book 1, Page 29, of the public records of Brevard County, Florida, described as follows: BEGIN at the Northeast corner of Lot Seventeen (17) and thence run West on the North line of Lots Seventeen (17) and Eighteen (18) to a point which is 100 feet East from the Northwest corner of Lot Eighteen (18); thence run Southerly across Lots Eighteen (18) and Twenty (20) to a point on the South line of Block B, which is Eighty (80) feet East from the Southwest corner of said Block; and thence run East on the South line of Lots Noneteen (19) and Twenty (20) in Block B to the Southeast corner of Block B; thence North on the West line of said Block B, a distance of One Hundred Seven and Fourteen Hundredths (107.14) feet to the Northeast corner of Lot Seventeen (17), the point of BEGINNING.

Parcel C:

All of Lots 8 and 10 and the North 15 feet of Lots 11 and 12, in Block B, of DELANNOY'S ADDITION TO COCOA, according to the plat thereof, as recorded in Plat Book 1, Page 29, of the public records of Brevard County, Florida.

430 BREVARD AVENUE
CONCEPTUAL SITE PLAN DATA TABLE

GROSS ACREAGE	**1.95**
GROSS SQUARE FOOTAGE	**85,231**
DENSITY CALCULATIONS	
NUMBER OF DWELLING UNITS	220-241
DWELLING UNIT PER ACRE	113-124
GROSS FLOOR AREA	333,725
FLOOR AREA RATIO*	0.35
FLOOR AREA BY AREA TYPE	
RESIDENTIAL UNITS	304,200
RESIDENTIAL AMENITY	21,685
SUPPORT SPACE	5,040
RETAIL	2,800
TOTAL GROSS FLOOR AREA	**333,725**
TOTAL FLOOR AREA - PARKING GARAGE	**141,300**
HEIGHT OF STRUCTURES	**MAX 91'-2"**
*CALCULATED AS MEASUREMENT FROM AVERAGE GRADE TO PARAPET	
NUMBER OF FLOORS BY AREA TYPE	
RESIDENTIAL	7
GARAGE	6
REQUIRED PARKING SPACES	
RESIDENTIAL (1 SPACE/DU + 10% GUEST)	242-266
RETAIL (1:600 SQFT)	5
TOTAL REQUIRED PARKING SPACES	**247-271**
PROPOSED PARKING SPACES	**487**
IMPERVIOUS SURFACE AREA	**98%**
LOCATION OF OPEN AND RECREATIONAL SPACES	
COURTYARD/BREEZEWAY/POOL	11,747
LEASING & AMENITIES	16,790
BREVARD AVE TERRACE	3,645
DELANNOY ROOF TERRACE	1,250
TOTAL SQUARE FOOTAGE	**33,432**

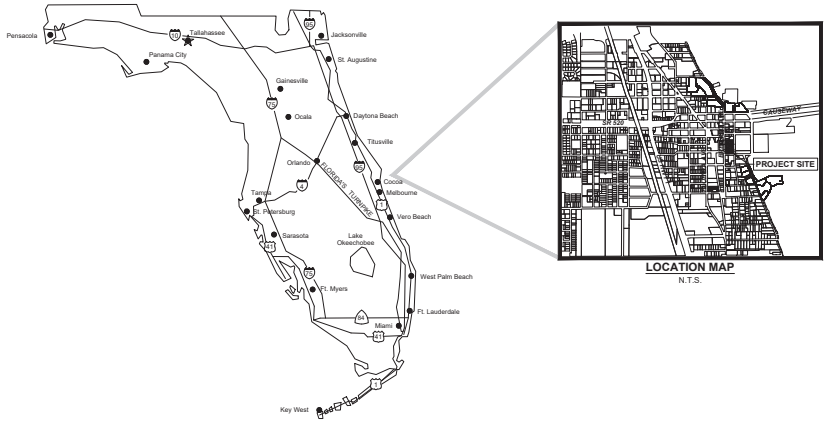
*FAR calculation excludes residential square footage per Policy 1.1.2.6: Mixed Use (MU) of the Future Land Use Element, Standard for Future Land Use Categories, City of Cocoa Ordinance No. 07-2022.

430 BREVARD AVENUE

J

CONCEPTUAL MIXED USE SITE PLAN PACKAGE
SECTION 33, TOWNSHIP 24 SOUTH, RANGE 36 EAST
COCOA, BREVARD COUNTY, FLORIDA

SHEET INDEX		
SHEET #	DRAWING #	SHEET TITLE
1	11636_400_001	COVER SHEET
2	11636_400_002	SYMBOLS AND ABBREVIATIONS
3	11636_400_003	EXISTING CONDITIONS AND DEMOLITION PLAN
4	11636_400_004	STORM WATER POLLUTION PREVENTION PLAN
5	11636_400_005	SITE PLAN
6	11636_400_006	SITE PLAN WITH AERIAL
7	11636_400_007	UTILITY PLAN
8	11636_400_008	PAVING, GRADING, AND DRAINAGE PLAN
SURVEY		
--	BY OTHERS	ALTA SURVEY (BY OTHERS)



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

PARCEL A:
LOTS 7 AND 9, BLOCK B, DELANNOY'S ADDITION TO COCOA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PARCEL B:
LOTS 11, 12, 13, 14, 15, AND 16, BLOCK B, DELANNOY'S ADDITION TO COCOA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTH 15 FEET OF LOT 11 AND ALSO THE NORTH 15 FEET OF LOT 12, BLOCK B, DELANNOY'S ADDITION TO COCOA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THE LAND HEREIN DESCRIBED HAVING A FRONTAGE OF FIFTEEN (15) FEET ON BREVARD AVENUE AND FIFTEEN (15) FEET ON DELANNOY AVENUE, AND EXTENDING FROM BREVARD AVENUE TO DELANNOY AVENUE.

AND

A PART OF LOTS 18 AND 20, BLOCK B, DELANNOY'S ADDITION TO COCOA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, WHICH IS DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT EIGHTEEN (18) OF THE SUBDIVISION AFORESAID AND RUN SOUTH ON THE WEST LINE OF SAID BLOCK, THE EAST LINE OF BREVARD AVENUE, A DISTANCE OF 106.69 FEET TO THE SOUTHWEST CORNER OF BLOCK B; THENCE RUN EAST ON THE SOUTH LINE OF SAID BLOCK B, A DISTANCE OF (80) FEET, THENCE RUN NORTHERLY ACROSS LOTS TWENTY (20) AND EIGHTEEN (18) TO A POINT ON THE NORTH LINE OF LOT EIGHTEEN (18), WHICH IS 100 FEET EAST FROM THE WEST LINE OF SAID BLOCK, AND THENCE RUN WEST ON THE NORTH LINE OF SAID LOT EIGHTEEN, A DISTANCE OF 100 FEET TO THE NORTHWEST CORNER OF SAID BLOCK, THE POINT OF BEGINNING.

AND

ALL OF LOTS 17 AND 19 AND PORTIONS OF LOTS 18 AND 20, BLOCK B, DELANNOY'S ADDITION TO COCOA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT SEVENTEEN (17) AND THENCE RUN WEST ON THE NORTH LINE OF LOTS SEVENTEEN (17) AND EIGHTEEN (18) TO A POINT WHICH IS 100 FEET EAST FROM THE NORTHWEST CORNER OF LOT EIGHTEEN (18); THENCE RUN SOUTHERLY ACROSS LOTS EIGHTEEN (18) AND TWENTY (20) TO A POINT ON THE SOUTH LINE OF BLOCK B, WHICH IS EIGHTY (80) FEET EAST FROM THE SOUTHWEST CORNER OF SAID BLOCK; AND THENCE RUN EAST ON THE SOUTH LINE OF LOTS NINETEEN (19) AND TWENTY (20) IN BLOCK B TO THE SOUTHEAST CORNER OF BLOCK B; THENCE NORTH ON THE WEST LINE OF SAID BLOCK B, A DISTANCE OF ONE HUNDRED SEVEN AND FOURTEEN HUNDREDTHS (107.14) FEET TO THE NORTHEAST CORNER OF LOT SEVENTEEN (17), THE POINT OF BEGINNING.

PARCEL C:
LOTS 8 AND 10 AND THE NORTH 15 FEET OF LOTS 11 AND 12, BLOCK B, DELANNOY'S ADDITION TO COCOA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

BEING THE SAME PROPERTY SURVEYED AS DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2061-5685637, DATED OCTOBER 25, 2021 @ 8:00 AM

OWNER
FRAMEWORK GROUP, LLP
1211 N. WESTSHORE BLVD, SUITE 802
TAMPA, FL 33607
(813) 725-3911

ENGINEER
B.S.E.CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD
SUITE 4
MELBOURNE, FLORIDA 32901
(321) 725-3674

ARCHITECT
TORTI GALLAS + PARTNERS
1923 VERMONT AVE NW,
GRIMKE SCHOOL, 2ND FLOOR
WASHINGTON, DC 20001

FRAMEWORK GROUP, LLC
1211 N. WESTSHORE BLVD, SUITE 802
TAMPA, FL 33607
(813) 725-3911

- PREPARED BY -

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FLORIDA 32901
PHONE: (321) 725-3674 / FAX: (321) 723-1159
CERTIFICATE OF PROFESSIONAL ENGINEERS BUSINESS AUTHORIZATION: 4905

VERTICAL DATUM: NAVD88

B.S.E. CONSULTANTS, INC.
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MELBOURNE, FL 32901
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CERTIFICATE OF PROFESSIONAL ENGINEERS
BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING
BUSINESS AUTHORIZATION: LB0004905

SCOTT M. GLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 33659 No. 4151

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951

DATE: 03/01/22
DESIGN/DRAWN: ALS/DRB

PROJECT TITLE
430 BREVARD AVENUE

SHEET TITLE
COVER SHEET

PROJECT NO.
11636

DRAWING NO.
11636_400_001

SHEET
1 of 8

SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.

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LANDSCAPE SYMBOL LEGEND

- CABBAGE PALM TREE
- PALM TREE
- PINE TREE
- OAK TREE
- TREE LINE
- SHURB 1
- SHRUB 2

IRRIGATION SYMBOL LEGEND

- SPRINKLER
- RAINBIRD 1/4
- RAINBIRD 1/2
- RAINBIRD 3/4
- RAINBIRD FULL

LINE TYPES

- EXISTING BURIED ELECTRIC
- EXISTING BURIED TELEPHONE
- EXISTING CABLE TV
- FENCE (TYPE, HEIGHT AS NOTED)
- EXISTING FORCE MAIN (SIZE, TYPE AS NOTED)
- EXISTING FIBER OPTIC
- EXISTING GAS LINE
- EXISTING IRRIGATION (SIZE, TYPE AS NOTED)
- EXISTING OVERHEAD ELECTRIC
- EXISTING OVERHEAD UTILITY
- EXISTING REUSE MAIN (SIZE, TYPE AS NOTED)
- SILT FENCE
- EXISTING SANITARY SEWER (SIZE, TYPE AS NOTED)
- EXISTING WATER MAIN (SIZE, TYPE AS NOTED)
- CENTERLINE
- BASIN BOUNDARY
- COLUMN / WALL
- GUARD RAIL
- TREE LINE
- DRAINAGE PIPE (SIZE, TYPE AS NOTED)

SYMBOL LEGEND

- EXISTING SANITARY MANHOLE
- EXISTING MANHOLE (TYPE NOTED)
- PROPOSED MANHOLE
- TYPE 2 INLET
- TYPE 3 INLET
- TYPE 4 INLET
- TYPE S INLET
- CATCH BASIN
- YARD DRAIN
- FLARED END SECTION
- MITERED END SECTION
- EXISTING GATE VALVE
- PROPOSED GATE VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING BLOW-OFF
- PROPOSED BLOW-OFF ASSEMBLY WITH GATE VALVE
- EXISTING FIRE DEPT. CONNECTION
- PROPOSED FIRE DEPT. CONNECTION
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING WATER SERVICE
- PROPOSED WATER SERVICE
- EXISTING REUSE SERVICE
- PROPOSED REUSE SERVICE
- SANITARY SERVICE STUB OUT
- EXISTING AIR RELEASE VALVE
- AIR RELEASE VALVE
- EXISTING CLEAN OUT
- CLEAN OUT
- CROSS TEE
- TEE
- BACK FLOW PREVENTION DEVICE
- REDUCER
- POST INDICATOR VALVE
- UTILITY RISER
- CONCRETE POWER POLE
- WOOD UTILITY POLE
- GUY WIRE
- GUY POLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING SIGN
- PROPOSED SIGN
- DIRT PAD ELEVATION
- FINISHED FLOOR ELEVATION
- TYPE A LOT DRAINAGE
- TYPE B LOT DRAINAGE
- LOT NUMBER
- FLOW ARROW

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
(C)	CALCULATED DIMENSION
(D)	DEED DIMENSION
(F)	FIELD MEASURED DIMENSION
(M)	METER(S)
(NR)	NOT RADIAL
(P)	PLAT DIMENSION
A/C	AIR CONDITIONER
AC	ACRES
ADS	ADVANCED DRAINAGE SYSTEMS (CPP)
AL	ARC LENGTH
ARV	AIR RELEASE VALVE
AVE	AVENUE
BLVD	BOULEVARD
BM	BENCH MARK
BVC	BEGIN VERTICAL CURVE
BVP	BEGIN VERTICAL PROFILE
C/L	CENTERLINE
C/O	CLEAN OUT
CA	CENTRAL ANGLE
CATV	CABLE TELEVISION
CB	CHORD BEARING
CBS	CONCRETE BLOCK STRUCTURE
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
COR	CORNER
CPP	CORRUGATED PLASTIC PIPE
DE	DRAINAGE EASEMENT
DEL	DELTA/CENTRAL ANGLE
DI	DITCH INLET/ CATCH BASIN
DIP	DUCTILE IRON PIPE
DS	DRAINAGE STRUCTURE
E	EAST
EG	EXISTING GROUND
ELEC	ELECTRIC
EL/ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
EOW	EDGE OF WATER
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EVP	END VERTICAL PROFILE
EX	EXISTING
FD	FOUND
FDC	FIRE DEPARTMENT CONNECTION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
FPL	FLORIDA POWER AND LIGHT
FT	FEET
GLO	GENERAL LAND OFFICE
GR	GROUND
GV	GATE VALVE(S)
H/C	HANDICAP
HP	HIGH POINT
HWY	HIGHWAY
ID#	IDENTIFICATION NUMBER
INV	INVERT
IP	IRON PIPE
IPC	IRON PIPE AND CAP
IR	IRON ROD
IRC	IRON ROD AND CAP
JCT	JUNCTION
LF	LINEAR FEET
L	LEFT
LP	LOW POINT

ABBREVIATIONS

LS	LANDSCAPE
LWP	LIGHTER WOOD POST
MAX	MAXIMUM
MES	MITERED END SECTION
MH	MANHOLE
MHW	MEAN HIGH WATER
MI	MILE(S)
MIN	MINIMUM
N	NORTH
N&D	NAIL AND DISK
NAVD88	NORTH AMERICAN VERTICAL DATUM 1988
NGVD29	NATIONAL GEODETIC VERTICAL DATUM 1929
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NWL	NORMAL WATER LEVEL
OHE	OVERHEAD ELECTRIC/ UTILITY
OR/ORB	OFFICIAL RECORDS BOOK
P/L	PROPERTY LINE
PAVT	PAVEMENT
PB	PLAT BOOK
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PD&UE	PUBLIC DRAINAGE AND UTILITY EASEMENT
PDE	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
PGL	PROPOSED GRADE LINE
PK	PARKER-KALEN
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POL	POINT ON LINE
PP	POWER/UTILITY POLE
PR	PRIVATE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS/RIGHT
R/W	RIGHT-OF-WAY
RAD	RADIAL
RB	RADIAL BEARING
RCP	REINFORCED CONCRETE PIPE
REF	REFERENCE
RGE	RANGE
RM	REUSE MAIN
RND	ROUND
RPB	ROAD PLAT BOOK
RR	RAILROAD
S	SOUTH
SEC	SECTION
SF	SQUARE FOOT
SMH	SEWER MANHOLE
SPK	SPIKE
SS	SANITARY SEWER
ST	STREET
STA	STATION
SVC	SERVICE
SW	SIDEWALK
TEL	TELEPHONE
TOB	TOP OF BANK
TOE	TOE OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL
UE	UTILITY EASEMENT
UG	UNDERGROUND
UTL	UTILITY
W	WEST
WM	WATER MAIN

SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.

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HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951

DATE:	03/01/22
DESIGN/DRAWN:	ALS/DRB

PROJECT TITLE

430 BREVARD AVENUE

SHEET TITLE

SYMBOLS AND ABBREVIATIONS

PROJECT NO. 11636

DRAWING NO. 11636_400_002

SHEET 2 of 8

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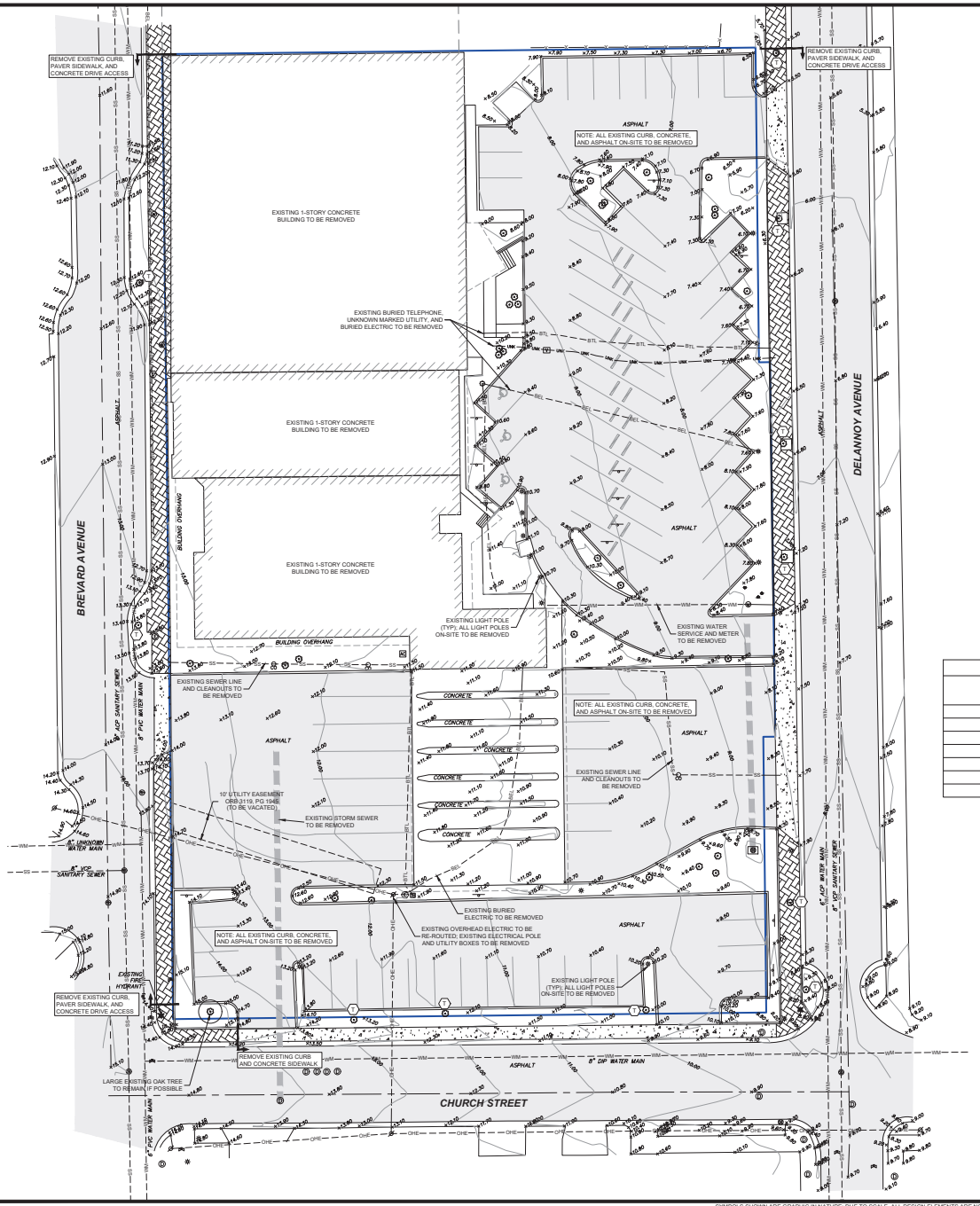

EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 53, PAGE 572, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
(AFFECTS, NO GUY WIRE AT SPECIFIED LOCATION)

AGREEMENT ESTABLISHING DIVIDING LINE, BY AND BETWEEN, THE BARNETT NATIONAL BANK OF COCOA, AND D.J. GIBBONS, AND VERA S. GIBBONS, AND N.B. COCOA CO., INC., RECORDED IN OFFICIAL RECORDS BOOK 114, PAGE 479, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
(AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

AGREEMENT ESTABLISHING DIVIDING LINE, BY AND BETWEEN, THE BARNETT NATIONAL BANK OF COCOA, AND FRANCIS A. LAROCHE AND ELIZABETH H. LAROCHE, RECORDED IN OFFICIAL RECORDS BOOK 114, PAGE 484, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
(AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 3119, PAGE 1945, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
(AFFECTS, PLOTTED AND SHOWN)

(T) : DENOTES EXISTING TREE TO BE REMOVED

NOTE: ALL ONSITE LANDSCAPE AND TREES TO BE REMOVED; REFER TO TREE PRESERVATION NOTE AT SOUTHWEST CORNER OF PROJECT

UTILITY LOCATIONS AND SIZES PROVIDED BY CITY OF COCOA UTILITY DEPARTMENT GIS

EXISTING SITE COVERAGE

USE	AREA		PERCENT (%)
	SQ FT	ACRES	
BUILDING FOOTPRINT	25,476	0.58	29.89%
SIDEWALKS / PAVEMENT	49,385	1.13	57.94%
TOTAL IMPERVIOUS	74,861	1.71	87.83%
NOTE: MAXIMUM IMPERVIOUS AREA PERMITTED BY CODE IS 90%			
LANDSCAPE PERVIOUS	10,370	0.24	12.17%
TOTAL SITE AREA	85,231	1.95	100%

B.S.E. CONSULTANTS, INC.
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CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

SCOTT M. GLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 33659 No. 4151

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951

20 0 10 20
(IN FEET)
VERTICAL DATUM: NAVD88

DATE:	03/01/22
DESIGN/DRAWN:	ALS/DRB

PROJECT TITLE
430 BREVARD AVENUE

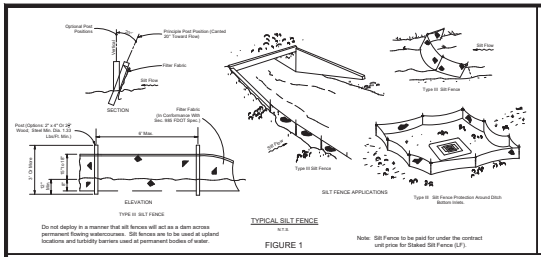
SHEET TITLE
EXISTING CONDITIONS AND DEMOLITION PLAN

PROJECT NO. 11636

DRAWING NO. 11636_400_003

SHEET 3 of 8

SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.

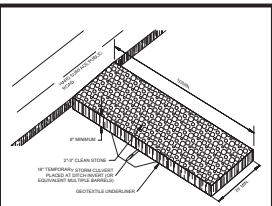


TYPICAL SILT FENCE
N.T.S.

FIGURE 1

Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).



CONSTRUCTION ENTRANCE
NTS

FIGURE 2

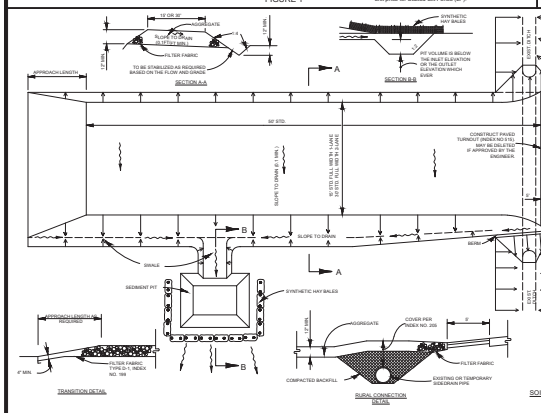
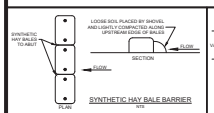
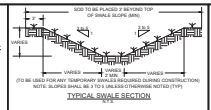


FIGURE 2A



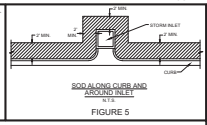
SYNTHETIC HAY BALE BARRIER
NTS

FIGURE 3



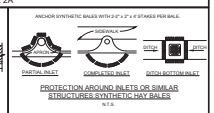
TYPICAL SWALE SECTION
NTS

FIGURE 4



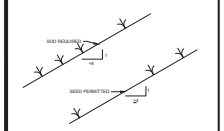
SOD ALONG CURB AND AROUND INLET
N.T.S.

FIGURE 5



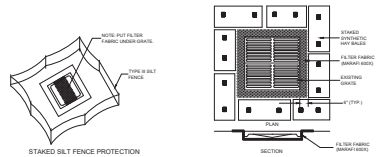
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES SYNTHETIC HAY BALES
NTS

FIGURE 6



GRASS SLOPES
N.T.S.

FIGURE 7

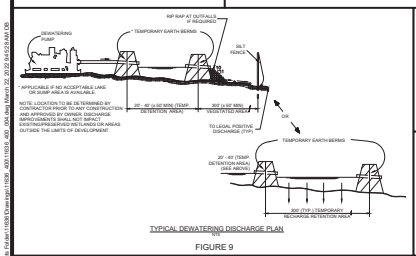


STAKED SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS

SYNTHETIC HAY BALE PROTECTION AROUND DITCH BOTTOM INLETS

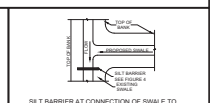
SEDIMENT CONTROL DETAIL
N.T.S.

FIGURE 8



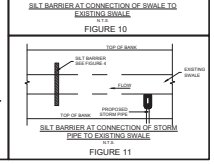
TYPICAL DEWATERING DISCHARGE PLAN
NTS

FIGURE 9



SILT BARRIER AT CONNECTION OF SWALE TO EXISTING SWALE
N.T.S.

FIGURE 10



SILT BARRIER AT CONNECTION OF STORM PIPE TO EXISTING SWALE
N.T.S.

FIGURE 11

NOTE: SEE ** STORMWATER MANAGEMENT CRITERIA FOR MINIMUM STANDARDS.

THIS PLAN IS INTENDED TO COMPLY WITH APPROPRIATE CONDITIONS OF THE BREVARD COUNTY LAND DEVELOPMENT REGULATIONS, THE RULES OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 17-25, F.A.C., AND THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT. DURING ALL CONSTRUCTION ACTIVITIES. THE PLAN ADDRESSES THE FOLLOWING AREAS:

1. GENERAL EROSION CONTROL
2. PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION.
3. CONTROL OF WIND EROSION.

THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. ALSO IDENTIFIED IS A CROSS-REFERENCE TO A DIAGRAM OR FIGURE REPRESENTING THE TECHNIQUE

IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS REQUIRED BY NPDES AND AS NECESSARY FOR EACH SPECIFIC APPLICATION.

SECTION 1 GENERAL EROSION CONTROL

GENERAL EROSION CONTROL BMP'S SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL LAKE SLOPE CAVE-INS. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION ACTIVITIES.

CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVER SEEDED AND PERIODICALLY WATERED SUFFICIENTLY TO STABILIZE THE TEMPORARY GROUND COVER.

SLOPES OF BANKS OF RETENTION / DETENTION PONDS SHALL BE CONSTRUCTED NOT STEEPER THAN 3H:1V FROM TOP OF BANK TO TWO FEET BELOW NORMAL WATER LEVEL UNLESS SPECIFIED OTHERWISE.

SOD SHALL BE PLACED IN A MINIMUM OF A 2'-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS AS SHOWN IN FIGURE 5 OR AS REQUIRED BY THE LANDSCAPE PLAN OR CONTRACT DOCUMENTS. SOD SHALL BE PLACED BEFORE SILT BARRIERS, SHOWN IN FIGURE 6, ARE REMOVED.

SECTION 2 PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION.

SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING, AT A MINIMUM, THE FOLLOWING BMP'S AND OTHER MEASURES AS REQUIRED IN THE PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

WHERE PRACTICAL, STORM WATER SHALL BE CONVEYED BY SWALES.

EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THE FOLLOWING MEASURES SHALL BE UTILIZED AS A MINIMUM.

IN GENERAL EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.

STORM WATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION AS SHOWN IN FIGURES 5,6, AND 8. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE OR AS OTHERWISE REQUIRED.

HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORM WATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTOR SHALL PROVIDE BERMS, SYNTHETIC HAY BALES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE AND SHALL USE ABSORBENT FILTER PADS OR OTHER METHODS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.

SILT BARRIERS SHALL BE ERECTED AS SHOWN PRIOR THE INITIATION OF CLEARING OR EARTHWORK AND SHALL REMAIN UNTIL VEGETATIVE COVER OR ALL DISTURBED AREAS HAVE BEEN ESTABLISHED OR AS REQUIRED BY THE OWNER. SILT BARRIERS SHALL BE CONTINUOUSLY MAINTAINED FOR ENTIRE PROJECT DURATION. SILT BARRIERS SHALL NOT BE REMOVED UNTIL APPROVED BY THE OWNER. SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.

WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM DISTURBED LAKE OR SWALE AND IN THE ABSENCE OF AN ACCEPTABLE TEMPORARY LAKE OR SUMP AREA, A TEMPORARY SUMP SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DRAINING TO THE SUMP.

SECTION 3 CONTROL OF WIND EROSION

WIND EROSION SHALL BE CONTROLLED BY EMPLOYING BMP'S WHICH SHALL INCLUDE THE FOLLOWING AND/OR OTHER METHODS AS A MINIMUM:

BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

AS SOON AS PRACTICAL AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL FOR A SILT FENCE SHOWN IN FIGURE 1 EXCEPT THE MINIMUM HEIGHT SHALL BE 4 FEET.

SWPPP COORDINATOR DUTIES

THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING AND ALL OTHER REQUIREMENTS OF THE EPA, FDEP, SJRWMD, AND BREVARD COUNTY REGULATIONS:

1. MAINTAIN RECORDS OF CONSTRUCTION ACTIVITIES, INCLUDING:
   DATES WHEN MAJOR GRADING ACTIVITIES OCCUR.
   DATES WHEN CONSTRUCTION ACTIVATES TEMPORARILY CEASE ON A PORTION OF THE SITE.
   DATES WHEN STABILIZATION MEASURES ARE INITIATED ON SITE.
   RECORDS MUST BE MAINTAINED AT THE JOB SITE.
2. PREPARE INSPECTION REPORTS SUMMARIZING:
   QUALIFICATIONS OF INSPECTOR.
   DAILY RAINFALL TOTALS.
   MEASURES/AREAS INSPECTED.
   CHANGES NECESSARY TO THE SWPPP.
   INSPECTIONS SHALL BE COMPLETED ON A WEEKLY BASIS; AND AFTER RAINFALL EVENTS EXCEEDING 1/2" INTENSITY.
3. A SAMPLE INSPECTION FORM SHALL BE SUPPLIED TO THE CONTRACTOR FOR HIS USE. CONTRACTOR MUST UTILIZE THIS INSPECTION FORM OR AN APPROVED EQUIVALENT.
4. CONTRACTOR MUST EXECUTE NPDES CERTIFICATION FORM AND INSURE THAT ALL SUBCONTRACTORS RESPONSIBLE FOR EROSION CONTROL MEASURES EXECUTE THE NPDES CERTIFICATION FORM. COPIES OF THIS CERTIFICATION MUST BE PROVIDED TO THE OWNER PRIOR TO THE START OF ANY NEW CONSTRUCTION, AND COPIES SHALL BE MAINTAINED AT THE JOB SITE.
5. REPORT RELEASES OF REPORTABLE QUANTITIES OF OIL OR HAZARDOUS MATERIALS (IF THEY OCCUR):
   NOTIFY NATIONAL RESPONSE CENTER @ 1-800-424-8802.
   NOTIFY PERMITTING AUTHORITY IN WRITING WITHIN 14 DAYS.
   MODIFY THE POLLUTION PREVENTION PLAN TO INCLUDE IMPROVED MANAGEMENT CONTROLS.
6. MODIFY THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AS NECESSARY TO:
   COMPLY WITH MINIMUM PERMIT REQUIREMENTS WHEN NOTIFIED BY THE EPA, ADDRESS CHANGES IN DESIGN, CONSTRUCTION OPERATION OR MAINTENANCE WHICH HAVE AN AFFECT ON THE POTENTIAL FOR DISCHARGE OF POLLUTANTS INTO STATE WATERS.
   PREVENT RECCURRENCE OF REPORTABLE QUANTITY RELEASES HAZARDOUS MATERIAL, OIL, AND OR FUEL.
7. AT THE COMPLETION OF THE PROJECT AND AS A CONDITION OF FINAL PAYMENT, CONTRACTOR SHALL PROVIDE THE OWNER WITH TWO COPIES OF THE THE ABOVE DESCRIBED REPORTS IN A CONSOLIDATED REPORT FORMAT; THREE RING BINDERS OR EQUIVALENT.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING AND MAINTAINING A COPY OF DEP DOCUMENT NO. 62-621.300(4)(A). THIS PERMIT IS THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND.
9. ALL FERTILIZERS, HERBICIDES, AND PESTICIDES TO BE APPLIED, STORED, AND DISPOSED OF PER THE MANUFACTURER RECOMMENDATIONS.
10. CONTRACTOR IS RESPONSIBLE TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTE ARE PROPERLY CONTROLLED AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL, AND FEDERAL REGULATIONS.

GENERAL MAINTENANCE PLAN

THE FOLLOWING MAINTENANCE PLAN IS GENERAL IN NATURE AND IS INTENDED TO PROVIDE A GUIDELINE FOR THE CONTRACTOR. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COMPLETE THE PROJECT IN CONFORMANCE WITH THE NPDES STANDARDS AND APPROVED PLANS AND PERMITS.

SHORT TERM:

1. ALL EROSION CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 1/2" RAINFALL EVENT, BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ALL NEEDED REPAIRS WILL BE RECORDED AND MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT BUILDUP WILL BE CLOSELY MONITORED AND REMOVED FROM INLET PROTECTION DEVICES TO ENSURE PROPER MANAGEMENT AND STORAGE CAPACITIES. SEDIMENT CONTROL DEVICES SHALL BE CLEANED OR REPLACED WHEN THE SEDIMENT CONTROL NO LONGER WORKS EFFECTIVELY AS DESIGNED.
3. THE SEDIMENT CONTROLLING SILT FENCE SHALL BE MAINTAINED AND/OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
4. ALL SEEDED AREAS SHALL BE RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VEGETATIVE COVER, ADEQUATE TO PREVENT EROSION TO OFFSITE AREAS.
5. AS NEEDED, NEW OR ADDITIONAL WORKERS WILL BE INFORMED OF THE PLAN DETAILS IN THE OPERATION AND MAINTENANCE OF PLAN FEATURES.

LONG TERM:

1. ALL VEGETATED AREAS WILL BE MAINTAINED IN ADEQUATE CONDITION TO PROVIDE PROPER GROUND COVER, THEREBY REDUCING EROSION POTENTIAL.
2. AREAS WHERE VEGETATION IS LOST WILL BE RESTABILIZED AND MAINTAINED AS NECESSARY TO RESTORE PROPER GROUND COVER.
3. STRUCTURAL MEASURES WILL BE EXAMINED AT LEAST ANNUALLY AND MAINTENANCE PERFORMED AS NEEDED.

GENERAL CONSTRUCTION SEQUENCING PLAN

THE FOLLOWING CONSTRUCTION SEQUENCING IS GENERAL IN NATURE AND IS INTENDED TO PROVIDE A GUIDELINE FOR THE CONTRACTOR. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COMPLETE THE PROJECT IN CONFORMANCE WITH THE NPDES STANDARDS AND APPROVED PLANS AND PERMITS.

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. FLAG THE WORK LIMITS OF CONSTRUCTION AND IDENTIFY AREAS NOT TO BE DISTURBED.
3. HOLD PRE CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION. WEEKLY REVIEWS OF EROSION, SEDIMENT, AND STORM WATER CONTROLS WILL BE CONDUCTED. REVIEWS WILL ALSO BE CONDUCTED WITHIN 24 HOURS FOLLOWING ALL RAIN EVENTS EXCEEDING 1/2" INTENSITY.
4. INSTALL SEDIMENT CONTROLS AS THE FIRST CONSTRUCTION ACTIVITY.
5. INSTALL STORM DRAIN WITH STABILIZED INLET PROTECTION AT THE CONSTRUCTION ENTRANCE/EXIT.
6. INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE/EXIT.
7. COMPLETE SITE CLEARING EXCEPT FOR AREAS DESIGNATED NOT TO BE DISTURBED.
8. ROUGH GRADE SITE, STOCKPILE TOPSOIL, CONSTRUCT WATERWAYS, INSTALL CULVERTS AND OUTLET PROTECTION (INSTALL SEDIMENT CONTROLS AND SILT FENCING AS NEEDED).
   BARE AREAS OF EXPOSED LAND SHALL BE MULCHED AND SEEDED ONCE GRADING HAS BEEN COMPLETED.
9. FINISH THE SLOPES AROUND BUILDING DIRT PADS AS SOON AS ROUGH GRADING IS COMPLETE.
10. COMPLETE FINAL GRADING FOR ROADS AND STABILIZE WITH APPROVED MATERIAL.
11. COMPLETE FINAL GRADING OF GROUNDS. TOPSOIL CRITICAL AREAS, AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
12. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND FOLLOWING 1/2" RAINFALL EVENTS. NEEDED REPAIRS WILL BE RECORDED WITHIN 24 HOURS, AND CORRECTIVE IMMEDIATELY.
13. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.

SPECIAL NOTICE:
THE CERTIFICATIONS BELOW ARE INCLUDED FOR INFORMATIONAL PURPOSES ONLY. OFFICIAL EXECUTED CERTIFICATIONS ARE KEPT IN THE PROJECT FILE.

CONTRACTORS CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."

NAME:_____
TITLE:_____
COMPANY NAME:_____
COMPANY ADDRESS:_____

COMPANY PHONE #:_____
PROJECT SITE DESCRIPTION:...

SIGNATURE:_____

DATE OF CERTIFICATION:_____

ENGINEERS CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME:..... Scott M. Glaubitz, P.E. Hassan Kamal, P.E.
TITLE:..... President/Vice President
COMPANY NAME:..... B.S.E. Consultants, Inc
COMPANY ADDRESS:..... 312 S. Harbor City Blvd., Suite 4
Melbourne, Florida 32901
COMPANY PHONE #:..... (321) 725-3674
PROJECT SITE DESCRIPTION:...

SIGNATURE:_____

DATE OF CERTIFICATION:_____

CORPORATE OFFICERS CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME:_____
TITLE:_____
COMPANY NAME:_____
COMPANY ADDRESS:_____

COMPANY PHONE #:_____
PROJECT SITE DESCRIPTION:...

SIGNATURE:_____

DATE OF CERTIFICATION:_____

NON-SYNTHETIC HAY BALES SHALL NOT BE PERMITTED

GENERAL SITE INFORMATION

SITE DESCRIPTION:
REDEVELOPMENT OF A ±1.95 ACRE SITE FROM COMMERCIAL TO MIXED USE (COMMERCIAL AND MULTI-FAMILY RESIDENTIAL).

TOTAL AREA AND DISTURBED AREA:
1.95 ACRES

QUALITY RECEIVING SURFACE WATERS AND WETLANDS:
DRAINAGE WILL BE THROUGH PERCOLATION AND CONNECTION TO CITY DRAINAGE STRUCTURE.

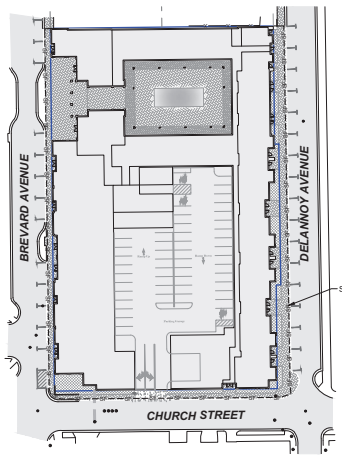
EXISTING SOIL TYPES:
THE EXISTING DEVELOPMENTS UNDERLYING SOIL IS URBAN LAND, 0 TO 2% SLOPES.

STORM WATER POLLUTION PREVENTION MEASURES & CONTROLS:
THERE ARE A VARIETY OF CONTROLS PROPOSED FOR THIS SITE. SOME CONTROLS ARE INTENDED TO FUNCTION TEMPORARILY AND WILL BE USED AS NEEDED FOR POLLUTANT CONTROL. THESE INCLUDE TEMPORARY SEDIMENT BARRIERS AND SILT FENCES. FOR MOST DISTURBED AREAS, PERMANENT STABILIZATION WILL BE ACCOMPLISHED BY COVERING THE SOIL WITH PAVEMENT OR VEGETATION.

SOIL STABILIZATION:
THE PURPOSE OF SOIL STABILIZATION IS TO PREVENT SOIL FROM LEAVING THE SITE. IN THE NATURAL CONDITION, SOIL IS STABILIZED BY NATIVE VEGETATION. THE PRIMARY TECHNIQUES TO BE USED AT THIS PROJECT FOR STABILIZATION AFTER CONSTRUCTION WILL BE TO PROVIDE PROTECTIVE TURF GRASS OR PAVEMENT.

NOTES:
ACCESS SHALL BE PROVIDED BY AN UNOBSTRUCTED ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE LOADS IMPOSED BY RESPONDING APPARATUS OF NOT LESS THAN 20 FEET AND SHALL BE MAINTAINED DURING CONSTRUCTION (SEE FIGURE 2). THE LOCATION OF EROSION CONTROL FEATURES SHOWN ON THIS PLAN REPRESENTS MINIMUM REQUIREMENTS. DEPENDING UPON THE CONTRACTORS OPERATIONS, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN ANY NECESSARY EROSION CONTROL FACILITIES NEEDED TO CONTROL EROSION OR THE DISCHARGE OF TURBIDITY INTO DOWNSTREAM WATERS OR ADJACENT PROPERTY.

NOTE: SILT FENCE LOCATION IS SCHEMATIC REPRESENTATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SILT FENCE AT THE LOCATION NEEDED TO PREVENT THE TRANSPORT OF SEDIMENT OFFSITE AND NOT INTERFERE WITH THE REQUIRED ONSITE CONSTRUCTION. CONTRACTOR MAY NEED TO RELOCATE/REPLACE/ADJUST SILT FENCE LOCATIONS TO ACCOMMODATE CONSTRUCTION SEQUENCING.



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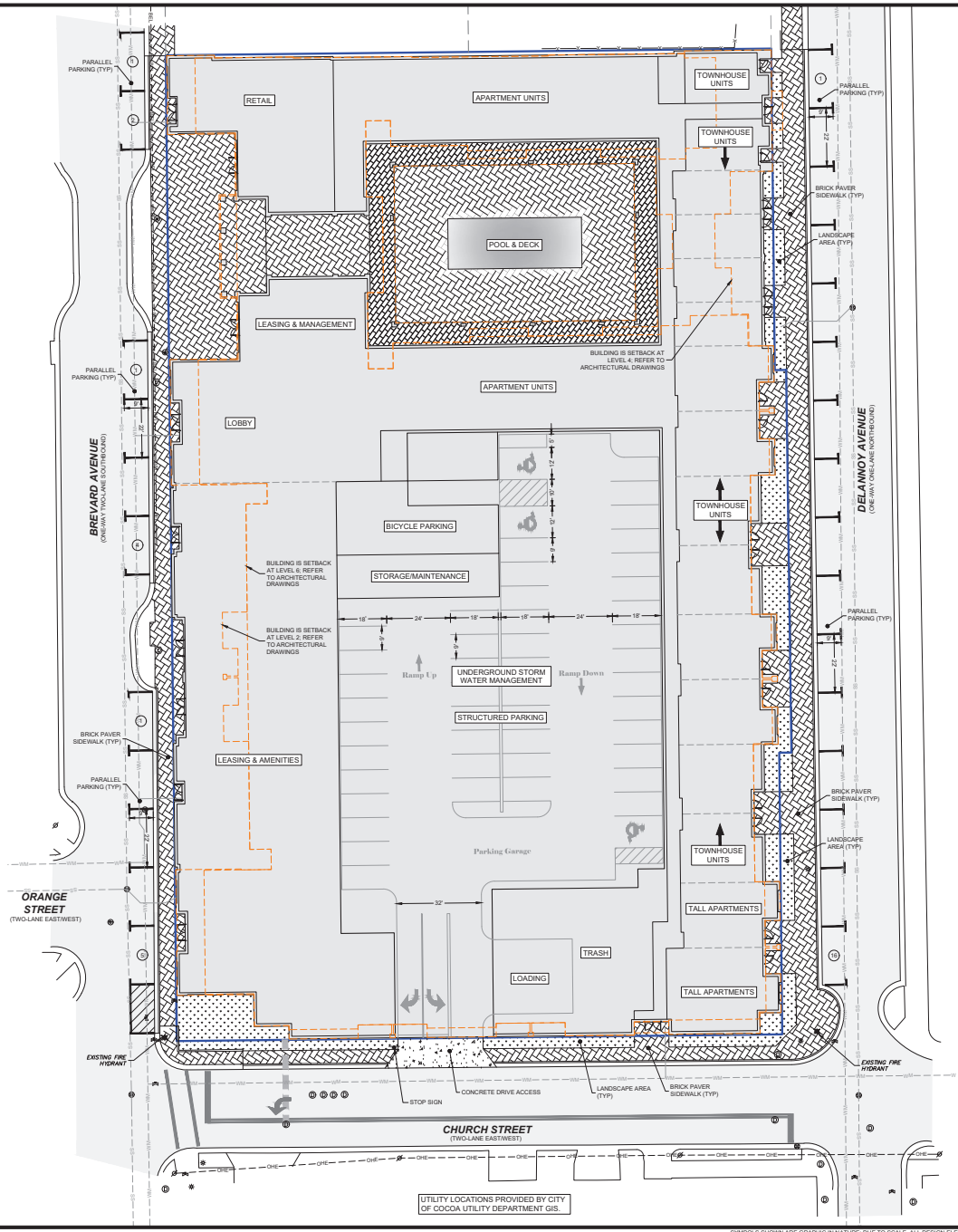
PHONE: (321) 725-3674



LIGHT POLES/FIXTURES; LIGHTING SHALL BE DESIGNED, INSTALLED, MAINTAINED, AND DIRECTED SO AS TO AVOID GLARE ON ADJOINING PROPERTIES AND RIGHTS-OF-WAY THROUGH THE USE OF SEMI- AND FULL-CUTOFF SHIELDS. REFER TO LIGHTING PLANS PREPARED BY OTHERS FOR ADDITIONAL INFORMATION

GENERAL FIRE NOTES

1. NFPA 1 18.2.4.1.1 "THE REQUIRED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING BY THE PARKING OF VEHICLES."
2. NFPA 1 18.5.7.1 A 36 IN. (914 MM) CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
3. NFPA 1 18.5.7.2 A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2-1/2 IN. (64 MM).

GENERAL STATEMENT

THE PROPOSED PROJECT WILL BE DEVELOPED AS A MIXED USE BUILDING IN COCOA VILLAGE. THE BUILDING CONSISTS OF 8 FLOORS WITH A TOTAL HEIGHT OF 91'-2".

THERE WILL BE A TOTAL OF ±2,800 SQ FT OF RETAIL LOCATED ON THE GROUND LEVEL WITH 234 MULTI-FAMILY UNITS LOCATED BETWEEN THE GROUND LEVEL AND LEVELS 2 THROUGH 7. PARKING WILL BE PROVIDED THROUGHOUT THE BUILDING FROM THE GROUND LEVEL TO LEVEL 7, WITH PUBLIC, NEW RESIDENT AND GUEST PARKING SPACES OFFERED ON THE GROUND LEVEL. THE GROUND LEVEL ALSO INCLUDES A LOBBY, LEASING AND MANAGEMENT AREA, CLUB AND FITNESS CENTER, AND POOL.

THE BUILDING SHALL INCLUDE A FULLY AUTOMATIC SPRINKLER SYSTEM. PARKING GARAGE HEIGHT CLEARANCE SHALL BE 8 FEET. PARKING GARAGE WILL HAVE STANDPIPES.

STORM WATER MANAGEMENT SHALL BE UNDERGROUND AND SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF COCOA CODE OF ORDINANCES AND COMPREHENSIVE PLAN AS WELL AS THE SJRWMD REQUIREMENTS.

THE CONCRETE FP&L POWER POLES SHALL BE REMOVED AND THE ELECTRIC LINES BURIED UNDERGROUND. THE WORK SHALL BE COMPLETED BY FP&L AND PAID FOR BY THE DEVELOPER.

POTABLE WATER AND SANITARY SEWER PLANT CAPACITY SHALL BE PROVIDED BY THE CITY OF COCOA.

SITE AREA: ±1.95 ACRES (85,231 SQ FT)

LAND USE: MIXED USE (MU)

ZONING: CBD-CVO (CENTRAL BUSINESS DISTRICT, COCOA VILLAGE OVERLAY DISTRICT)

	CODE REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	4,000 SQ FT	85,231 SQ FT
MINIMUM LOT WIDTH	40 FT	371 FT
MINIMUM LOT DEPTH	100 FT	228 FT
MAXIMUM BUILDING HEIGHT	65 FT	91'-2" (PARAPET)
MAXIMUM NUMBER OF FLOORS	8	8

SITE COVERAGE

USE	AREA		PERCENT (%)
	SQ FT	ACRES	
BUILDING FOOTPRINT	70,908	1.63	83.4%
SIDEWALKS / PAVEMENT	12,406	0.28	14.6%
TOTAL IMPERVIOUS	83,314	1.91	98%
NOTE: MAXIMUM IMPERVIOUS AREA PERMITTED BY CODE IS 90%			
LANDSCAPE PERVIOUS	1,917	0.04	2%
TOTAL SITE AREA	**85,231**	**1.95**	**100%**

BUILDING OPEN SPACE AREA

USE	AREA	
	SQ FT	ACRES
COURT/BREEZEWAY/POOL	11,747	0.27
LEVEL 2 TERRACE	3,645	0.08
LEVEL 4 TERACE	1,250	0.03
TOTAL	16,642	0.38

BUILDING SETBACKS

SETBACKS	CODE REQUIREMENT		PROVIDED (FEET)
	MINIMUM (FEET)	MAXIMUM (FEET)	
SIDE	0	-	0 (NORTH)
DELANNOY AVENUE (PRIMARY)	0	5	0 (EAST)
CHURCH STREET (SECONDARY)	0	10	0 (SOUTH)
BREVARD AVENUE (PRIMARY)	0	5	0 (WEST)

PARKING

REQUIRED PARKING

USE	RATIO	QUANTITY	PARKING REQUIRED
MULTI-FAMILY	1 SPACE / UNIT +10% GUEST	234 UNITS	258
RETAIL	1 SPACE / 600 SQ FT (LESS STORAGE)	2,800 SQ FT	5
		TOTAL REQUIRED	**263***

*NOTE: 7 HANDICAP (HC) ACCESSIBLE SPACES OF THE 263 SPACES SHALL BE REQUIRED

PROVIDED PARKING

MULTI-FAMILY

UNIT TYPE	UNIT COUNT	%	SPACES PER DU	PARKING PROVIDED
STUDIO	8	3.4%	1.5	12
1-BEDROOM	55	23.5%	1.5	83
2-BEDROOM	141	60.3%	2	282
3-BEDROOM	30	12.8%	2.5	75
TOTAL	234	100.0%	1.93	452
10 MULTI-FAMILY GUEST / PROSPECT SPACES + 25 PUBLIC SPACES				35
			TOTAL PARKING PROVIDED	**487****

**NOTE: 9 HANDICAP (HC) ACCESSIBLE SPACES OF THE 487 SPACES SHALL BE PROVIDED

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PHONE: (321) 725-3674 FAX: (321) 725-1159
CERTIFICATE OF PROFESSIONAL ENGINEERS BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

SCOTT M. GLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 33659 No. 4151

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951

20 0 10 20
(IN FEET)
VERTICAL DATUM: NAVD88

1	EDITED SF VALUE	7/01/25
2	CLIENT COMMENTS	11/09/23

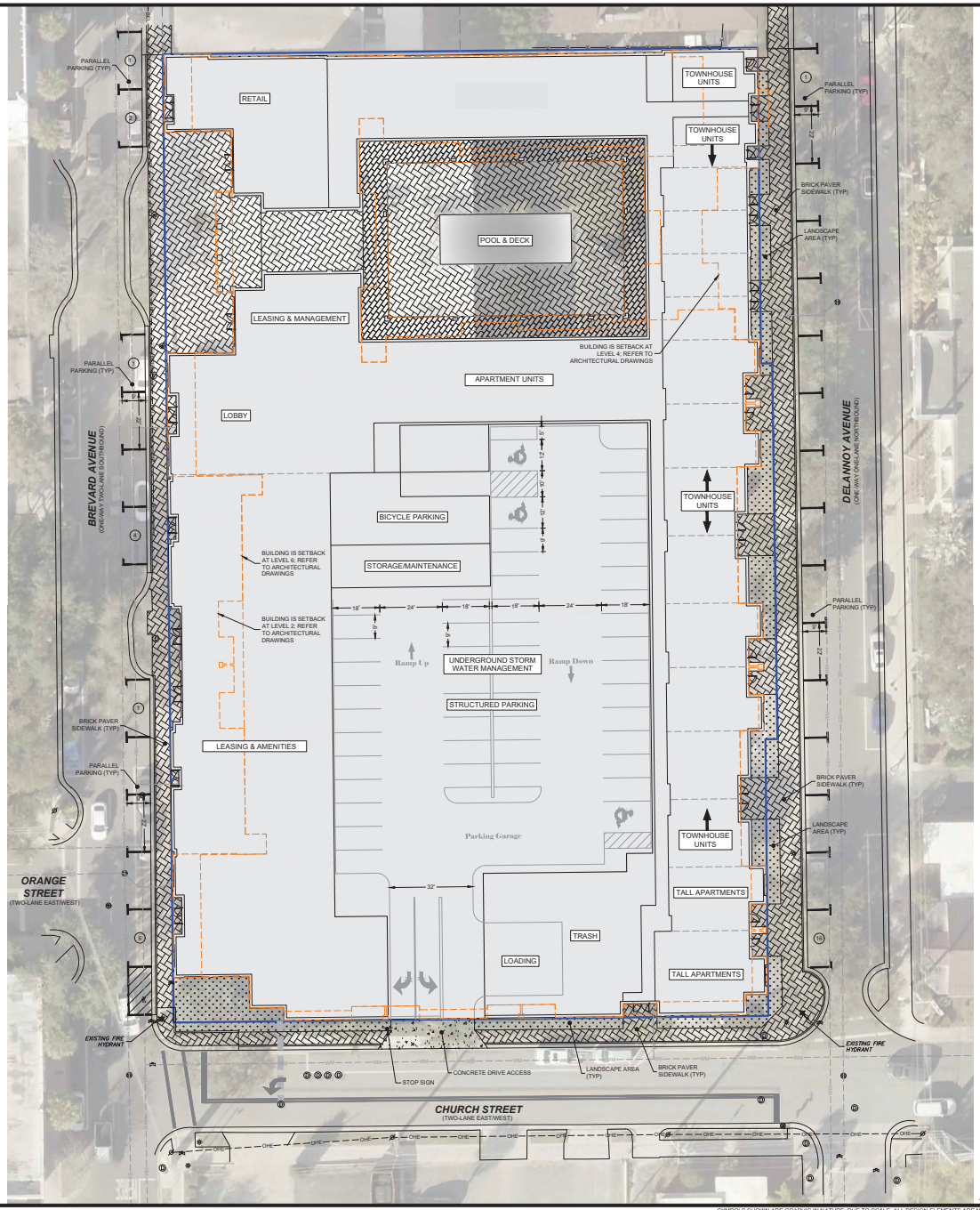
DATE: 03/01/22
DESIGN/DRAWN: ALS/DRB

PROJECT TITLE
430 BREVARD AVENUE

SHEET TITLE
SITE PLAN

PROJECT NO. 11636
DRAWING NO. 11636_400_005
SHEET 5 of 8

SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.



AERIAL PHOTO PROVIDED BY BREVARD COUNTY PROPERTY APPRAISER 2021

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BUSINESS AUTHORIZATION: 4965
CERTIFICATE OF LAND SURVEYING
BUSINESS AUTHORIZATION: LB0004965

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HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951

20 0 10 20
(IN FEET)
VERTICAL DATUM: NAVD88

DATE:	03/01/22
DESIGN/DRAWN:	ALS/DRB

PROJECT TITLE
430 BREVARD AVENUE

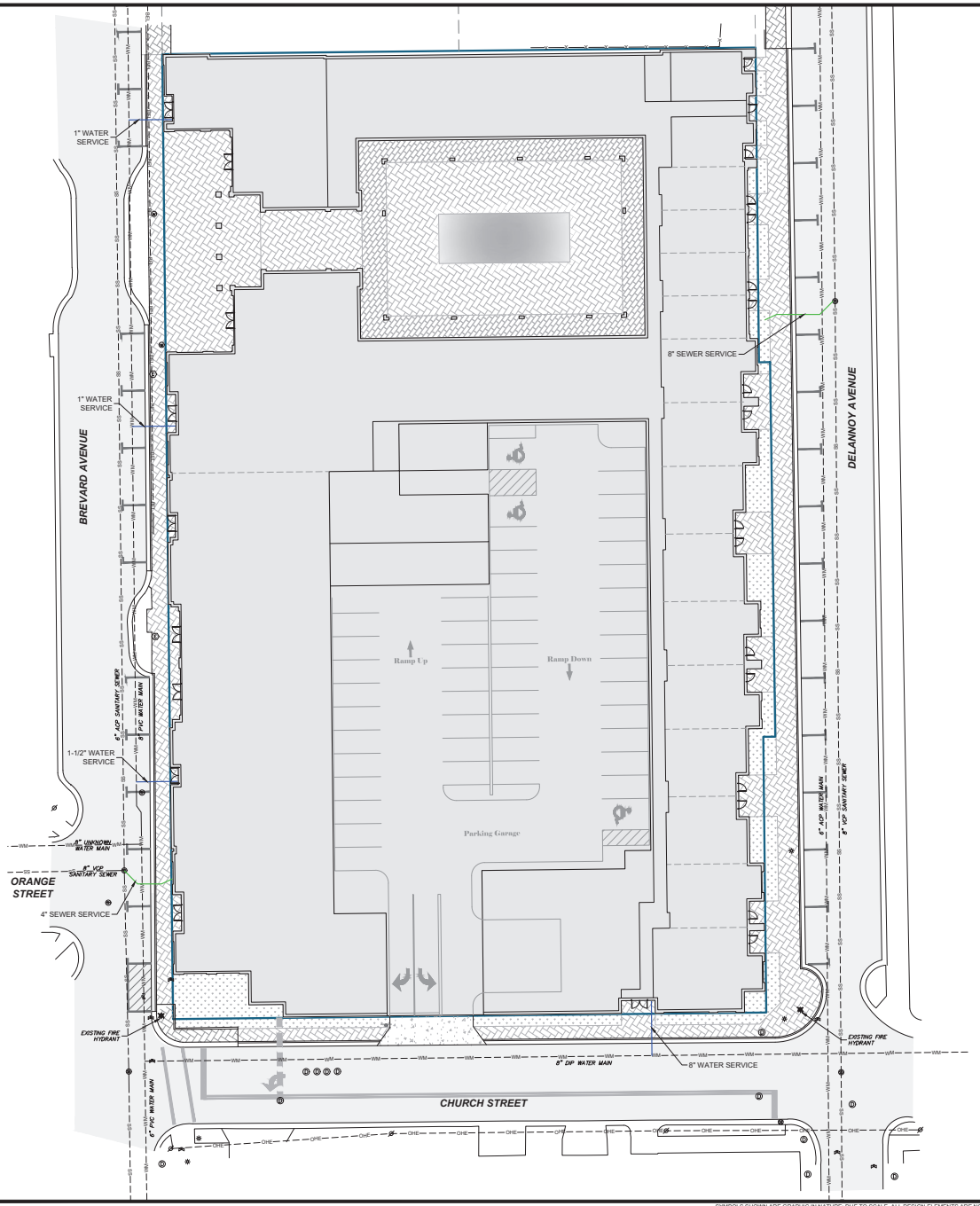
SHEET TITLE
SITE PLAN WITH AERIAL

PROJECT NO.
11636

DRAWING NO.
11636_400_006

SHEET
6 of 8

SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.



UTILITY LOCATIONS AND SIZES PROVIDED BY CITY OF COCOA UTILITY DEPARTMENT GIS.

B.S.E. CONSULTANTS, INC.
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STATE OF FLORIDA, No. 33659 No. 4151

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951

20 0 10 20
(IN FEET)
VERTICAL DATUM: NAVD88

DATE:	03/01/22
DESIGN/DRAWN:	ALS/DRB

PROJECT TITLE

430 BREVARD AVENUE

SHEET TITLE

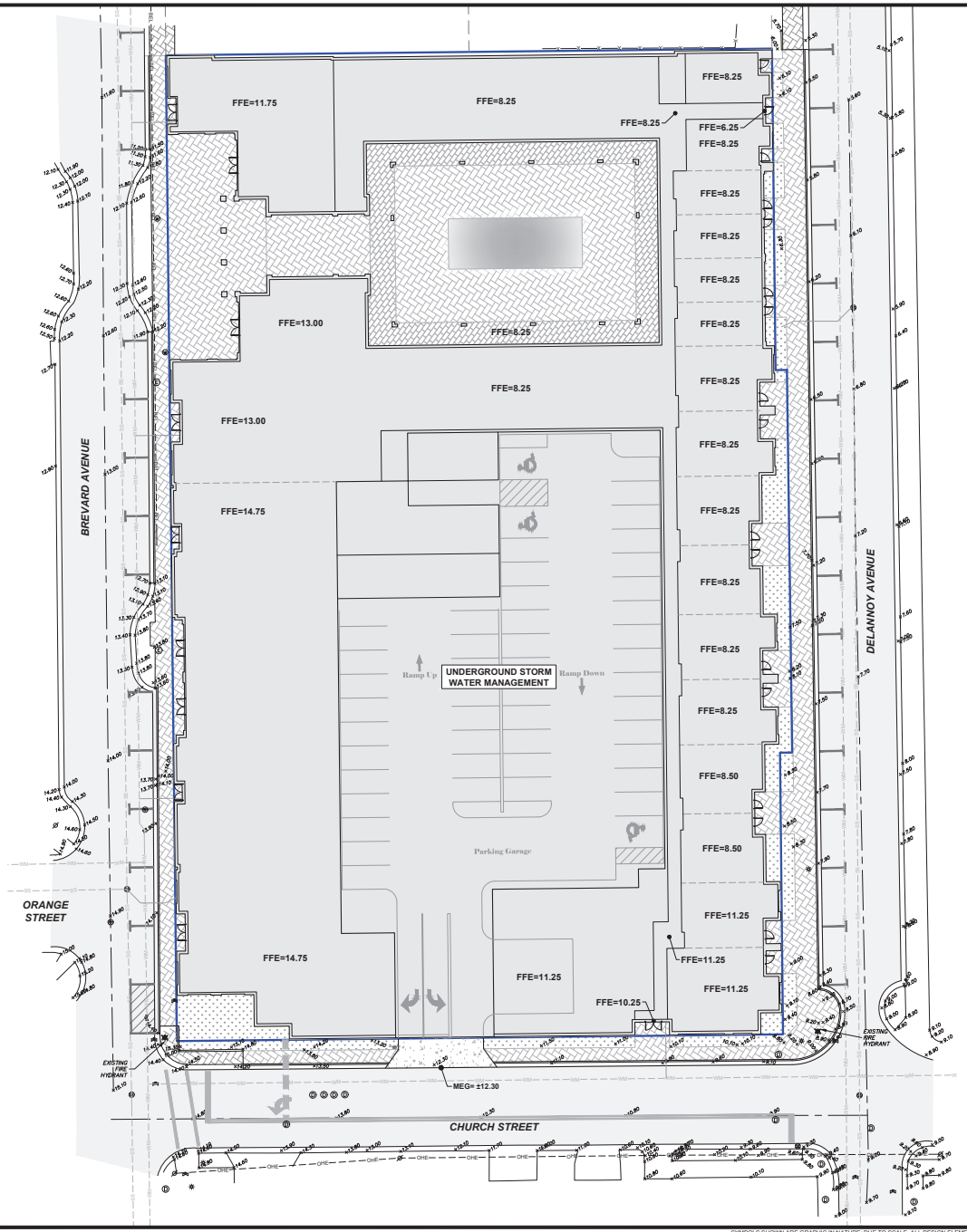
UTILITY PLAN

PROJECT NO.
11636

DRAWING NO.
11636_400_007

SHEET
7 of 8

SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.



DRAINAGE NOTES:

1. PROVIDE FOR 1-INCH OF RUNOFF.
2. DRAINAGE SYSTEM SHALL BE DESIGNED TO ACCOMMODATE THE 25-YEAR 24-HOUR STORM EVENT.
3. THE STORM WATER MANAGEMENT SYSTEM SHALL BE CONNECTED TO THE CITY OF COCOA DRAINAGE SYSTEM FOR OVERFLOW.
4. THE STORM WATER AND DRAINAGE SYSTEM SHALL BE DESIGNED TO MEET THE CITY'S CODE OF ORDINANCES AND COMPREHENSIVE PLAN, AS WELL AS SJRWMD REQUIREMENTS.

UTILITY LOCATION AND SIZES PROVIDED BY CITY OF COCOA UTILITY DEPARTMENT GIS.

B.S.E. CONSULTANTS, INC.
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SCOTT M. GLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 33659 No. 4151

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951

20 0 10 20
(IN FEET)
VERTICAL DATUM NAVD88

DATE:	03/01/22
DESIGN/DRAWN:	ALS/DRB

PROJECT TITLE

430 BREVARD AVENUE

SHEET TITLE

PAVING, GRADING, AND DRAINAGE PLAN

PROJECT NO.
11636

DRAWING NO.
11636_400_008

SHEET
8 of 8

SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.

CONCEPT REWORK

COCOA VILLAGE MIXED-USE

Cocoa, FL

TORTI GALLAS + PARTNERS

FRAMEWORK GROUP

ELEVATION | WEST



ELEVATION | SOUTH

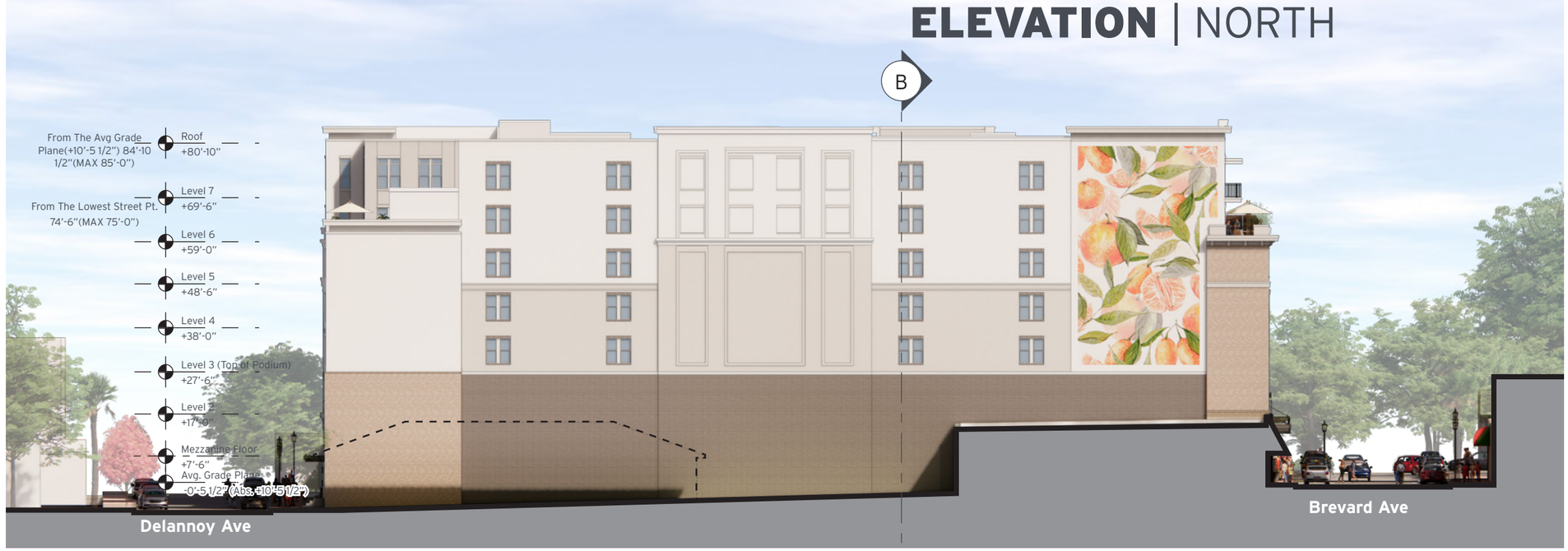


0 15 30 60

ELEVATION | EAST



ELEVATION | NORTH



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TORTI GALLAS + PARTNERS | FRAMEWORK GROUP


covered patio
more windows/ glazing
lighter facade paint and brickwork
arched windows
arched entries
YELLOW MOON
430 BREVARD AVENUE


YELLOW MOON
Coffee
Pastries
Music


THE CLOTHIER

The land referred to herein below is situated in the County of BREVARD, State of Florida, and described as follows:

Parcel A:

Lots 7 and 9, in Block B, of DELANNOY'S ADDITION TO COCOA, according to the plat thereof, as recorded in Plat Book 1, Page 29, of the public records of Brevard County, Florida.

Parcel B:

Lots 11, 12, 13, 14, 15 and 16, in Block B, of DELANNOY'S ADDITION TO COCOA, according to the plat thereof, as recorded in Plat Book 1, Page 29, of the public records of Brevard County, Florida.

LESS AND EXCEPT the North 15 feet of Lot 11 AND ALSO the North 15 feet of Lot 12, in Block B, of DELANNOY'S ADDITION TO COCOA, according to the plat thereof, as recorded in Plat Book 1, Page 29, of the public records of Brevard County, Florida; the land herein described having a frontage of fifteen (15) feet on Brevard Avenue and fifteen (15) feet on Delannoy Avenue and extending from Brevard Avenue to Delannoy Avenue.

AND

A part of Lots 18 and 20, in Block B, of DELANNOY'S ADDITION TO COCOA, according to the plat thereof, as recorded in Plat Book 1, Page 29, of the public records of Brevard County, Florida, which is described as follows: BEGIN at the Northwest corner of Lot Eighteen (18) of the subdivision aforesaid and run South on the West line of said Block, the East line of Brevard Avenue, a distance of 106.69 feet to the Southwest corner of Block B; thence run East on the South line of said Block B, a distance of 80 feet; thence run Northerly across Lots Twenty (20) and Eighteen (18) to a point on the North line of Lot Eighteen (18), which is 100 feet East from the West line of said Block; and thence run West on the North line of said Lot Eighteen (18), a distance of 100 feet to the Northwest corner of said Block, the point of BEGINNING.

AND

All of Lots 17 and 19 and portions of Lots 18 and 20, in Block B, of DELANNOY'S ADDITION TO COCOA, according to the plat thereof, as recorded in Plat Book 1, Page 29, of the public records of Brevard County, Florida, described as follows: BEGIN at the Northeast corner of Lot Seventeen (17) and thence run West on the North line of Lots Seventeen (17) and Eighteen (18) to a point which is 100 feet East from the Northwest corner of Lot Eighteen (18); thence run Southerly across Lots Eighteen (18) and Twenty (20) to a point on the South line of Block B, which is Eighty (80) feet East from the Southwest corner of said Block; and thence run East on the South line of Lots Noneteen (19) and Twenty (20) in Block B to the Southeast corner of Block B; thence North on the West line of said Block B, a distance of One Hundred Seven and Fourteen Hundredths (107.14) feet to the Northeast corner of Lot Seventeen (17), the point of BEGINNING.

Parcel C:

All of Lots 8 and 10 and the North 15 feet of Lots 11 and 12, in Block B, of DELANNOY'S ADDITION TO COCOA, according to the plat thereof, as recorded in Plat Book 1, Page 29, of the public records of Brevard County, Florida.

ALTA/NSPS LAND TITLE SURVEY

430 BREVARD AVE.

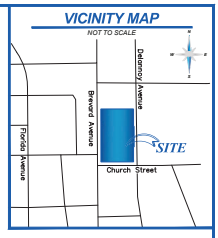
BREVARD COUNTY, COCOA, FLORIDA 32922

LOCATED IN: GOVERNMENT LOT 3,

SECTION 33, TOWNSHIP 24 SOUTH, RANGE 36 EAST

VICINITY MAP

NOT TO SCALE



SITE INFORMATION

N/F: ALLERAND COCOA, LLC
430 BREVARD AVE.
APN: 24-3633-39-B-8
85,231 ± SQUARE FEET, OR 1.957 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2061-5685637, DATED JUNE 29, 2023 @ 8:00 AM

SCHEDULE A DESCRIPTION

PARCEL A:

LOTS 7 AND 9, BLOCK B, DELANNOY'S ADDITION TO COCOA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PARCEL B:

LOTS 11, 12, 13, 14, 15, AND 16, BLOCK B, DELANNOY'S ADDITION TO COCOA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTH 15 FEET OF LOT 11 AND ALSO THE NORTH 15 FEET OF LOT 12, BLOCK B, DELANNOY'S ADDITION TO COCOA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THE LAND HEREIN DESCRIBED HAVING A FRONTAGE OF FIFTEEN (15) FEET ON BREVARD AVENUE AND FIFTEEN (15) FEET ON DELANNOY AVENUE, AND EXTENDING FROM BREVARD AVENUE TO DELANNOY AVENUE.

AND

A PART OF LOTS 18 AND 30, BLOCK B, DELANNOY'S ADDITION TO COCOA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, WHICH IS DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT EIGHTEEN (18) OF THE SUBDIVISION AFORESAID AND RUN SOUTH ON THE WEST LINE OF SAID BLOCK, THE EAST LINE OF BREVARD AVENUE, A DISTANCE OF 106.69 FEET TO THE SOUTHWEST CORNER OF BLOCK B, THENCE RUN EAST ON THE SOUTH LINE OF SAID BLOCK B, A DISTANCE OF (80) FEET; THENCE RUN NORTHERLY ACROSS LOTS TWENTY (20) AND EIGHTEEN (18) TO A POINT ON THE NORTH LINE OF LOT EIGHTEEN (18), WHICH IS 100 FEET EAST FROM THE WEST LINE OF SAID BLOCK, AND THENCE RUN WEST ON THE NORTH LINE OF SAID LOT EIGHTEEN, A DISTANCE OF 100 FEET TO THE NORTHWEST CORNER OF SAID BLOCK, THE POINT OF BEGINNING.

AND

ALL OF LOTS 17 AND 19 AND PORTIONS OF LOTS 18 AND 20, BLOCK B, DELANNOY'S ADDITION TO COCOA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT SEVENTEEN (17) AND THENCE RUN WEST ON THE NORTH LINE OF LOTS SEVENTEEN (17) AND EIGHTEEN (18) TO A POINT WHICH IS 100 FEET EAST FROM THE NORTHWEST CORNER OF LOT EIGHTEEN (18); THENCE RUN SOUTHERLY ACROSS LOTS EIGHTEEN (18) AND TWENTY (20) TO A POINT ON THE SOUTH LINE OF BLOCK B, WHICH IS EIGHTY (80) FEET EAST FROM THE SOUTHWEST CORNER OF SAID BLOCK; AND THENCE RUN EAST ON THE SOUTH LINE OF LOTS NINETEEN (19) AND TWENTY (20) IN BLOCK B TO THE SOUTHEAST CORNER OF BLOCK B; THENCE NORTH ON THE WEST LINE OF SAID BLOCK B, A DISTANCE OF ONE HUNDRED SEVEN AND FOURTEEN HUNDREDTHS (107.14) FEET TO THE NORTHEAST CORNER OF LOT SEVENTEEN (17), THE POINT OF BEGINNING.

PARCEL C:

LOTS 8 AND 10 AND THE NORTH 15 FEET OF LOTS 11 AND 12, BLOCK B, DELANNOY'S ADDITION TO COCOA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

BEING THE SAME PROPERTY SURVEYED AS DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2061-5685637, DATED JUNE 29, 2023 @ 8:00 AM

NOTES CORRESPONDING TO SCHEDULE B

(10) — *10. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 53, PAGE 572, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.*
(AFFECTS, NO GUY WIRE AT SPECIFIED LOCATION)

(11) — *11. AGREEMENT ESTABLISHING DIVIDING LINE, BY AND BETWEEN, THE BARNETT NATIONAL BANK OF COCOA, AND D.J. GIBBONS, AND VERA S. GIBBONS, AND N.B. COCOA CO., INC., RECORDED IN OFFICIAL RECORDS BOOK 114, PAGE 479, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.*
(AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

(12) — *12. AGREEMENT ESTABLISHING DIVIDING LINE, BY AND BETWEEN, THE BARNETT NATIONAL BANK OF COCOA, AND FRANCIS A. LAROCHE AND ELIZABETH H. LAROCHE, RECORDED IN OFFICIAL RECORDS BOOK 114, PAGE 484, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.*
(AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

(13) — *13. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 3119, PAGE 1945, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.*
(AFFECTS, PLOTTED AND SHOWN)

PARKING INFORMATION

REGULAR= 66
HANDICAP= 3
TOTAL= 69

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12009C0429H, WHICH BEARS AN EFFECTIVE DATE OF 01/29/2021 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PROVIDED ON FEMA'S WEBSITE (HTTP://MSC.FEMA.GOV). AS INDICATED BY A FIRMATTE, IT OUR UNDERSTANDING THAT THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS PER GPS COORDINATE OBSERVATIONS FLORIDA STATE PLANE, EAST ZONE NAD83-2011, WHICH IS BASED OFF OF THE WEST LINE OF THE SUBJECT PROPERTY WHICH BEARS N00°38'23"W PER GPS COORDINATE OBSERVATIONS.

LATITUDE = 28°21'21.56178"
LONGITUDE = -80°43'30.80160"
CONVERGENCE ANGLE = 00°07'49.82103"

SIGNIFICANT OBSERVATIONS

⌂ — *PARKING LOT CURB APPEARS TO CROSS BOUNDARY LINE BY AS MUCH AS 1.7'*

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:
CBD-CVO (CENTRAL BUSINESS DISTRICT (CB) - WATERFRONT OVERLAY DISTRICT, COCOA VILLAGE OVERLAY (CVO) SUB-DISTRICT)

ITEM	REQUIRED	OBSERVED
PERMITTED USE	Office/Bank	Office/Bank
MIN. LOT AREA	4,000 Sq. Feet	85,231 Sq. Feet
MIN. LOT WIDTH	40'	228'
MAX. BLDG COVERAGE	2.0FAR	N/A
MIN. SETBACKS FRONT	None	0'
MIN. SETBACKS SIDE	None	0.6'
MIN. SETBACKS REAR	None	N/A
MAX. BUILDING HEIGHT	65'	32.4'
PARKING REGULAR	58	66
PARKING HANDICAP	N/A	3
PARKING TOTAL	N/A	69

PARKING INFORMATION:
N/A

NOTES:
Because there may be a need for interpretation of the applicable zoning codes, we refer you to Brevard County for zoning laws and applicable codes.

ZONING PROVIDED BY:
Zoning Regulations can and do change, the local jurisdiction is the authoritative source and can be reached at:
Realm Zoning Report Project Number: 0000-21-0003-FL-Cocoa
Dodie Selig
Planning & Zoning Manager
dselig@cocoafl.org
Phone: 321-433-8510

Blew & Associates makes no warranty to the exact regulations or ordinances represented on the drawing hereon. The user of this survey should consult an attorney or title insurer to verify the zoning classification of the property as well as the applicable restrictions and requirements associated with such zoning classification.

GENERAL NOTES

1. COMPLETED FIELD WORK WAS DECEMBER 20, 2021.
2. DISTANCES SHOWN ON PLAT ARE GRID.
   COMBINED SCALE FACTOR (GRID TO GROUND) = 1.00004687436688
3. SOME FEATURES ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
4. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
5. ANY SERVITUDE'S AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO SURVEYOR, AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDE'S AND RESTRICTIONS ARE SHOWN HEREON.
6. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM BREVARD COUNTY TAX CARDS AND DEEDS.
7. THE NEAREST FIRE HYDRANT IS AS SHOWN ON SURVEY.
8. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED FLORIDA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
9. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED DIMENSIONS UNLESS OTHERWISE NOTED HEREON. RECORD DIMENSIONS, IF DIFFERING FROM MEASURED DIMENSIONS, WILL BE FOLLOWED BY "(RM)" WHERE THE # INDICATES FROM WHICH REFERENCE DOCUMENT THE DIMENSION ORIGINATED.
10. TOTAL NUMBER OF STRIPED PARKING SPACES OBSERVED AT THE TIME OF THE SURVEY IS 69, WHICH INCLUDES 3 DESIGNATED ADA SPACES.
11. SURVEYOR NOTES THAT THE PROPERTY ABUTS THE RIGHT-OF-WAY OF BREVARD AVENUE, DELANNOY AVENUE & CHURCH STREET. ACCESS TO THE RIGHT-OF-WAY MAY BE SUBJECT TO OTHER AGREEMENTS OR PROPER GOVERNMENTAL APPROVALS.
12. THERE WAS NO EVIDENCE OF MONITOR WELLS, OR ANY TEST BORINGS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.
13. AT TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
14. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
15. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS WITH ORIGINATING BENCHMARK NGS, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET. CONTOURS SHOWN ARE 1FT.
    BENCHMARK ID: NGS NO1-1941
    PUBLISHED ELEVATION: 4.200'
16. IN RESPONSE TO TABLE A, ITEMS 16 AND 17, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS, AND NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
17. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF BREVARD AVENUE AND CHURCH STREET, WHICH IS AT THE SOUTHWESTERLY CORNER OF THE SUBJECT PROPERTY.
18. SURVEYOR DID NOT RECEIVE CURRENT DEEDS FOR ADJOINING PROPERTIES FROM THE TITLE INSURER. SURVEYOR OBTAINED THE DEED INFORMATION REFLECTED ON THIS SURVEY ON THEIR OWN. THE USER OF THIS SURVEY SHOULD CONSULT AN ATTORNEY OR TITLE INSURER TO VERIFY THE CURRENT DEED DESCRIPTIONS FOR ADJOINING PROPERTIES.
19. REFERENCE DOCUMENTS NOTED HEREON WERE OBTAINED BY THE SURVEYOR AND ANY AND ALL REPRESENTATIONS BASED THEREON SHOULD BE REVIEWED BY A LICENSED ATTORNEY OR TITLE INSURER FOR VERIFICATION.
20. DRAINAGE MANHOLES INACCESSIBLE AT THE TIME OF SURVEY.
21. AT THE REQUEST OF THE CLIENT NO RECENT FIELD VISIT WAS CONDUCTED. ANY CHANGES TO THE SITE SINCE (OUR ORIGINAL FIELD DATE) THE SURVEYOR IS UNAWARE AND THEY ARE NOT SHOWN HEREON.

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, AND ONE-CALL UTILITY LOCATE REQUEST. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL FLORIDA ONE-CALL AT (800) 432-4770 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES BEFORE DIGGING.

DIG TICKET NUMBER: 335104366

CITY OF COCOA-FIBER	(321) 433-8824
CITY OF COCOA-WATER	(321) 433-8824
CITY OF COCOA-SEWER	(321) 433-8824
CITY OF COCOA-ELECTRIC	(321) 433-8788
FLORIDA CITY GAS	(321) 288-1126
FLORIDA POWER & LIGHT-BREVARD	(800) 778-9140
MCI	(800) 624-9675
AT&T/DISTRIBUTION	(561) 683-2729
CHARTER COMMUNICATION	(800) 778-9140

811 Know what's below. Call before you dig.

UNDERGROUND UTILITY LINES SHOWN PER PRIVATE UTILITY LOCATE PERFORMED BY GROUND PENETRATING RADAR SYSTEMS, LLC ON FEBRUARY 4, 2022; UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

TO: FRAMEWORK GROUP, LLC; 430 BREVARD, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; AKERMAN LLP; & ALLERAND COCOA, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 11A, 11B, 13, 14, 16, 17, 18, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/20/2021.

DATE OF PLAT OR MAP:

DAVID A. NIX
PROFESSIONAL SURVEYOR AND MAPPER: 7057
STATE OF FLORIDA
FLORIDA COA: LB8173

DAVID A. NIX — Florida Registration Number 7057 — STATE OF FLORIDA — Professional Surveyor and Mapper

DATE	REVISION HISTORY	BY

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 23-5004	SURVEY DRAWN BY: JCH - 7/26/2023
SURVEY REVIEWED BY: P.G.J.	SHEET: 1 OF 2

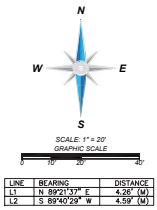
ALTA/NSPS LAND TITLE SURVEY

430 BREVARD AVE.

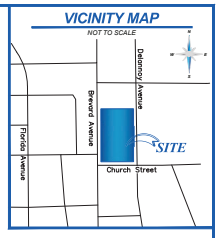
BREVARD COUNTY, COCOA, FLORIDA 32922

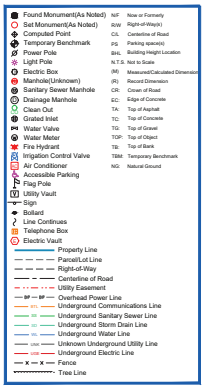
LOCATED IN: GOVERNMENT LOT 3,

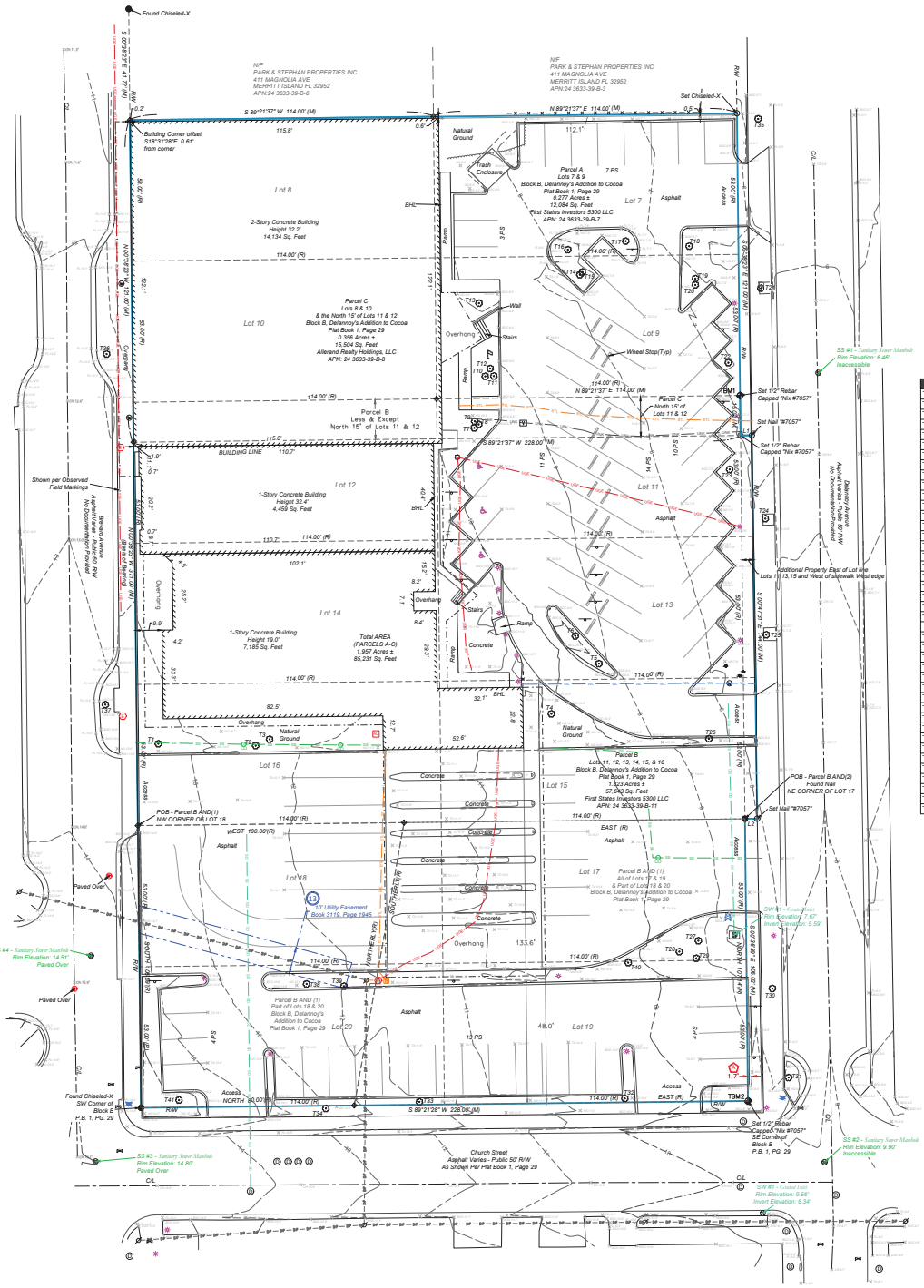
SECTION 33, TOWNSHIP 24 SOUTH, RANGE 36 EAST



LINE	BEARING	DISTANCE
L1	N 89°21'37" E	4.26' (M)
L2	S 89°40'29" W	4.59' (M)







Tree Table

Tree ID	Type	Trunk Diameter	Canopy Diameter
T1	Palm	10	10
T2	Unknown	10	8
T3	Palm	14	6
T4	Palm	36	15
T5	Palm	5	5
T6	Oak	28	30
T7	Palm	7	8
T8	Palm	7	8
T9	Palm	7	8
T10	Palm	6	7
T11	Palm	6	7
T12	Palm	6	7
T13	Unknown	10	11
T14	Palm	6	7
T15	Palm	6	7
T16	Oak	20	19
T17	Palm	24	13
T18	Palm	9	10
T19	Palm	10	10
T20	Palm	10	10
T21	Oak	36	30
T22	Oak	24	25
T23	Oak	24	20
T24	Oak	24	20
T25	Oak	24	20
T26	Palm	10	8
T27	Palm	11	10
T28	Palm	11	10
T29	Palm	11	10
T30	Oak	32	25
T31	Oak	24	20
T32	Palm	36	15
T33	Palm	36	15
T34	Palm	36	15
T35	Oak	24	20
T36	Oak	36	30
T37	Oak	36	30
T38	Oak	36	30
T39	Oak	36	30
T40	Oak	36	24
T41	Oak	36	30

Elevation Benchmarks

Benchmark #1		Benchmark #2	
Type	1/2" Rebar	Type	1/2" Rebar
Northing	1461560.5030	Northing	1461295.5070
Easting	744472.2180	Easting	744475.2410
Elevation	6.69'	Elevation	10.12'

DATE	REVISION HISTORY	BY

BLEW & ASSOCIATES, P.A.

Surveying
Engineering
Mapping

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EMAIL: SURVEY@BLEWINC.COM
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SURVEYOR JOB NUMBER: 23-5004	SURVEY DRAWN BY: JCH - 7/26/2023
SURVEY REVIEWED BY: P.G.J.	SHEET: 2 OF 2

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Jennifer Webster, Planning & Zoning Dept.
Attn: Accounting Division
City Of Cocoa (Te)
65 Stone St
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

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07/01/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/01/2025

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

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State of Wisconsin

Ad# 11439361 07/012025

CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT
THE PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY
AND THE COCOA CITY COUNCIL
PROPOSE TO CONSIDER THE FOLLOWING:

PZ 23-02800005 430 BREVARD AVENUE MIXED USE DEVELOPMENT AGREEMENT

CONSIDERATION OF A DEVELOPMENT AGREEMENT APPROVING A CONCEPTUAL PLAN TO CONSTRUCT AN APPROXIMATELY 475,000 SQUARE-FOOT MIXED-USE PROJECT, WHICH SHALL INCLUDE NOT LESS THAN 220 UPSCALE RENTAL APARTMENTS AND COMMERCIAL AND RETAIL ON THE GROUND FLOOR AND A PARKING GARAGE. THE DEVELOPMENT AGREEMENT IS PROPOSED TO ALLOW A COMMERCIAL-MIXED USE LARGE BUILDING TYPE, WHICH MAY HAVE A MAXIMUM HEIGHT OF EIGHT (8) STORIES, AND PERMIT A DENSITY OF UP TO 125 DWELLING UNITS PER ACRE FOR THE AFFECTED PROPERTY. THE PROPERTY ADDRESS IS 430 BREVARD AVENUE, COCOA, FLORIDA, LOCATED AT THE INTERSECTION OF BREVARD AVENUE AND CHURCH STREET, CONSISTING OF TAX PARCEL ID NUMBERS 24-36-33-39-B-11, 24-36-33-39-B-8, AND 24-36-33-39-B-7.

PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
PUBLIC HEARING WILL BE HELD ON
July 9, 2025
CITY COUNCIL PUBLIC HEARING WILL BE HELD ON
July 22, 2025
ALL HEARINGS WILL TAKE PLACE AT 6:00 P.M. OR SOON THEREAFTER IN THE
COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT
65 STONE STREET, COCOA, FL

General Notice Information:
This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk, Monica Arsenault, at least 48 hours prior to the meeting by telephone at (321) 433-8484 or via email at marsenault@cocoafl.org.
The City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and, for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.
The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:
The public may inspect the agenda items, ordinances, and supporting documents at the Community Services Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451, or on the City's website at the following link prior to the meeting:
https://www.cocoafl.gov/291/20338/City-Meetings
Interested persons may submit their written comments or questions prior to the meeting through Email at
cityclerk@cocoafl.gov.
Viewing In Real Time. Interested persons may view and listen to the hearings live at the following internet address:
https://www.cocoafl.gov/291/20338/City-Meetings The City is not responsible for technical difficulties that may occur while viewing or listening online.

PLANNING & ZONING AGENDA ITEM

Memo Date:	06/22/2025
Agenda Date:	7/9/2025
Prepared By:	Charlene Neuterman, Community Services Director
Through:	Stockton Whitten, City Manager
Requested Action:	LPA approval of the changes to the Redevelopment Plans for the Cocoa CRA and Diamond Square CRA and ensure consistency with the Comprehensive Plan.

BACKGROUND:

CRA Plan Update Approval Process

Under the Community Redevelopment Act of 1969 ("Act"), the procedural requirements governing the modification of redevelopment plans are governed by Section 163.361, Florida Statutes.

Prior to the CRA's consideration of an update to the Redevelopment Plan, the City's Land Planning Agency ("LPA"), must review the proposed Plan modifications for conformance with the City's Comprehensive Plan. The Act requires that the Plan be consistent with the City's Comprehensive Plan. See §163.360(2)(a), Fla. Stat. Importantly, the LPA's role in the Redevelopment Plan update process is solely to consider whether the proposed amendments are consistent with the City's Comprehensive Plan.

Upon receipt of comments and a recommendation from the Cocoa Planning and Zoning Board (LPA), the CRA will make whatever adjustments are necessary to the draft Plan modifications and conduct a hearing to formally recommend the final draft of the Plan modifications to the City Council.

The City Council will then consider adopting an ordinance with the Plan modifications and shall be required to provide notice of the modifications, prior to adoption, to each taxing authority which levies ad valorem taxes on taxable real property contained within the geographical boundaries of the Agency's redevelopment area.

Diamond Square CRA Plan
Previous Plans

The previous Diamond Square Community Redevelopment Plan was developed in 2014 and identified five key themes that drove the plan's vision: community living, community places, community connections, community identity and community opportunity. The Plan was formally adopted in 2019 as part of the Interlocal Agreement with Brevard County. Using the previous plan, existing conditions analysis, strengths, weaknesses, opportunities, threats and public input, the updated CRA goals were established. Community Living - Improve the quality, aesthetic, and availability of housing in

Diamond Square to increase homeownership, increase property values, and attract investment from housing developers.
Community Places - Enhance the parks and public spaces of Diamond Square in the CRA to create safe, inclusive, vibrant areas for leisure and community gatherings through more consistent maintenance, upgraded amenities, and meaningful programming.
Community Connections - Enhance mobility in the Diamond Square neighborhood by implementing consistent, incremental improvements to alternative transportation options such as public transit and walkability.
Community Identity - Strengthen the community identity of Diamond Square by celebrating its rich history and culture, while fostering a safer, healthier environment for all residents.
Community Opportunity - Foster economic growth in Diamond Square by revitalizing vacant and underutilized properties, creating a vibrant commercial district that attracts diverse businesses and amenities.

Future Land Use Element

CRA Goals
Community Living, Community Connections, Community Identity, Community Opportunity

Consistency with the Comprehensive Plan
Objective 1.1.4: Redevelopment: The City shall encourage redevelopment of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) through redevelopment Programs and through maintaining land development regulations that contain standards and procedures to encourage redevelopment where desirable. Policy 1.3.1.2: The City shall recruit targeted business sectors to diversity the economy through an aggressive strategic marketing program, including utilization of publications and a website, providing information and matching sites and services to prospective businesses, impact fee subsidies and other incentives.

Policy 1.2.2.1: The City shall examine the feasibility of establishing form-based design guidelines for City-wide as well as for specific areas in the City including CRAs, major corridors and waterfront. The standards could include streescape standards, building signage, architectural styles and gateway designs to highlight the entrances to the City.

Transportation Element

CRA Goals
Community Connections, Community Identity

Consistency with the Comprehensive Plan

Policy 1.2.1.5: The City shall increase coordination with SCAT to integrate bike routes and public transit in the City, to increase the transit safety and to expand the transit service routes.

Policy 1.2.1.6: New development, as well as infill development shall provide interconnected street grid networks, where feasible, to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, rollerblades, scooters and walking as daily transportation; connectivity to public transit; and a land use mix that demonstrates reduced external trips by encouraging internal trips.

Recreation Element

CRA Goals
Community Places

Consistency with the Comprehensive Plan

Policy 10.1.1.8: The City will ensure that all recreational facilities are well maintained and redeveloped as needed.

Cocoa CRA Plan
Previous Plans

The 2018 Cocoa CRA Redevelopment Plan Update is a culmination of the 1997 Cocoa Redevelopment Plan, the 2008 Cocoa Waterfront Master Plan and the Five-Year Cocoa Waterfront Master Plan Update, as well as the recommendations in the 2017 Cocoa CRA Parking Study. The Plan contains the following four (4) sections:

Background and History of the Cocoa Redevelopment Agency
Existing Conditions Analysis
Community Goals, Objectives, and Policy
The Long-Range Master Plan

The Updated CRA Goals support the overall vision of the Cocoa CRA and align with the City-wide initiatives by enhancing placemaking, improving connectivity, diversifying housing options, and fostering economic development and resilience.

Invest in Placemaking Initiatives - Create a vibrant and accessible environment in the Cocoa CRA through placemaking initiatives that celebrate the area's history and foster a strong sense of community. This goal focuses on enhancing Cocoa Village's identity as a historical and artistic destination, increasing cultural tourism, activating underutilized spaces, enhancing the waterfront and building pride. These efforts will create a revitalized public realm that supports recreation, connectivity and community engagement.
Improve Connectivity - Establish a place where residents and visitors can move freely and safely, while interacting with local attractions, businesses ,events and each other. All modalities should be considered in the design of Cocoa's streetscapes, including people walking, biking, rollerblading, skateboarding, people using accessibility aids, e-scooters, e-bikes, golf carts, and people arriving via the Brightline train.
Diversify and Improve Housing Stock - Prioritize the development of high quality, diverse housing options within the Cocoa CRA to support a resilient community. This includes encouraging the development of missing middle housing options, restoring underutilized building space for residential use and focuses on improving the aesthetic of both residential and commercial properties through added paint and beautification grants, as well as promoting façade improvement programs to enhance the overall appeal and livability of the area.
Foster Sustainable Economic Development - Foster sustainable economic growth in the Cocoa CRA by supporting businesses, encouraging mixed-use development, and enhancing the area’s appeal to investors, visitors, and residents. This goal includes attracting niche businesses through targeted outreach strategies and providing innovative support programs. It also promotes mixed-use development by offering incentives, zoning adjustments, and fostering relationships with high-quality developers. Additionally, it focuses on enhancing the area’s appeal, activating the waterfront, and pursuing redevelopment opportunities that support local economic prosperity.
Strengthen Resilience - Strengthen the resilience of the Cocoa CRA by upgrading infrastructure and Waterfront development to better withstand the impacts of rising sea levels and extreme weather events. The goal also emphasizes the protection of vulnerable residential and historic buildings, reducing the risk of damage to vulnerable populations and significant features from flooding and other climate-related challenges.

Future Land Use Element

CRA Goals
Diversify Housing Stock, Improve Connectivity

Consistency with the Comprehensive Plan

Policy 1.1.4.6: The City shall redevelop affordable housing in the Cocoa (Downtown) Redevelopment Area through rehabilitation programs and shall redevelop vacant lots for housing in residential areas by, for example, developing an affordable housing bonus

program with the private sector.

Policy 1.1.9.2: The City shall promote walking, bicycle, riding and use of public transit by requiring compact design, shared facilities between adjacent or nearby uses, and providing for interconnected walkways, bicycle ways and parking, and bus stops as part of development approvals, where applicable.

Recreation and Open Space Element

CRA Goals
Invest in Placemaking Initiatives

Consistency with the Comprehensive Plan

Policy 10.1.2.4: The City will consider the siting of future Neighborhood Parks based on walkable distance from residential dwellings to ensure an adequate dispersal of parks throughout the City.

Coastal Management Element

CRA Goals
Strengthen Resilience

Consistency with the Comprehensive Plan

Policy 9.1.4.5: The City shall promote strategies and site development techniques with existing and new marinas to reduce impacts from sea level rise, flooding and storm surge such as, but not limited to, natural shorelines, dry or wet flood proofing, elevation of structures and infrastructure, and floating docks.

Future Land Use Element

CRA Goals
Foster Sustainable Economic Development

Consistency with the Comprehensive Plan

Policy 1.2.2.2: The City shall develop residential and commercial design standards to ensure attractive, compatible, safe, high-quality development and to encourage Crime Prevention Through Environmental Design (CPTED) principles in order to increase the safety of commercial and residential development.

Recommendation on whether the draft of the updated Cocoa Community Redevelopment Agency Redevelopment Plan and Diamond Square Community Redevelopment Agency Redevelopment Plan is consistent with the City's Comprehensive Plan pursuant to the requirements of law.

PRIORITY AREA CONNECTION:

Economic and Community Development
Community Outreach and Engagement

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

Cocoa CRA Agency members approved final draft of the updated plan in May 2025. Diamond Square CRA Agency members approved final draft of the updated plan in May 2025.

RECOMMENDED MOTION:

LPA approval of the changes to the Redevelopment Plans for the Cocoa CRA and Diamond Square CRA and ensure consistency with the Comprehensive Plan.



Cocoa & Diamond Square Community Redevelopment Area Plans

Local Planning Agency Meeting
July 9th, 2025

Inspire
PLACEMAKING COLLECTIVE

Agenda

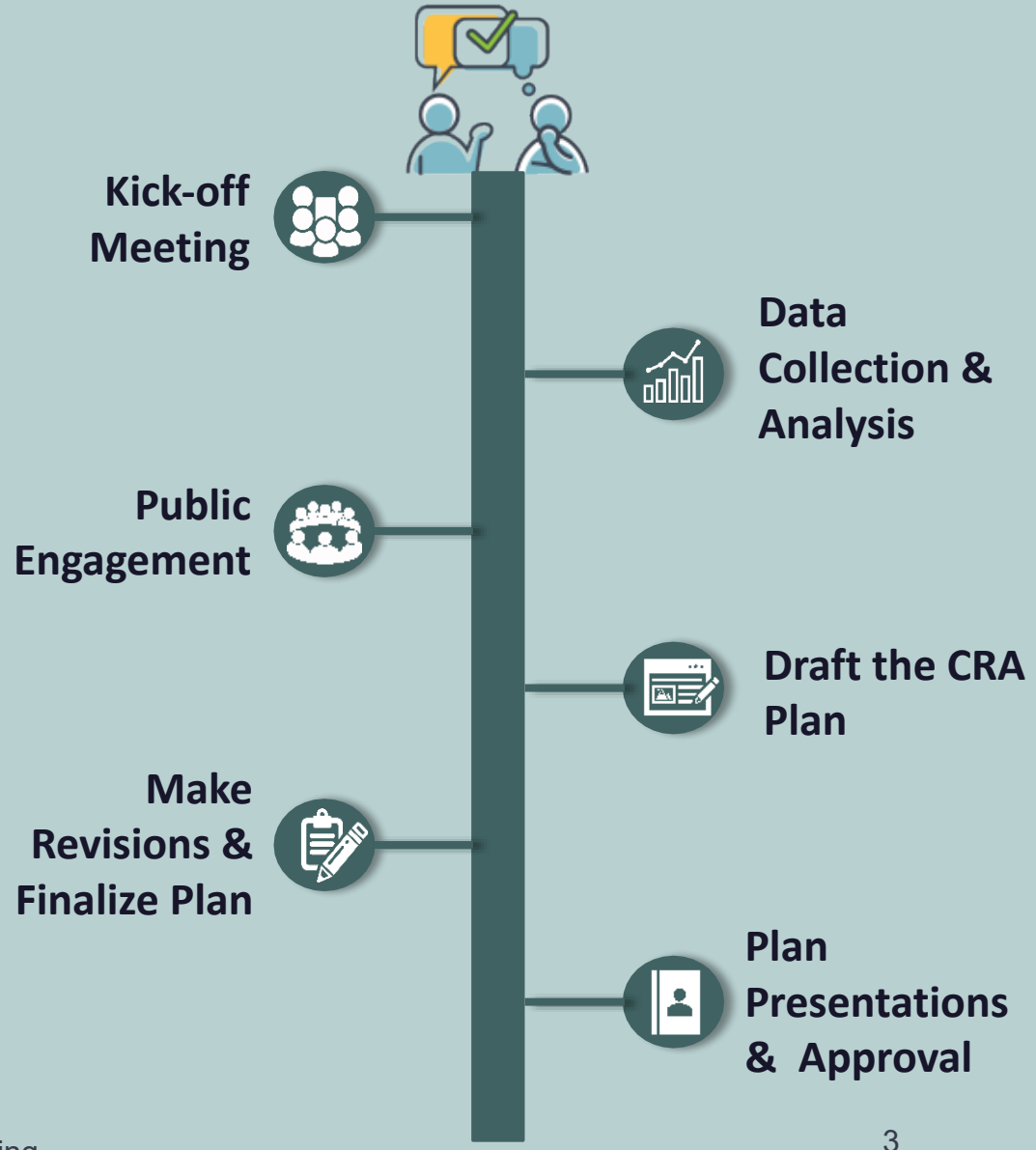
- Project Overview
- Plan Development
- Strategic Frameworks
- Comp Plan Consistency





Project Scope & Timeline

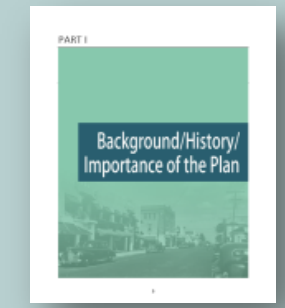
Cocoa & Diamond Square Community Redevelopment Plan Updates
Task 1. Kick Off & Data Collection
1.1. Project Management
1.2. Kick-off Meeting & Site Tour
1.3. Coordination with Brevard County
Task 2. Community Engagement
2.1. Project Branding
2.2. Interactive Project Website & Virtual Engagement Tools
2.3. Stakeholder Interviews
2.4. Community Meetings
Task 3. Existing Conditions & Trends Analyses
Task 4. Community Redevelopment Plan Updates
4.1. TIF Revenue Projections
4.2. Development of Strategic Framework & Goals, Objectives & Policies
4.3. Five-Year Budget Worksheet
4.4. Master Plan Components
4.5. Draft Community Redevelopment Plans
Task 5. Presentation of Community Redevelopment Plan Update
5.1. Resolution and Ordinances
5.2. Presentation of Draft Community Redevelopment Plans to CRA Boards
5.3. Presentation of Draft Redevelopment Plans to Local Planning Agency
5.4. Documentation and Incorporation of Comments and Revisions
5.5. Presentation of Community Redevelopment Plans to CRA Boards
5.6. Presentation of Community Redevelopment Plans to City Council

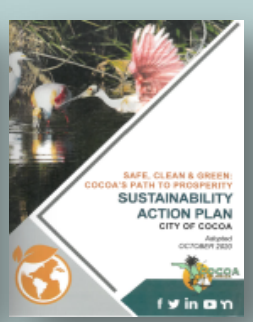


Data & Analysis
Data Collection

Previous Plans

- Community challenges and goals
- Character of each subdistrict & potential parking garage locations
- Areas of concern for storm events & flooding



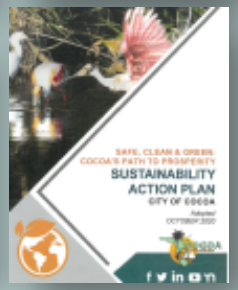












Data Analysis

- Guided Site Tour
- ESRI Business Analyst Online Community Report for socioeconomic, housing, and economic trends
- Regulatory context, public services and facilities
- Vacant parcels and infill opportunities



Public Involvement

Workshops & Stakeholder Interviews





Project website, active for 4 months

- Project information & updates
- Survey
- Interactive map comment board

Two all-day **Open House** events, held at the Council Chambers

- Presentation explaining what a Community Redevelopment Area is, how Tax Increment Financing works, and about the Cocoa & Diamond Square CRAs
- Series of boards prompting input across topics including Public Spaces, Housing, Transportation/Mobility, Neighborhood Health & Safety, Infrastructure & Resilience, Economic Development, Redevelopment/Infill Development, and the Waterfront

Stakeholder Interviews with CRA Board members, local business owners, and Council members

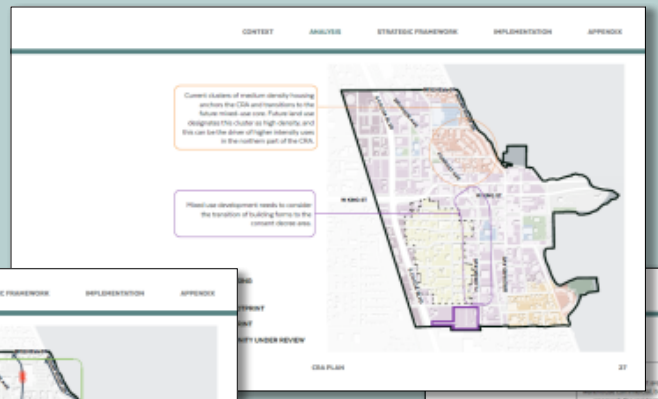
Cocoa Data & Analysis

Existing Conditions Analysis

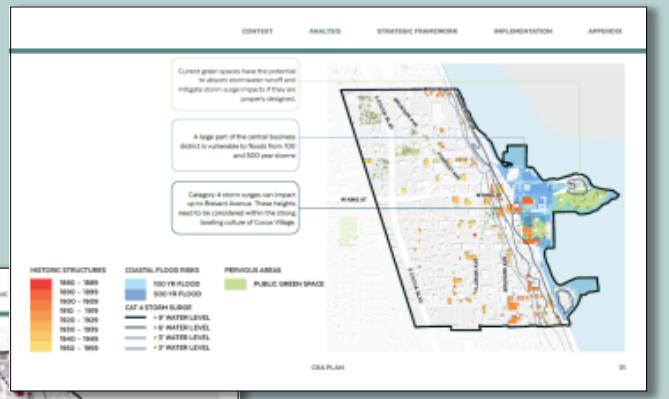
Placemaking



Housing



Environmental Resiliency





Connectivity

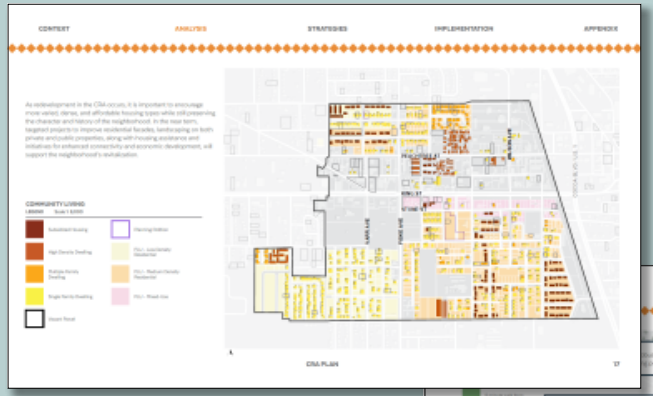


Economic Development

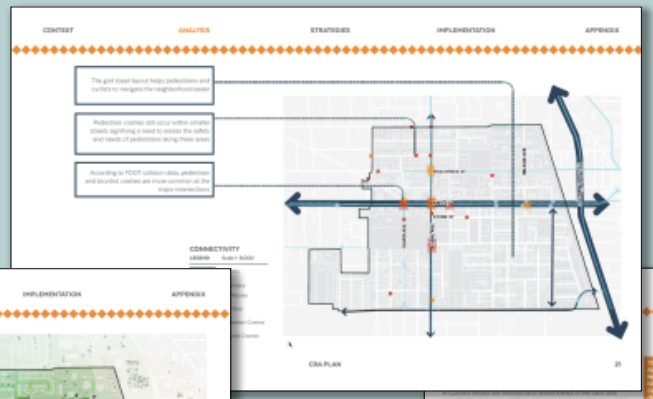
Diamond Square Data & Analysis

Existing Conditions Analysis

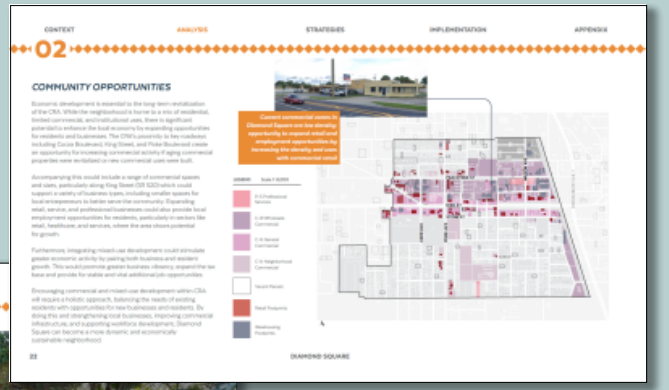
Community Living



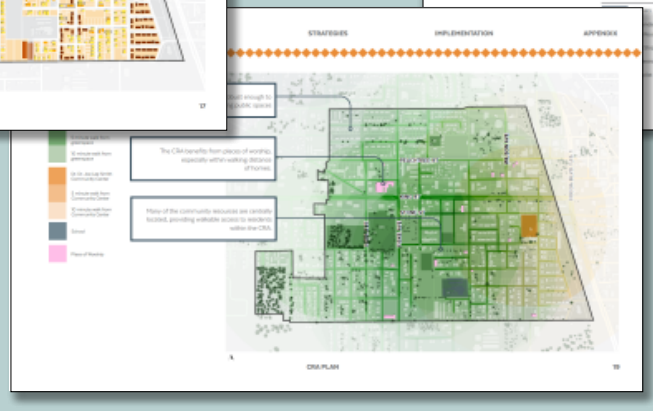
Community Connections



Community Opportunities



Community Places



Community Identity



Strategy Formation

CRA Goals

Previous Plans + Existing Conditions Analysis + Strengths, Weaknesses, Opportunities, Threats + Public Input

= Updated CRA Goals

COMMUNITY LIVING

Improve the quality, aesthetics, and availability of housing in Diamond Square. Support homeownership and diversity in housing types.

- Expand and promote the Residential Paint and Beautification grans and programs using targeted marketing efforts for residential properties programs, particularly those located on major corridors such as King Street, Barbara Jenkins Dr, and Rosa L. Jones Drive.
- Increase awareness of housing assistance programs through community outreach and local partnerships (e.g., leveraging churches and community organizations).
- Expand homeownership assistance programs to provide pathways to homeownership for low- and moderate-income residents.
- Incentivize infill development and the redevelopment of vacant or underutilized parcels for multifamily housing throughout the CRA.
- Expand partnerships with affordable housing developers to increase the stock of affordable rental and owner-occupied housing.
- Facilitate where possible the development of missing middle housing (townhomes, duplexes, live-work units) to accommodate a range of household sizes and income levels.
- Increase the enforcement of Code Compliance for all properties, including residential.

COMMUNITY PLACES

Enhance parks and public spaces to create safe, inclusive, vibrant gathering and recreational areas

- Further enhance Provost Park and Gilmore Community Park with additional amenities, such as playgrounds, picnic areas, and sports facilities.
- Partner with local organizations and businesses to create regular community programming (e.g., farmers markets, outdoor movie nights, and music events).
- Apply CPTED principles to public spaces, focusing on improving lighting, visibility, and property maintenance.
- Plant more street trees and expand urban greenery to reduce the urban heat island effect and improve air quality.

COMMUNITY CONNECTIONS

Enhance mobility through consistent and incremental improvements to non-vehicular transportation options to foster a culture of active mobility and ensure access to safe, efficient transportation for all residents.

- Implement "Complete Streets" design features to improve walkability and safety by mending gaps in the sidewalk network, refreshing the landscaping and crosswalks, and installing decorative lighting and gateway features along major corridors including King Street, Barbara Jenkins Drive, Rosa L. Jones Drive, Fiske Boulevard, and Peachtree Street.
- Upgrade bus stop facilities with new shelters, benches, bike racks, and signage to improve comfort and access to public transportation.
- Work with the Space Coast Area Transit (SCAT) to improve bus service frequency and coverage within the CRA, especially for underserved areas.

COMMUNITY IDENTITY

Strengthen community identity and pride by celebrating the neighborhood's history and culture, investing to create a safer, healthier environment, and integrating support services benefiting the community members.

- Create a cohesive branding strategy for placemaking and wayfinding purposes. Concurrently, integrate public art, cultural signage, and historical markers, celebrating the neighborhood's rich history and cultural assets.
- Increase neighborhood watch programs and engage local residents in community policing efforts to reduce crime.
- Foster partnerships within the CRA to host clean-up volunteering opportunities on a regular basis to support local accountability and pride
- Advocate for the return of culturally significant and age-inclusive events such as the MLK and Juneteenth festivals.
- Strengthen partnerships with local nonprofits and community organizations to provide support for youth programs, homelessness services, and senior assistance.
- Increase programming that engage all age groups in positive activities that foster a sense of belonging and connectedness.
- Provide health and wellness programming in community centers and public spaces, focusing on physical and mental health.
- Explore the establishment of a neighborhood organization to help activate the community and keep them informed.

COMMUNITY OPPORTUNITY

Foster economic growth by developing vacant and underutilized properties, attracting diverse businesses and amenities, enhancing major corridors to become vibrant, mixed-use commercial districts, and providing job training and development opportunities for residents.

- Provide storefront and signage improvement grants and the corresponding technical assistance to help existing businesses upgrade their properties and attract customers.
- Enforce property maintenance standards and provide technical assistance to business owners to improve the upkeep of commercial properties.
- Partner with schools, businesses, and workforce development organizations to provide job training, skill-building programs, and access to higher-paying jobs.
- Prioritize business attraction strategies that focus on the desired mix of retail, dining, healthcare, and other services, such as grocery stores and medical facility.
- Invest in stormwater management infrastructure, such as bioswales, rain gardens, and permeable paving, particularly in flood-prone areas.
- Explore opportunities to underground utilities and implement green infrastructure solutions to enhance environmental resilience.
- Explore opportunities for a small business/entrepreneurship incubator program that provides mentorship, studio space, and/or funding.

Plan Development

Tax Increment Financing Projections

Diamond Square CRA 3% Growth

		Taxable Valuation	Estimated Increment Value	County Contribution @ 95%	County District IV Rec Contribution @ 95%	City Contribution @ 95%	Total TIF CRA
BASE	1997	$24,617,590					
	2024	$80,970,659	$56,353,069	$163,208	$34,547	$372,242	$569,998
	2025	$83,399,779	$58,782,189	$170,243	$36,037	$388,288	$594,568
	2026	$85,901,772	$61,284,182	$177,489	$37,571	$404,815	$619,875
	2027	$88,478,825	$63,861,235	$184,953	$39,150	$421,838	$645,941
	2028	$91,133,190	$66,515,600	$192,640	$40,778	$439,371	$672,790
	2029	$93,867,186	$69,249,596	$200,559	$42,454	$457,431	$700,443
	2030	$96,683,201	$72,065,611	$208,714	$44,180	$476,032	$728,927
	2031	$99,583,697	$74,966,107	$217,115	$45,958	$495,192	$758,264
	2032	$102,571,208	$77,953,618	$225,767	$47,790	$514,926	$788,482
							$6,079,289

County Millage	0.0030486
County District IV Rec	0.00064532
City Millage	0.0069532

Total County Contribution (2024-2032)	$1,740,689
Total County District IV Rec Contribution (2024-2032)	$368,465
Total City Contribution (2024-2032)	$3,970,136
Total TIF Estimated (2024-2032)	$6,079,289

Total City Contribution (2024-2041)	$31,420,310
Total TIF Estimated (2024-2041)	$48,112,496

CRA Capital Projects	Public Works	Police/Fire	Utilities	FDOT/County Transportation	Brevard County Parks and Recreation	Space Coast Area Transit (SCAT)	Planning	Harry T. Moore Cultural Complex
Bus Stop Concrete Pad	X					X		
Placemaking and Activation of Public Spaces	X				X		X	
Pedestrian Connectivity and Safety Improvements	X	X		X			X	
Wayfinding/ Signage (Gateway, Wayfinding and Cultural)	X				X		X	X

CRA Programs	Career Source Brevard	Harry T. Moore Cultural Complex	Space Coast Economic Development Commission of Brevard County	Local Chambers of Commerce	Brevard County Parks and Recreation	Small Business Development Center (SBDC)	City of Cocoa Economic Development and Community Services Departments
Commercial Facade Improvement Grants							X
Residential Paint Grants							X
Residential Beautification Grants							X
Brevard County Parks and Rec Summer Camp Scholarships					X		X
Homebuyer Assistance Program							X
Cocoa UpStart Program	X			X		X	X
Neighborhood Stabilization and Empowerment	X	X	X	X	X	X	X

DIAMOND SQUARE

Diamond Square CRA
Consistency with the Comprehensive Plan

Future Land Use Element

Objective 1.1.4: Redevelopment. The City shall encourage redevelopment of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) through redevelopment programs and through maintaining land development regulations that contain standards and procedures to encourage redevelopment where desirable.

Policy 1.3.1.2: The City shall recruit targeted business sectors to diversify the economy through an aggressive strategic marketing program, including utilization of publications and a website, providing information and matching sites and services to prospective businesses, impact fee subsidies and other incentives.

Policy 1.2.2.1: The City shall examine the feasibility of establishing form-based design guidelines for City-wide as well as for specific areas in the City including CRAs, major corridors and waterfront. The standards could include streetscape standards, building signage, architectural styles and gateway designs to highlight the entrances to the City.

Community Living

- Incentivize infill development and the redevelopment of vacant or underutilized parcels for multifamily housing throughout the CRA.
- Increase the enforcement of Code Compliance for all properties, including residential.

Community Identity & Opportunity

- Prioritize business attraction strategies that focus on the desired mix of retail, dining, healthcare, and other services, such as grocery stores and medical facility.
- Create a cohesive branding strategy for placemaking and wayfinding purposes. Concurrently, integrate public art, cultural signage, and historical markers, celebrating the neighborhood's rich history and cultural assets.

Diamond Square CRA

Consistency with the Comprehensive Plan

Transportation Element

Policy 1.2.1.5: The City shall increase coordination with SCAT to integrate bike routes and public transit in the City, to increase the transit safety and to expand the transit service routes.

Policy 1.2.1.6: New development, as well as infill development shall provide interconnected street grid networks, where feasible, to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, rollerblades, scooters and walking as daily transportation; connectivity to public transit; and a land use mix that demonstrates reduced external trips by encouraging internal trips.

Recreation and Open Space Element

Policy 10.1.1.8: The City will ensure that all recreational facilities are well maintained and redeveloped as needed.

Community Connections

- Work with the Space Coast Area Transit (SCAT) to improve bus service frequency and coverage within the CRA, especially for underserved areas.
- Implement "Complete Streets" design features to improve walkability and safety by mending gaps in the sidewalk network, refreshing the landscaping and crosswalks, and installing decorative lighting and gateway features along major corridors including King Street, Barbara Jenkins Drive, Rosa L. Jones Drive, Fiske Boulevard, and Peachtree Street.

Community Places

- Further enhance Provost Park and Gilmore Community Park with additional amenities, such as playgrounds, picnic areas, and sports facilities.
- Apply CPTED principles to public spaces, focusing on improving lighting, visibility, and property maintenance.

Consistency with the Comprehensive Plan

Future Land Use Element

Policy 1.1.4.6: The City shall redevelop affordable housing in the Cocoa (Downtown) Redevelopment Area through rehabilitation programs and shall redevelop vacant lots for housing in residential areas by, for example, developing an affordable housing bonus program with the private sector.

Policy 1.1.9.2: The City shall promote walking, bicycle riding and use of public transit by requiring compact design, shared facilities between adjacent or nearby uses, and providing for interconnected walkways, bicycle ways and parking, and bus stops as part of development approvals, where applicable.

Diversify and Improve Housing Stock

- Encourage the development of Live-Work housing units within the Cocoa Village subdistrict to attract entrepreneurship, local businesses, and younger residents in the labor force.

Improve Connectivity

- Streetscape safety improvements: activate crosswalks, pedestrian islands, yield signage.
- Offer alternative mobility options: e-scooter, e-bikes, and golf cart shuttles for visitors.
- Enhance the pedestrian experience: widen sidewalks, provide bike lanes, bike anchors.

Cocoa CRA

Consistency with the Comprehensive Plan

Recreation and Open Space Element

Policy 10.1.2.4: The City will consider the siting of future Neighborhood Parks based on a walkable distance from residential dwellings to ensure an adequate dispersal of parks throughout the City.

Coastal Management Element

Policy 9.1.4.5: The City shall promote strategies and site development techniques with existing and new marinas to reduce impacts from sea level rise, flooding and storm surge such as, but not limited to, natural shorelines, dry or wet flood proofing, elevation of structures and infrastructure, and floating docks.

Future Land Use Element

Policy 1.2.2.2: The City shall develop residential and commercial design standards to ensure attractive, compatible, safe, high-quality development and to encourage Crime Prevention Through Environmental Design (CPTED) principles in order to increase the safety of commercial and residential development.

Invest in Placemaking Initiatives

- Establish parks, pocket parks, and pedestrian plazas throughout the CRA, particularly in the residential neighborhoods of Heart of Cocoa and South of the Village to encourage community gathering.

Strengthen Resilience

- Promote resilience in Waterfront development, including an elevated seawall, installation of marsh and bay fill, and other innovative strategies to mitigate the impacts of rising sea levels and extreme weather events.

Foster Sustainable Economic Development

- Develop and implement Architectural design standards appropriate for each subdistrict in the Cocoa CRA to produce more desirable location for investors.

Questions?

THANK YOU!

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Inspire
PLACEMAKING COLLECTIVE



CRA PLAN UPDATE

COCOA

2025




COCOA VILLAGE
PLAYHOUSE



ACKNOWLEDGMENTS

COMMUNITY REDEVELOPMENT ADMINISTRATORS

Community Services Director	Charlene Neuterman
Redevelopment Coordinator	Ryan Browne

CITY COUNCIL

Mayor	Michael C. Blake
Deputy Mayor	Lavander Hearn
Deputy Mayor	Patricia Weeks
Council Member	Lorraine Koss
Council Member	Alex Goins

CITY MANAGER

City Manager	Stockton Whitten

CITY OF COCOA STAKEHOLDERS

CITY OF COCOA STAFF

Communications and Economic Development Director	Samantha Senger

LEGAL COUNCIL

Attorney	Anthony A. Garganese

CITY OF COCOA CITIZENS



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INTRODUCTION

PURPOSE

This Community Redevelopment Plan update focuses on the Cocoa CRA, aiming to revitalize and enhance its economic and social vitality. By implementing strategic improvements in infrastructure, promoting local businesses, and creating more inclusive public spaces, the CRA aims to foster a thriving environment that not only attracts new investments but also strengthens community ties. Through this comprehensive approach, stakeholders hope to stimulate economic growth while simultaneously improving quality of life for residents, thereby ensuring that Cocoa remains a vibrant and engaging place to live and work. Most importantly, the Plan must align with the City's vision, mission, and goals, ensuring that changes contribute positively to the community's long-term objectives. By integrating these elements, the Plan seeks to foster sustainable development while addressing the community's specific needs and aspirations.



Cocoa Village Riverfront Park

MISSION STATEMENT

To enrich the quality of life for our unique and diverse community by delivering Professional, Responsive, Innovative, Dedicated and Exceptional public services!

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

VALUES

Integrity
Conducting ourselves in a moral, ethical, and honest manner.

Accountability
Citizens, Staff and City Council taking ownership and responsibility to promote public trust.

Community Engagement
Encouraging community participation, inclusivity and awareness so that all residents feel they have an opportunity to participate in their city government.

Professionalism
Serving the community competently and efficiently with character and a positive attitude.

Excellence
Providing responsive and exceptional customer service.

Respect
Treating the public and one another with dignity, consideration and compassion.

VISION

We envision Cocoa as a safe, vibrant, and diverse city that values its rich history and environmental resources, while promoting an engaged and inclusive community with ample employment, housing, recreational, and social opportunities for all.

The Cocoa CRA supports the City's mission, values and vision to develop a safe, vibrant and diverse CRA.



CONTEXT



01

CRA PLAN UPDATE

COCOA

01

CONTEXT


COCOA CRA
Indian River
Hubert Humphrey Bridge
Lee Wenner Park
1
520
N

HISTORY

The City of Cocoa is situated on the western shore of the Indian River in Brevard County, Florida. Cocoa is a coastal community bordered by Rockledge to the south, the Indian River to the east, and unincorporated Brevard County to the north and west. Originally settled in the 1860s under names such as 'Scrub City' and 'Magnolia Point', Cocoa was officially platted as Indian River City in 1882, and incorporated in 1895. The City began as an agricultural hub producing oranges, lemons, pineapples, bananas, and cane syrup. The advent of steamships revolutionized transportation logistics and attracted businesses that relied on regional transportation. Thus, Cocoa saw further growth with Henry Flagler's Florida East Coast Railway arriving in 1896.

By 1905, Cocoa's prosperity was evident through its diverse stores, attractive homes, wide sidewalks, and numerous schools downtown. Commercial developments concentrated around the Waterfront while residential areas expanded outwardly beyond core business district boundaries thanks largely due to increased automobile ownership rates which rose dramatically between years spanning the early-mid century timeframe. An African-American community known as "The Heart of Cocoa" emerged west of Florida Avenue due to its proximity to citrus fields; this area developed several black-owned businesses and churches serving local residents.

By the middle of the century, the population of the area had grown to about three thousand residents. This period marked a significant turning point as the rapid expansion was largely driven by developments in the space program. Cape Canaveral became a hub of activity, attracting an influx of skilled workers from various fields. This sudden growth necessitated swift and substantial infrastructural adaptations to meet the increasing demands for housing and transportation. The existing infrastructure was quickly overwhelmed, prompting urgent responses to accommodate the burgeoning population.

This rapid expansion came with additional challenges. Initially, there was little consideration given to the potential impacts on the existing tightly-knit communities that had formed organically over the preceding decades. The influx of new residents and the swift pace of development disrupted the social fabric of these communities. Long-standing residents faced the reality of change as their neighborhoods transformed almost overnight. The pressure to adapt to new circumstances tested the resilience of these communities, as they sought to balance growth with preserving their unique cultural and social identities.

During the mid-20th century, the City of Cocoa also experienced significant changes as automobiles began to shape the urban form in the United States. This shift led to a decline in traditional industries such as citrus farming and a decrease in downtown populations. The 1970s witnessed reduced funding for the Space program, resulting in substantial job losses that adversely affected both regional and local economies. By the 1980s, Cocoa faced challenges with high unemployment rates and increased crime.

In response, efforts were made to diversify the economy and rejuvenate tourism. The end of the Cold War and later cessation of the Space Shuttle program further impacted Cocoa and Brevard County; funding cuts at Kennedy Space Center led to job reductions, leaving behind an infrastructure primarily designed for rapid coastal access. Despite these challenges, Cocoa's downtown area—Cocoa Village—managed relatively well compared to other parts of the county due to its preserved historic core. While some streets thrive commercially and waterfront condominium developments have emerged, there remains a disconnect between Cocoa Village and its historical link to the Indian River.

The Great Recession posed additional setbacks with plummeting property values and a stagnant real estate market hindering redevelopment efforts. Projects were shelved until recovery began around 2014—later than many neighboring jurisdictions—but by then most initiatives had been abandoned.

As interest in redeveloping Cocoa Village grew once more, Hurricane Irma struck in September 2017, causing extensive damage along with flooding on several streets. Nevertheless, these adversities present opportunities for refining visions concerning the Waterfront, historic Cocoa Village and surrounding neighborhoods.



Brevard Avenue in downtown Cocoa Village, 1930s

01

CONTEXT

TIMELINE



SETTLEMENT AND AGRICULTURE BEGINNINGS

Cocoa is settled as “Scrub City, Magnolia Point,” with agriculture as the mainstay, including over 20,000 citrus trees producing oranges, lemons, pineapples, and bananas.

›1860s



INCORPORATION AND RAILWAY ARRIVAL

Following two harsh freezes, Cocoa incorporates as a city in 1895. The arrival of the Florida East Coast Railway in 1896 quickly replaces steamship transport, leading to economic growth.

›1894-96



INDIAN RIVER BRIDGE COMPLETION

A 5,840-foot bridge is completed across the Indian River, enabling direct road access to Merritt Island, followed by a road to Cocoa Beach by 1923.

›1917

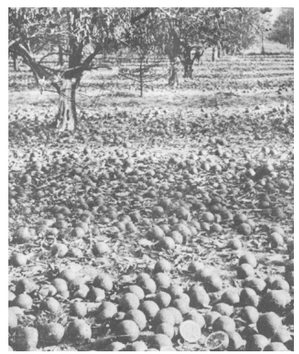
›1882



CITY FORMATION AND STEAMSHIP ERA

Platted as “Indian River City,” Cocoa’s logistics improve with steamships, attracting ice plants, packing houses, and canneries.

›1910s



CITRUS INDUSTRY RESURGENCE

Cocoa recovers from freezes and becomes the headquarters of the Florida Citrus Exchange, cementing its role as a citrus hub in Florida.

›1920s

LAND BOOM AND COCOA DRAINAGE DISTRICT

Cocoa experiences a real estate surge; the Cocoa Drainage District enables further development, and auto ownership leads to new roads, filling stations, and “auto camps.”





INFRASTRUCTURE AND GROWTH

Cocoa's population reaches 3,014. Key streets, including King Street and Fiske Boulevard, expand to support increased residential and commercial activity.

›1940

›1950s



SPACE PROGRAM IMPACT

The Space Program brings rapid growth, increasing Cocoa's population from 3,538 in 1950 to 12,294 in 1960, but leads to economic dependency on aerospace.



›1970s-80s

ECONOMIC SHIFTS AND DIVERSIFICATION EFFORTS

A reduction in space funding leads to high unemployment and crime. The county begins diversifying its economy, focusing on tourism and other industries. On April 14, 1981, the City of Cocoa Council forms the Community Redevelopment Agency to further these efforts.

›1996

COCOA REDEVELOPMENT AGENCY

CRA PLAN REVISION AND NEW PROJECT INITIATIVES

As Cocoa's original Community Redevelopment Agency (CRA) Plan no longer reflects current conditions, the plan is revised to allow for new projects targeting economic revitalization, infrastructure improvements, and community development in line with Cocoa's changing needs.



›2014-18

WATERFRONT PRESERVATION AND PARK REDEVELOPMENT

Cocoa voters approve designating Cocoa Riverfront Park as a scenic landmark. Major redevelopment is planned, including Lee Wenner Park improvements, to enhance public spaces.

›2024

UPDATING THE PLAN

The Cocoa Community Redevelopment Agency directs an update to the Community Redevelopment Plan.

01

CONTEXT

AUTHORITY TO UNDERTAKE COMMUNITY REDEVELOPMENT

This document is prepared under the direction of the Cocoa Community Redevelopment Agency in accordance with the Community Redevelopment Act of 1969, F.S. 163, Part III. In recognition of the need to prevent and eliminate slum and blighted conditions within the community, the Community Redevelopment Act confers upon counties and municipalities the authority and powers to carry out “Community Redevelopment”. For the purpose of this Cocoa CRA Redevelopment Plan, the following definition taken from the Florida Statutes shall apply:

“Community Redevelopment” or “Redevelopment” means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such plan.”

THE COCOA CRA FINDINGS OF NECESSITY

Pursuant to Florida Statutes, a community redevelopment area must be a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly. On July 8, 1980, the City adopted a Resolution determining a Necessity for Redevelopment of Blighted Areas. On April 14, 1981, after preparing a Blight Study, the City adopted a Resolution establishing a redevelopment area based on certain findings of necessity pursuant to Section 163.355, Florida Statutes.
The findings of necessity states that the City of Cocoa shall not exercise the community redevelopment authority conferred by this part until after the City has adopted a resolution, supported by data and analysis, which makes a legislative finding that the conditions in the area meet the criteria described in s. 163.340(7) or (8). The resolution must state that:

One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in such county or municipality; and
The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.

The redevelopment boundaries were delineated as the area encompassing those properties that were found to qualify as slum and blighted.

CREATION OF THE COMMUNITY REDEVELOPMENT AGENCY

Upon a “Finding of Necessity” by the governing body and upon further finding that there is a need for a Community Redevelopment Agency to function in the county or municipality to carry out community redevelopment purposes, any county or municipality may create a public body corporate and politic to be known as “Community Redevelopment Agency”. The agency shall be constituted as a public instrumentality, and the exercise by the agency of the powers conferred by F.S. Chapter 163, Part III shall be deemed and held to be the performance of an essential public function.
The City of Cocoa Council established the Community Redevelopment Agency on April 14, 1981, with the adoption of Ordinance No. 10-81. The organizational structure of the agency was established at that time. Pursuant to resolution of the City Council dated December 10, 1985 and April 22, 1986 and Section 163.357, Florida Statutes, the original governing board structure changed composition. The current board consists of the five (5) council persons plus two (2) additional members who are appointed by the City Council.

THE COCOA CRA REDEVELOPMENT PLAN

All public redevelopment activities expressly authored by the Community Redevelopment Act and funded by tax increment financing, must be in accordance with a redevelopment plan, which has been approved by the City Council. Like the City’s Comprehensive Plan, the Cocoa CRA Redevelopment Plan is an evolving document, which must be evaluated and amended on a regular basis to accurately reflect changing conditions and community objectives. This updated Cocoa CRA Redevelopment Plan is intended establish action priorities of the plan based upon a new set of priorities. These priorities were established by necessity, in the case of the negative impacts of Hurricane Irma, and by a comprehensive public strategic planning process conducted by the CRA and the City at which a substantially amount of input and ideas were provided by City citizens, businesses, property owners and other stakeholders in the redevelopment area.

CITY CHARTER - COCOA RIVERFRONT SPECIAL SCENIC AND RECREATIONAL LANDMARK

The Cocoa riverfront within the downtown area has always been a special place in Cocoa's long history for economic and recreational reasons. In recognition of the importance of the Cocoa riverfront, on August 12, 2014, City Council adopted Ordinance No. 18-2014 for purposes of holding a referendum on whether to amend the City Charter to declare the Cocoa Riverfront Park a special scenic and recreational landmark of the City of Cocoa and to impose requirements on the City Council to safeguard the scenic vistas and recreational amenities of the Park for the benefit of the public. Cocoa voters approved the referendum during the November 2014 General Election. The CRA must honor this City Charter provision.
The park consists of multiple land conveyances that were conveyed to the City over a period of decades. They include: (1) an upland portion consisting of the Taylor Park area; (2) the upland portion generally consisting of the band shell and grass area; (3) the upland portion consisting of the Porcher House and Civic Center; and (4) a submerged portion of the Indian River generally consisting of the riverbed including the boardwalk area. Historically, since the City acquired title to the several properties constituting the park, the park has been dedicated to public use and enjoyment, as evidenced by the deed and dedication restrictions imposed on the properties at the time they were conveyed to the City.

1. ***Taylor Park:*** Taylor Park was conveyed to the City by Albert & Grace Taylor by deed, dated December 2, 1920. The deed states that the property shall be used solely and only as a public park and that none of the lands shall be used for commercial purposes. Further, the property shall forever be known and marked as "Taylor Park."

2. ***Band Shell and Grass Area:*** This area generally consists of Lot 11 and River Edge Boulevard of the Cocoa River Development. The property previously consisted of sovereign submerged lands that were filled and claimed as uplands by the State. The property was then conveyed to the City in trust by the Trustees of the Internal Improvement Fund of the State of Florida in 1956 along with other lands along the river that were filled. The deed states that Lot 11 shall be used for "public purposes only" and River Edge Boulevard shall be used for "road purposes."

3. ***Porcher House and Civic Center Area:*** As stated in City Ordinance No. 1404, the City acquired this property from the Estate of E.P. Porcher on May 7, 1956, and the City dedicated the property for certain purposes. The ordinance stated that this property, along with the adjacent property (aka Taylor Park), was acquired because they were "ideally adaptable to the creation thereon of a public park and grounds that will meet the needs of the City and its citizens, residents and inhabitants for such, not only for the present but for years to come." The ordinance was recorded in the Official Public Records of Brevard County and stated that the property was "hereby dedicated as a public park to be known and hereby named as Porcher Park, for municipal purposes including the erection of a band shell, shuffle board courts, bowling greens, a library building, community center building, and a city hall thereon so long as the grounds shall be open to the public for park purposes." Further, "that neither the land and property shall ever be sold or conveyed by the City of Cocoa, except and unless the sale or conveyance thereof shall first be approved by a majority of the votes cast in an election by the qualified electors of the City of Cocoa."

4. ***Submerged Portion of Indian River:*** This property was acquired by the City from the Trustees of the Internal Improvement Fund of the State of Florida in 1965 and 1975 and dedicated for "municipal park and recreational purposes only, under the supervision and management of the City of Cocoa." Such purposes expressly include, but are not limited to, a marina complex, concessions and associated facilities operated by the City of Cocoa or leased and under the strict regulation and control of the City of Cocoa." If the City neglects to maintain and use the property for these purposes, the State has the right to terminate the dedication.

5. ***Boardwalk Area:*** Prior to Hurricane Irma, the Boardwalk traversed uplands and the submerged portion dedicated to the City. Much of the boardwalk was destroyed by Hurricane Irma. The boardwalk must be rebuilt and plans are being developed to rebuild the boardwalk in a better condition than originally planned and constructed. Because the City received State FRDP grant funds to build a portion of the original Boardwalk (wood pavilion, deck and slips along Harrison Street), the portion funded by the State grant is restricted by a covenant, dated September 4, 1998, that provides that the project "shall be managed as a public outdoor recreation area for a minimum period of twenty-five years from the completion date" of the Project. The Project is required to be "open at reasonable times and shall be managed in a safe and attractive manner appropriate for public use." Rebuilding boardwalk is a major proposed redevelopment activity in this updated redevelopment plan.

6. ***Lee Wenner Park:*** The City and Brevard County approved an Interlocal Agreement on November 14, 2017, conveying Brevard County's portion of the park to the City as the Cocoa CRA approved Waterfront Master Plan contemplated public capital improvement to improving the waterfront by the Cocoa CRA and or City (Deed Recorded January 4, 2018). The redevelopment of Lee Wenner Park is a major proposed redevelopment activity in this updated redevelopment plan.

01 PLANNING

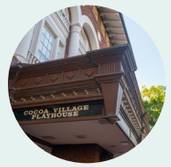
The Cocoa Community Redevelopment Area (CRA) encompasses approximately 248 acres, or 0.45 square miles, representing just 2% of the city's total area of 8,960 acres (14 square miles). This redevelopment zone features a diverse mix of land uses and structures and serves as the historic downtown core. It is home to an array of distinctive retail shops, restaurants, bed & breakfasts, and personal service establishments. Notable historic buildings in this area include the Historic Cocoa Village Playhouse and Porcher House. Additionally, key community institutions such as Cocoa City Hall, the U.S. Post Office, and the Florida Historical Society are located here. The downtown area also boasts recreational amenities like Cocoa Riverfront Park, Taylor Park, and Lee Wenner Park that enhance its appeal.

DOWNTOWN WATERFRONT DISTRICT MASTER PLAN

A *Downtown Waterfront District Master Plan* was created in 2008 to assess the Waterfront Overlay District for environmental, structural, and permitting issues, as well as to develop a Master Plan that would provide direction for improvements. Through this Master Plan, nine sub-districts were outlined, each with distinct characteristics and expectations of urban form and land uses.

- **North**: A straight line along the northern edge of Mitchell Street's right-of-way.
- **South**: A straight line along the southern boundary of the City of Cocoa.
- **East**: The center line of the Indian River channel along Rosa L. Jones Drive.
- **West**: The eastern edge of the Florida East Coast right-of-way.

These sub-districts are:



Cocoa Village:
Bounded by Center Street to the north; Forrest Avenue and Florida Avenue to the west; Rosa L. Jones Blvd and Derby Street to the south; Indian River to the east.



King Street and Willard Street Corridor:
Situated north along SR 520 from Forrest Avenue extending eastward along Peachtree Street to Indian River.



Uptown Neighborhood:
Positioned north from King Street Corridor up to U.S. 1 along Mitchell Street towards Indian River.



North of the Village:
Enclosed between St. Johns Street on its southern edge with U.S. 1 on its western side extending through Ridgeway Avenue/Forrest Avenue easterly up until Carmalt Street.



South End:
Lies just below Rosa L. Jones Boulevard stretching eastward from U.S. 1 till Brevard Ave at southern city limits.



Heart of Cocoa Neighborhood (HCN):
Located immediately west of historic Cocoa Village with boundaries generally east of Florida Avenue; south of SR 520; west of U.S. 1; north of Rosa L. Jones Blvd.



South Of The Village:
Extends across southern city limits bordered by Brevard Ave westwards reaching Indian river eastwards while being capped off by Derby/Church streets northerly.



Waterfront District:
Part central business district nestled alongside Intracoastal Waterway bounded easterly via Delannoy avenue westerly, flanked northerly via marina whilst southerly ends near riverfront park/ church street.



US Highway One Regional Corridor:
Traverses entire western portion CRA following highway route continuing until reaching FEC railway line further outwards.

RESILIENT COCOA PLAN

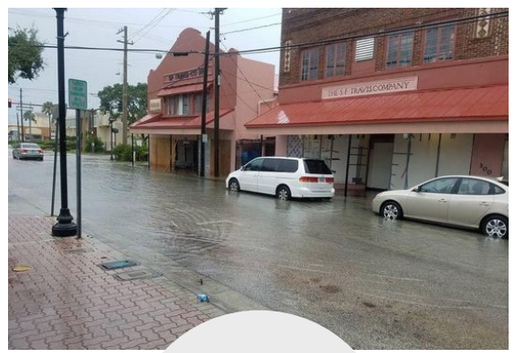
The ***Resilient Cocoa Plan*** was prepared in 2020 by the East Central Florida Regional Planning Council for the City of Cocoa, and **addresses resiliency concerns such as storm surge, flooding, and sea level rise**. The Plan included a vulnerability assessment, identifying the City's exposure to natural hazard events; public engagement efforts to identify the community's priority areas, an Economic Impact Analysis using the REMI PI+ model to estimate the economic costs of not addressing natural hazard events versus the mitigation costs, and ultimately an Action Plan and formulation of policies based on the analyses and input conducted.

One of the key findings of the Resilient Cocoa analysis was that Cocoa Village is among one of the most vulnerable areas of the City. Public engagement efforts revealed that the public's priority included the need to address inadequate stormwater infrastructure, protect business operations, and address concerns of flooding. The Action Plan establishes a series of tasks organized around four main areas: Leadership and Strategy, Economic and Society, Infrastructure and Environment, and Health and Well-Being. The Action Plan also established the City Department that will lead each task.

Key Findings affecting Cocoa CRA:



Storm surge Zone 1, 2, 3, and 4, particularly east of the Cocoa City Hall



Several major roadways affected by storm surge including segments of Indian River Dr, Riverside Dr, King St and Willard St., and Delannoy Ave



Failure to address flooding could cause Brevard County's Gross Regional Product (GRP) $2.7 million through job loss, sales reduction, and personal income loss if the City fails to adopt Low Impact Development features such as rain gardens, permeable materials, and other methods to mitigate stormwater flooding

01

CONTEXT

SUSTAINABILITY ACTION PLAN: GOALS AND OBJECTIVES

GOAL #1 Leadership & Strategy
Promote leadership, education, and empowerment to foster resiliency

- Incorporate resiliency into local plans, policies and objectives.
- Plan fiscally to implement resilient and sustainable solutions to long term impacts.
- Implement strategies to promote adaptive measures that keep people and property safe.
- Engage and educate private sector stakeholders, elected officials, and others about ways to increase community resiliency.

GOAL #2 Economic & Society
Provide opportunities to foster economic prosperity and social equity

- Protect high value assets from natural hazards.
- Educate businesses about access to funding and financial services related to resiliency.
- Facilitate and support the efficient recovery of business operations after an event.
- Improve social inclusion in decision making processes.

GOAL #3 Infrastructure & Environment
Encourage responsible development and infrastructure solutions

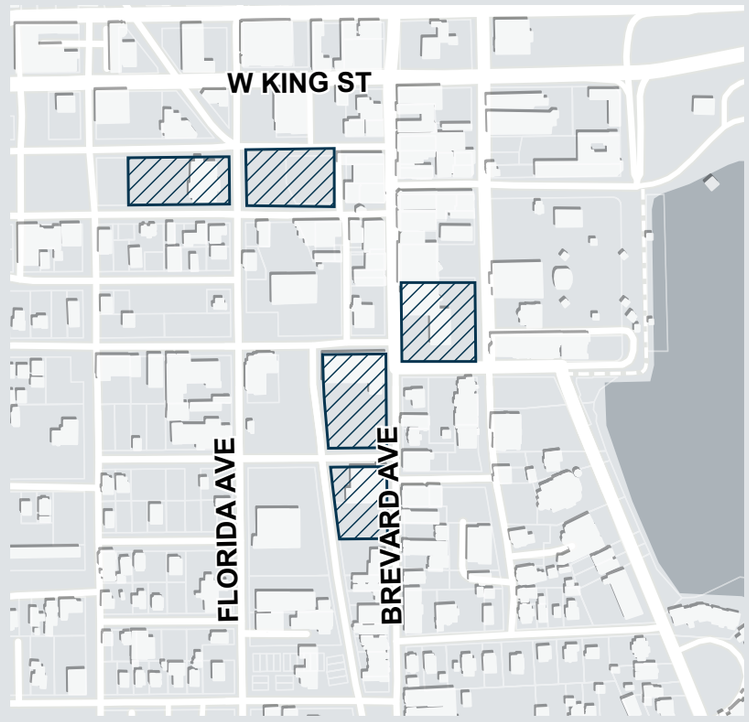
- Improve water quality in surface water bodies.
- Incorporate resiliency into local plans, policies and objectives.
- Preserve and adapt the built environment to keep people and property safe.
- Improve community mobility while improving vulnerable transportation infrastructure.

GOAL #4 Health & Well Being
Facilitate opportunities to improve community and environmental health

- Improve the capacity of the City to better respond to hazard events.
- Improve the capacity of medical facility operations to prepare for and recover from hazards.
- Promote sustainable practices in government-owned facilities.
- Engage residents and business owners with locally relevant information.
- Improve access to resources for the homeless, special needs, elderly and poor.

A Parking Study was conducted in 2017 to assess the parking needs of the Historic Cocoa Village and Downtown Core, which composes the majority of the Cocoa CRA area. The study determined there were five (5) opportunities to construct parking structures ranging from 440 to 530 spaces for a total of up to 2,368 parking spaces added to serve the downtown core.

2017 PARKING STUDY



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OKLAHOMA!
ROCK & ROLL REVUE
THE PLAY THAT GOES WRONG
THE GOLDEN STEPPERS
THE LION KING KIDS

ANALYSIS



02

CRA PLAN UPDATE

COCOA

02

PUBLIC INPUT



Open House Community Engagement

The City of Cocoa hosted two public engagement events as part of the update to the Plan. The first event, an Open House, was held on October 30th, 2024, at the City of Cocoa Council Chambers. The purpose of this first event was to introduce the project team, provide an overview of the project scope, and gather initial feedback from the community regarding their priorities and vision for the CRA. Approximately 20-30 attendees, including residents, business owners, CRA Board members, and project team representatives, participated.

At the Open House, several boards and activities were introduced to engage the public. A PowerPoint presentation provided an overview of the CRA and Tax Increment Financing (TIF). A series of interactive boards prompted participants to share their thoughts on topics such as where they live, work, and play, what they'd like to see in the CRA, and their preferences for placemaking features. The CRA Prioritization board prompted participants to rank the areas they felt the redevelopment efforts should prioritize, and the Placemaking board explored preferred elements of public spaces, like parks, transit improvements, and public art.

A follow-up Workshop was held on November 6th, 2024 at the City Chambers. This workshop focused on presenting the findings from the previous public engagement and aligning the community with the identified priorities while focusing on specific challenges and opportunities in the CRA. At the Workshop, more focused discussions took place based on the results of the Open House, where attendees engaged with a "Focus Areas Map" and "Focus Areas Budget Exercise." These activities helped to refine priorities by allocating coins to specific projects across six focus areas: Public Spaces, Housing, Transportation/Mobility, Safety, Infrastructure & Resilience, Economic Development, and the Waterfront.

The events were promoted through various outreach methods, including mailed postcards, yard signs, City newsletters, and social media channels in both English and Spanish.



At the Workshop, **feedback further emphasized the need for better infrastructure maintenance, increased public safety, and a balance between development and preserving Cocoa Village's historic character.** The input also underscored the importance of community engagement through cultural and recreational programming, as well as attracting visitors while maintaining the unique charm of the area.



The input gathered from both events highlighted several key priorities and concerns for the future of the Cocoa CRA. The Open House revealed a community desire to create an attractive, interactive Village that serves both residents and visitors, with a strong focus on enhancing the waterfront with recreational opportunities like kayaking and paddleboarding, and improving public spaces with features such as shade, better lighting, and walkability. Participants expressed interest in revitalizing vacant or underutilized properties and strengthening parks and community facilities to make the CRA safer, more walkable, and appealing to diverse groups.

The project website was published in the beginning of September before the official launch of the public engagement process to gather comments, questions, and concerns from residents. The project website also served as a repository of relevant project data, event dates, and other information. Participants could answer a survey, participate in an interactive map, and do a funding activity to illustrate priorities.



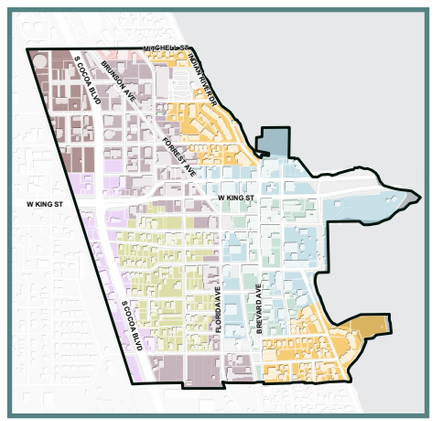
The project website hosted an **interactive map, a survey, and a funding activity** to help understand resident's opinions of the CRA.

02

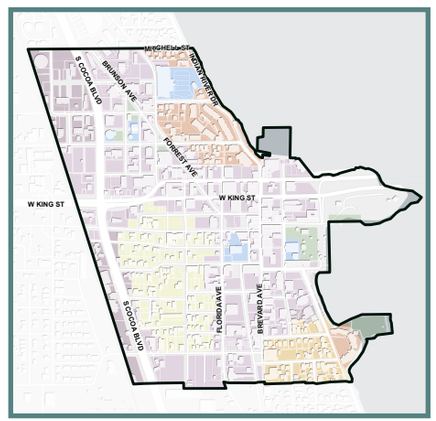
EXISTING CONDITIONS

After we listened to and documented the concerns and aspirations of the local community though the public engagement process, we gathered the relevant quantitative data. These geographic information datasets are pulled from governmental agencies and form the basis for analysis. Layers like zoning and future land use help to understand the extents of the Comprehensive Plan and Land Development Codes and show how the City expects a particular area to grow. Parcel data is used to display vacant areas, parks, housing densities, and the various existing land uses.

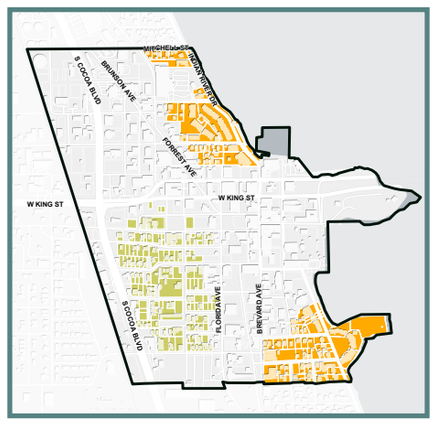
After taking an inventory of the relevant data, we can view these datasets and begin to layer and investigate them through the perspective of the residents and qualitative placemaking theory to develop goals and criteria that will help guide the improvements for the Cocoa CRA.



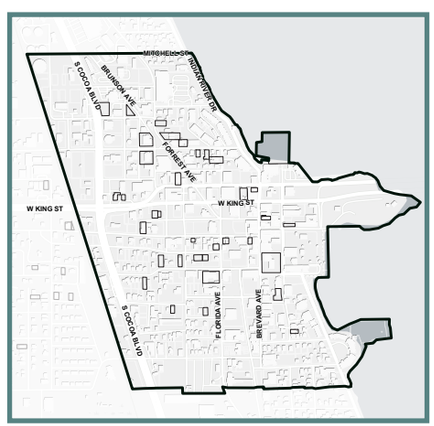
Existing Zoning



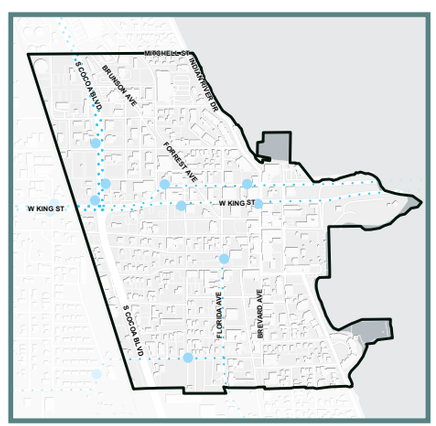
Future Land Use Map



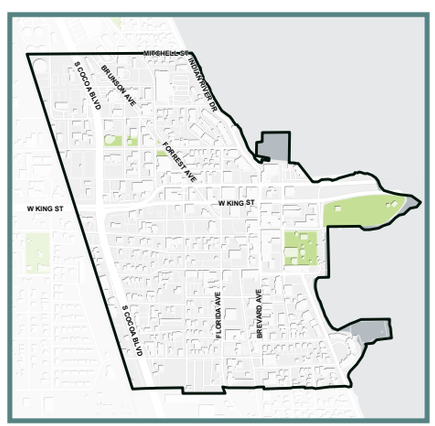
Housing Density



Vacant Parcels



Bus Stops and bus Routes



Recreation and Open Space

THE THEMES BELOW REPRESENT THE COLLECTIVE PRIORITIES OF COCOA RESIDENTS THAT EMERGED FROM THE COLLABORATIVE COMMUNITY ENGAGEMENT PROCESS.



PLACEMAKING

- Proximity to Parks
- Variety of active recreation
- Access to healthcare centers
- Civic spaces
- Services
- Lifelong learning
- Public spaces
- Art visibility from the street and publicly accessible
- Streets have an identifiable character



CONNECTIVITY

- Grid street layout
- Street connections
- Connection to surroundings
- Permeable, visible blocks
- Residential connectivity through sidewalks
- Pedestrian network
- Bike network
- Public transit - access and quality
- Micromobility Infrastructure
- Prevent accidents on streets
- Lighting



HOUSING

- Housing variety
- Owner vs renter diversity
- Building form and approachability
- Proximity to destinations
- Vacant vs occupied homes
- Living density
- Unique character/identity
- Homes with porch spaces or communal social spaces



ECONOMIC DEVELOPMENT

- Public access to charging stations
- Density near transit
- Warehouse vs Retail
- Retail and commercial diversity
- Supporting programs for economic growth
- Local employment opportunities
- Professional businesses
- Low Impact Environmental Design (LEED)



ENVIRONMENTAL RESILIENCY

- Streets provide places of refuge
- Streets have an identifiable character
- Low impact infrastructure
- Streets without floods
- Multi-functional green spaces
- Streets lined with trees

02

PLACEMAKING

The Cocoa CRA is the anchor of the City's multifaceted identity. A waterfront community with a quaint and historic urban core, juxtaposed with the future-facing Aerospace industry – the CRA has a lot to offer. Bringing the CRA to life with a variety of leisure and entertainment options for all visitors, and a high quality of life for residents is key to the desired quality of growth. The Cocoa Village is home to several historic landmarks including the Playhouse, Myrt Tharpe Square, Taylor Park and the Cocoa Riverfront Park, the Florida Historical Society state headquarters, the Civic Center, and the Historic Porcher House – all within a five-minute walking distance from each other.

Disjointed from these attractions are the Brevard County Public Library and Symphony Orchestra House. These are separated from Historic Cocoa Village by State Road 520, and further disconnected by an uninviting riverfront sidewalk. Pedestrians or bicyclists who do cross the thoroughfare are met by blank facades and service uses that present a noticeable break from the historic character they originated from. Creating authentic, safe, and enjoyable connections between culturally significant places will expand the walkable footprint where visitors and residents alike want to spend time and money.



The Historic Cocoa Village Playhouse is a unique identity marker for the area and encourages art and culture.



Cocoa Village Riverfront Park ties the city together as an event and gathering space for all ages.

ARTS & CULTURE

Space Coast Symphony Orchestra House
Cocoa Village Playhouse

INSTITUTIONAL

Cocoa Civic Center
City Hall

EDUCATION

Florida Historical Society State Headquarters
Catherine Schweinsberg Rood Central Library

PUBLIC SPACES

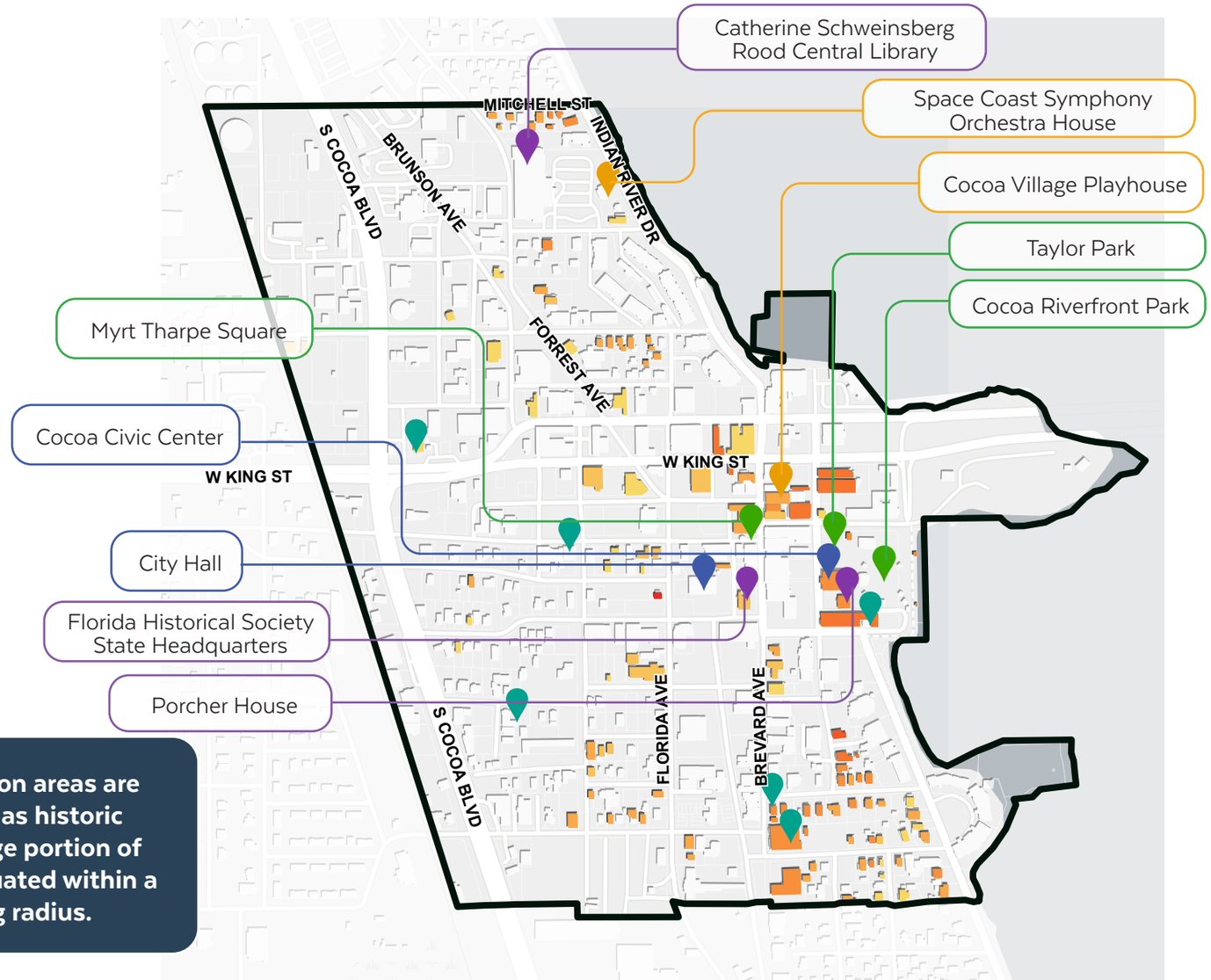
Cocoa Riverfront Park
Myrt Tharpe Square

PLACES OF WORSHIP

Derby Street Chapel
First Baptist Church of Cocoa
Metropolitan Baptist Church
Greater St. Paul Baptist Church
Bethel Seventh-Day Adventist Church
St. Mark's Episcopal Church

HISTORIC STRUCTURES

- 1880 - 1889
- 1890 - 1899
- 1900 - 1909
- 1910 - 1919
- 1920 - 1929
- 1930 - 1939
- 1940 - 1949
- 1950 - 1959



The current destination areas are in the same vicinity as historic structures, with a large portion of these destinations situated within a 5-minute walking radius.

02

CONNECTIVITY

The Cocoa CRA is at the core of the City. Therefore, high quality transportation and mobility services are essential to supporting the flow of people to and through it. The CRA has direct access to major roadways including Cocoa Boulevard/U.S. 1 (30,000 AADT), W King Street/State Road 520 (28,000 AADT), Willard Street/State Road 520 (14,000 AADT), as well as internal corridors including Forrest Avenue (9,000 AADT), and Florida Avenue (3,300 AADT). The local roads resemble a traditional grid network, but closer review reveals many disconnections and misalignments to the secondary and tertiary roads.

Crash data for vehicular, pedestrian, and bicyclist incidents, indicate that Cocoa Boulevard (U.S. 1) and W King Street/Willard Street (S.R. 520) have high occurrences of accidents. FDOT has implemented improvements to State Road 520 by widening the sidewalks to allow more room bicyclists and pedestrians which should decrease these crashes in the future. Improvements to the supporting intersections could improve the safety of the community, and support culture and commerce.

At the pedestrian scale, safer walkability is particularly important for the CRA, given that a higher rate of workers commute to work via walking or biking as compared to the rest of the City (U.S. Environmental Protection Agency, Office of Research and Development-Sustainable and Healthy Communities Research Program, EnviroAtlas, 2024). One of the CRA's strengths is the higher density of intersections, which can be improved upon by enhancing pedestrian-friendly crossing improvements. Additionally, several connecting streets through Historic Cocoa Village are one-way which creates a more predictable traffic flow for pedestrians to perceive. Implementation of an updated streetscape was made along Florida Avenue, where improvements created a consistent and more accessible public realm for future development. Consistent pedestrian scale lighting was installed, as well as permeable pavers in parallel parking areas. The CRA also has a visible presence of performance cyclists. Although there are no formal bike routes within the CRA, this could be leveraged as an opportunity to promote the CRA as a destination for residents and visitors interested in an active lifestyle.

With the anticipated Brightline station nearby, the CRA has an opportunity to reap transformational benefits, contingent on careful planning and preparation. Expanding and enhancing the pedestrian experience will be among the more important investments to support this and to enhance the Cocoa CRA as a destination. The train has become an alternate mode of transportation for commuters where CRA and City investment in the public realm may enhance Cocoa's desirability as home for those who may see more value in its housing stock yet work elsewhere in proximity to a train station. Wider sidewalks, shade trees, and a large variety of destinations that appeal to all visitors are elements the CRA and City should pursue on an ongoing basis. Supplementing the pedestrian experience with micro-transit options that are both age and ability inclusive should also be incorporated, especially given the existing residential demographics. Micro-transit options such as a trolley system, improved bus stops and services, e-bikes and e-scooters, as well as golf cart-friendly areas provide support for locals and visitors that are eager to explore the area.



Offset curb extensions on Harrison Street have helped to create more pedestrian friendly connections



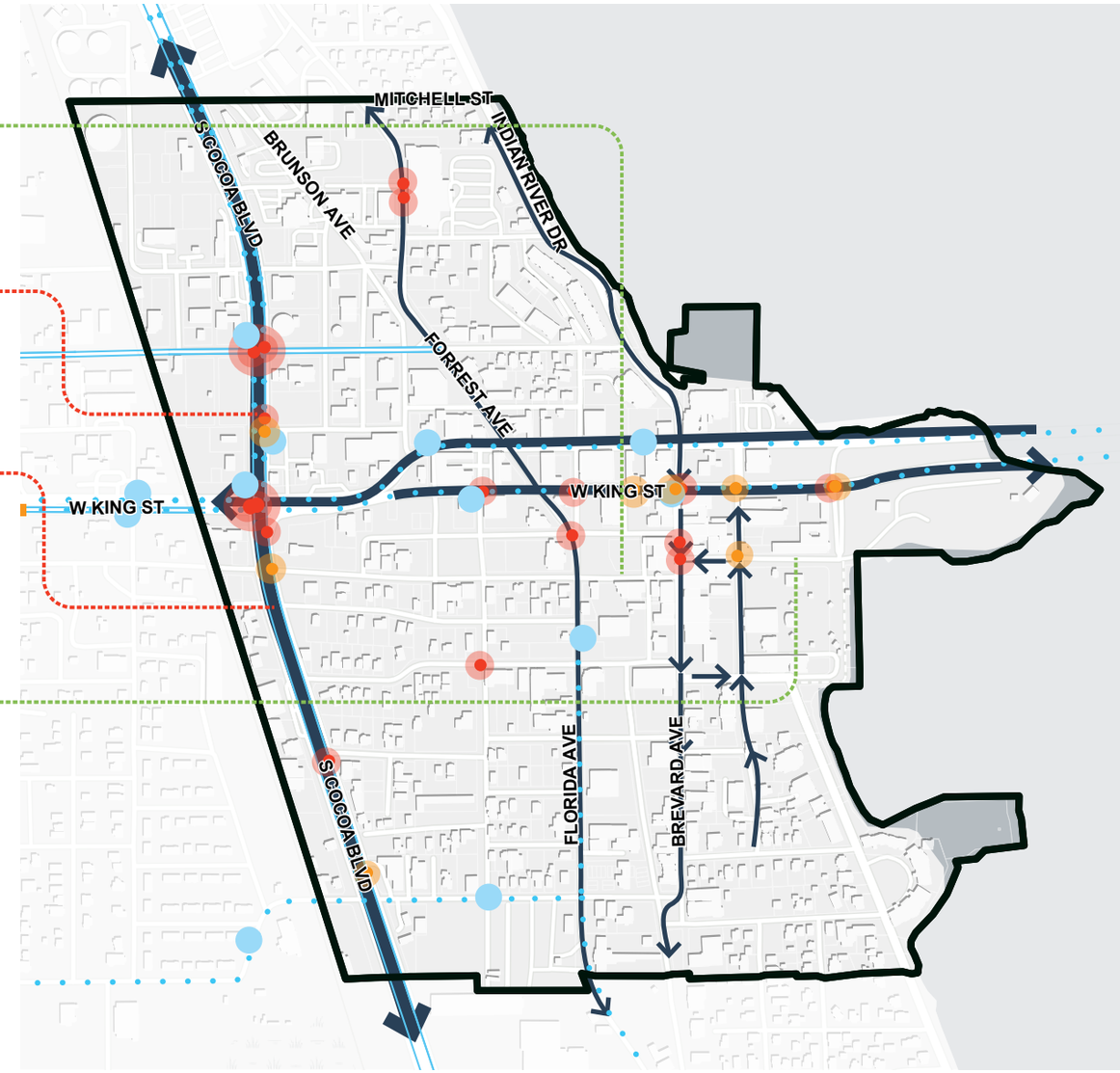
Connections on the King Street - Willard Street corridor encourage safety and comfort using multi-modal transportation

The smaller block structure makes it easier for pedestrians to navigate the area

Pedestrian crashes tend to occur more frequently near bus stops, along with bicycle crashes at key intersections

U.S. 1 Corridor becomes a barrier for pedestrians to connect to the waterfront.

Opportunity to enhance the connections to the waterfront and the adjacent businesses



TRANSPORTATION

- PRIMARY
- SECONDARY
- TERTIARY
- BUS ROUTE
- BIKE LANE

- PEDESTRIAN CRASHES
- BICYCLE CRASHES
- BUS STOP

02

HOUSING

Nearly 40 percent of the Cocoa CRA is dedicated to 'Multi-family dwelling' (23%) and 'Low-Density Single & Multi-family Residential' (16%) zoning. However, the desire for more housing, particularly a wider range of housing types and affordability, is ever present as younger residents, retirees, and workers seek urban living. Currently, the Cocoa CRA contains little variation of housing types and is limited in housing options other than high-rise apartments or single-family housing. Additionally, those seeking single-family housing find limited availability in price variation, square footage and community character.

A Federal Court Consent Decree, originally established in 1990 and substituted in 2009 by the Substitute Consent Decree, requires future developments to maintain the historic residential character of the Heart of Cocoa Village including low density housing and supporting neighborhood commercial uses in limited areas. The CRA is committed to abide by the Substitute Consent Decree. To protect the historic African American neighborhoods, housing in this area should develop to accommodate housing types more representative of the local economics. This diversification of housing would include Live-Work units, townhouse, duplexes and triplexes. It is important that new development preserve the character of the area through the implementation of architectural guidelines. It is anticipated that compatible redevelopment or infill will help strengthen the connection between residential and the commercial uses of Cocoa Village while helping to attract new businesses along Florida Avenue.



Cocoa Village Existing Garden Apartments



Multifamily within Consent Decree designation

Architectural guidelines can help to develop compatible development within Cocoa Village as well as encourage engagement within neighborhood streets.



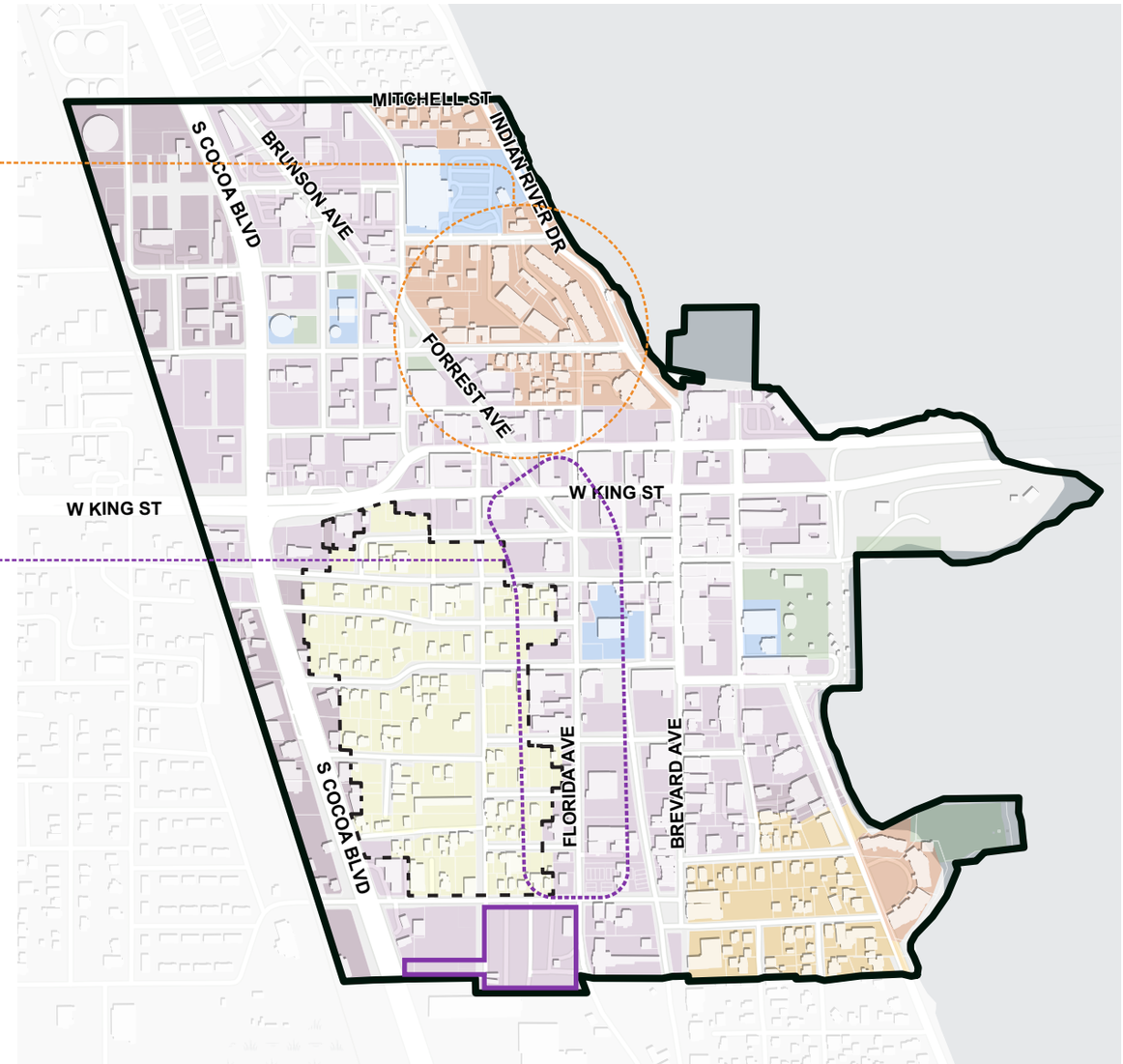
Condominium living in Cocoa Village near the waterfront



Single family home within Consent Decree designation

Current clusters of medium density housing anchors the CRA and transitions to the future mixed-use core. Future land use designates this cluster as high density, and this can be the driver of higher intensity uses in the northern part of the CRA.

Mixed use development needs to consider the transition of building forms to the consent decree area.



FUTURE LAND USE

- MIXED-USE
- RECREATION
- INSTITUTIONAL
- HIGH-DENSITY
- MEDIUM DENSITY
- LOW-DENSITY

CURRENT & PROPOSED HOUSING

- CONSENT DECREE
- MEDIUM-DENSITY FOOTPRINT
- LOW-DENSITY FOOTPRINT
- MIXED-USE OPPORTUNITY UNDER REVIEW

02

ECONOMIC DEVELOPMENT

The Cocoa CRA is the urban core for the City of Cocoa, attracting visitors both local and from afar. Enhancing the area for both residents and visitors is crucial to boosting the local economy. Unique local economies exist in the area, particularly the aerospace industry, offer a distinct character to attract tourists and position the Cocoa CRA as a regional hub for arts, culture, and recreation. The CRA offers an array of cultural attractions such as the historic Playhouse, shops and boutiques, parks and family-friendly events.

Currently the area of the Cocoa CRA that attracts visitors is limited primarily to the Cocoa Village neighborhood and waterfront. Expanding the destination area beyond the existing subdistrict will allow the thriving sector of tourism to grow. The various commercial zonings can help designate the types and scales of developments, aligning with the character of each subdistrict while still broadening the possibilities for the local economy to grow. Encouraging mixed-use developments and infill efforts could be used to create a larger contiguous space for tourists and residents to enjoy. Functional and aesthetic enhancements to public space, particularly in commercial and retail buildings, can be a promising way to attract new niche or specialized businesses to the core and beyond.

Transforming the warehouse area into a specialized fabrication district or converting these spaces into creative gallery areas could significantly benefit local and aspiring artists and engineers. A specialized fabrication district could serve as a hub for engineering activities, offering the necessary infrastructure and resources for development. Meanwhile, creative gallery spaces could attract diverse talent and ideas, encouraging a vibrant community of creators and engineers. This dual-purpose approach could drive economic growth, support local talent, and enhance the area's appeal as a center for creativity and technological advancement.



Dog N Bone British Pub invites gathering and activates the Historic Downtown area



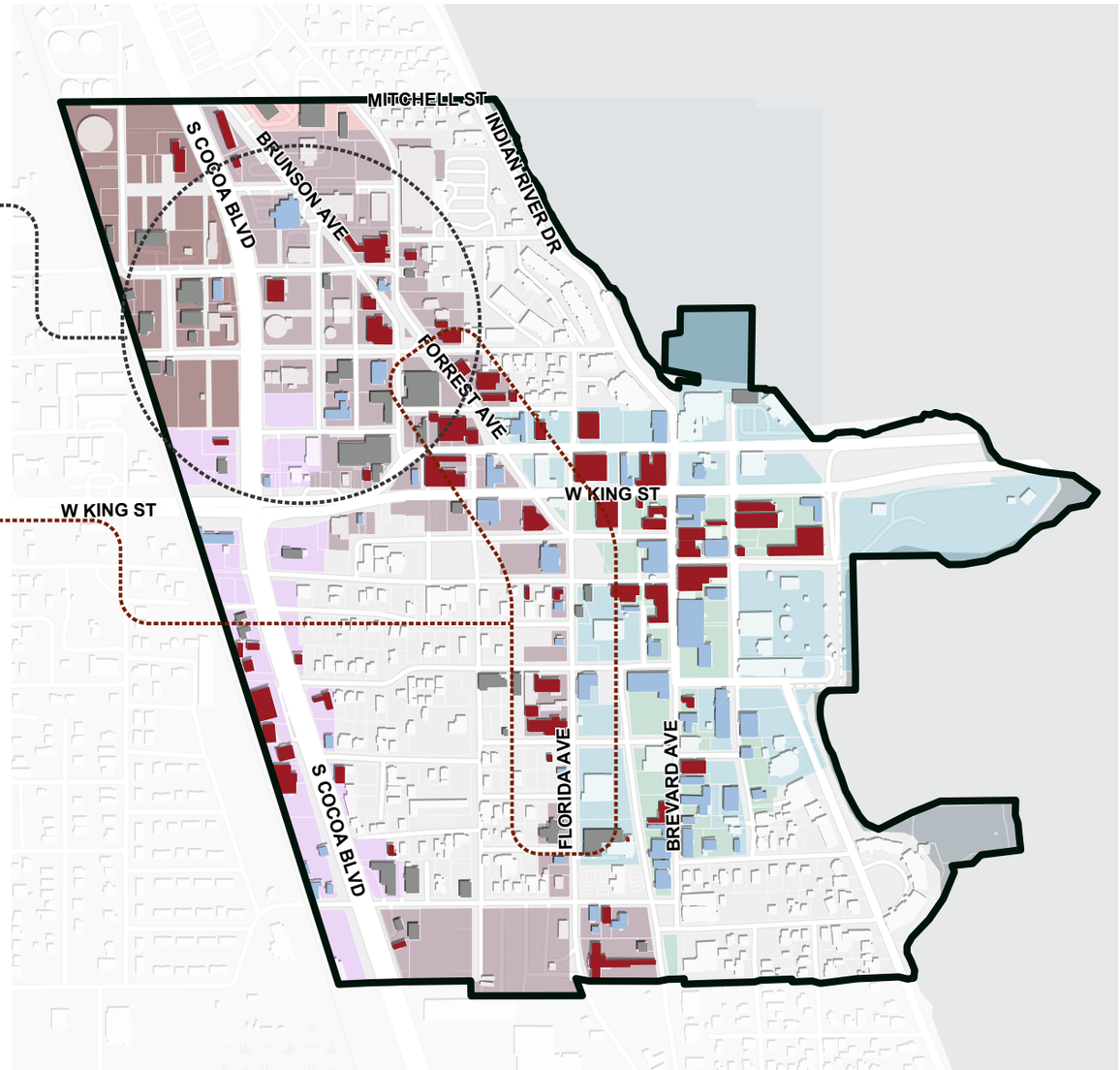
Reimagining industrial/warehouse space



Ryan's Pizza and Pub faces the Cocoa riverfront park creating a key commercial anchor location for residents and visitors alike

The north-west area of the CRA is primarily warehouse commercial, blending into retail as you approach the residential and mixed-use areas.

While Forrest Avenue has a concentration of retail, it lacks connectivity to the historic core; Florida Avenue has strong connections to the historic core but lacks the commercial activity.



COMMERCIAL ZONING

- WHOLESALE
- GENERAL
- CORE
- PARKWAY
- CENTRAL BUSINESS
- COCOA VILLAGE

CURRENT COMMERCIAL LAND USE

- RETAIL/DINING
- OFFICE
- WAREHOUSE

02

ENVIRONMENTAL RESILIENCY

Cocoa CRA's major attracting factor, the Waterfront, also happens to be its biggest threat to its resources. Therefore, it is crucial for the City and Cocoa CRA to keep environmental resilience as a consideration in any development occurring along the Waterfront and beyond. Impervious surfaces excluding roads account for 110 acres, which represents 38% of the total CRA area. The majority of pervious surfaces are in the residential areas of Heart of Cocoa Village. The 100-year flood plain causes some issues on the northern side of Cocoa Village, the Cocoa Riverfront park edge, and Lee Wenner Park. At present, the pervious park spaces in these areas will help absorb and percolate the water, but the hardened and steep edges found along the Waterfront will only hold for so long until a bigger storm comes. The consistent wake energy from boats makes the Waterfront uninviting for small watercraft, and combined with the hardened edges also lessens the aquatic habitat for marine species. However, being that the Waterfront, South End, Uptown, and Cocoa Village subdistricts are more directly impacted by storm surge and extreme weather events, efforts to bolster resilience throughout the CRA cannot be understated.



Fortify Cocoa Village Marina by improving its resilience to coastal Flooding.

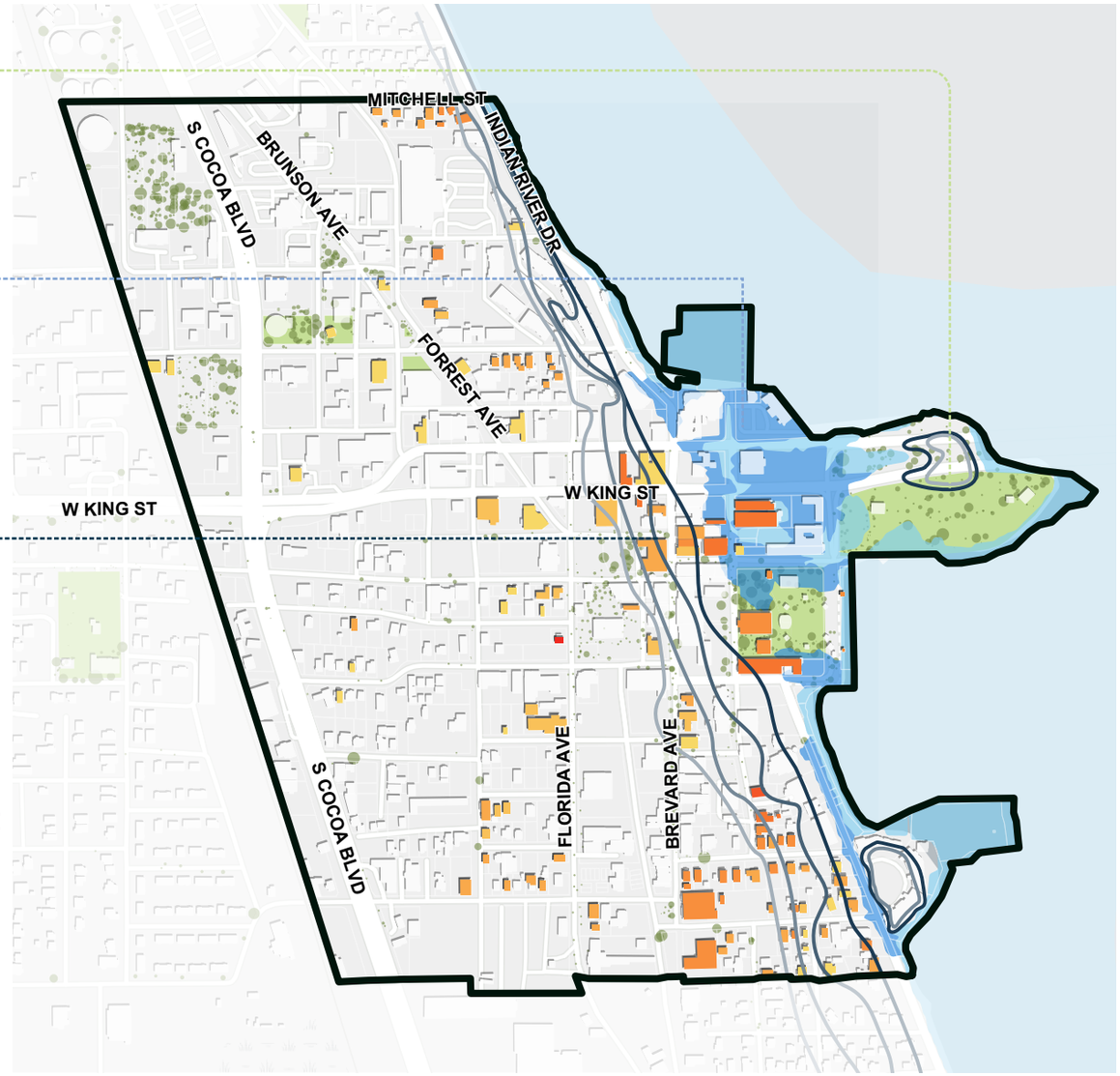


Waterfront Living at 100 Riverside Drive is especially vulnerable to the effects of storm surge.

Current green spaces have the potential to absorb stormwater runoff and mitigate storm surge impacts if they are properly designed.

A large part of the central business district is vulnerable to floods from 100 and 500 year storms

Category 4 storm surges can impact up to Brevard Avenue. These heights need to be considered within the strong boating culture of Cocoa Village.



HISTORIC STRUCTURES

- 1880 - 1889
- 1890 - 1899
- 1900 - 1909
- 1910 - 1919
- 1920 - 1929
- 1930 - 1939
- 1940 - 1949
- 1950 - 1959

COASTAL FLOOD RISKS

- 100 YR FLOOD
- 500 YR FLOOD

CAT 4 STORM SURGE

- > 9' WATER LEVEL
- > 6' WATER LEVEL
- > 3' WATER LEVEL
- < 3' WATER LEVEL

PERVIOUS AREAS

- PUBLIC GREEN SPACE

02

STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS

The previous analyses are then categorized into the SWOT diagram to broadly understand the strengths, weaknesses, opportunities and threats for the Cocoa CRA. Through the SWOT summary, we are able understand what areas need attention, what's working well and brings visitors and residents. This is also where some of the larger opportunities for improvement start to stand out, and the threats that endanger future improvements and existing strengths.



- Historic buildings
- Traditional grid street layout
- Tree coverage
- Waterfront
- Quaint Village character

- Access to goods and services for residents
- Pockets of underutilized parcels (where the zoning allows for a more intense/dense use than the existing use)
- Lack of transit options

- Brightline connection
- Tourist attraction
- Increased walkability
- Multifamily housing
- Redevelopment of older buildings

- Storm resilience
- Aging community
- Lack of access for younger, labor force to live & work in the same area
- Bigger attractions outside the CRA/City (Merritt Island and Cocoa Beach)

Anticipated Brightline station north of Historic Cocoa Village

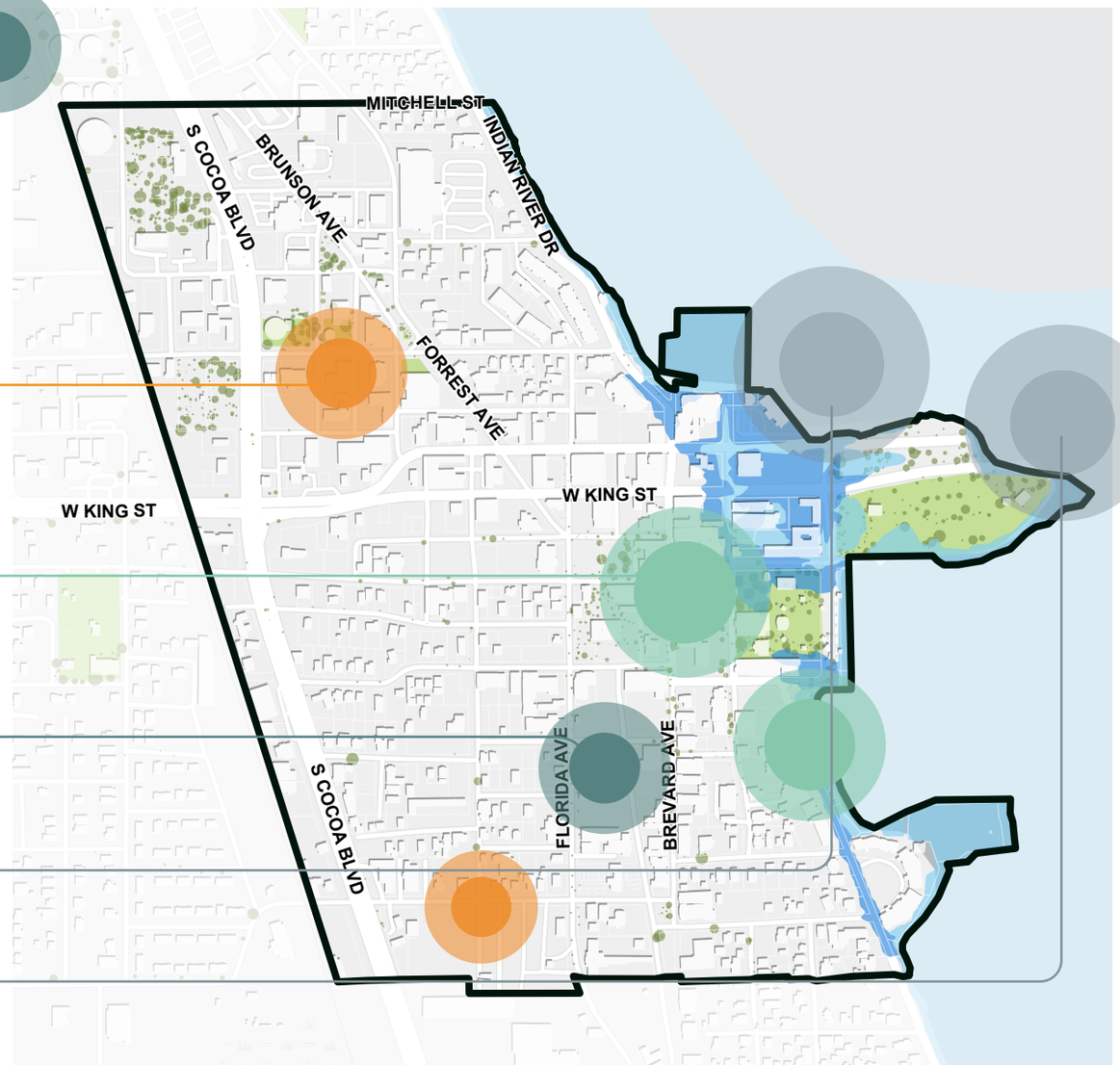
Pockets of underutilized parcels (where the zoning allows for a more intense/ dense use than the existing use)

Historic Buildings

Redevelopment of underutilized or deteriorated buildings

Storm vulnerability

Bigger attractions outside the CRA





STRATEGIC FRAMEWORK



03

CRA PLAN UPDATE

COCOA

03

STRATEGIC FRAMEWORK

The following strategic goals support the overall vision for the Cocoa CRA and align with City-wide initiatives by enhancing placemaking, improving connectivity, diversifying housing options, and fostering economic development and resilience.

UPDATED CRA GOALS:

INVEST IN PLACEMAKING INITIATIVES

Create a vibrant and accessible environment in the Cocoa CRA through placemaking initiatives that celebrate the area's history and foster a strong sense of community. This goal focuses on enhancing Cocoa Village's identity as a historical and artistic destination, increasing cultural tourism, activating underutilized spaces, enhancing the Waterfront. and building pride. These efforts will create a revitalized public realm that supports recreation, connectivity, and community engagement.

IMPROVE CONNECTIVITY

Establish a place where residents and visitors can move freely and safely, while interacting with local attractions, businesses, events, and each other. All modalities should be considered in the design of Cocoa's streetscapes, including people walking, biking, rollerblading, skateboarding, people using accessibility aids, e-scooters, e-bikes, golf carts, and people arriving via the Brightline train.

DIVERSIFY AND IMPROVE HOUSING STOCK

Prioritize the development of high-quality, diverse housing options within the Cocoa CRA to support a resilient community. This includes encouraging the development of missing middle housing options, restoring underutilized building space for residential use and focuses on improving the aesthetics of both residential and commercial properties through added paint and beautification grants, as well as promoting façade improvement programs to enhance the overall appeal and livability of the area.

FOSTER SUSTAINABLE ECONOMIC DEVELOPMENT

Foster sustainable economic growth in the Cocoa CRA by supporting businesses, encouraging mixed-use development, and enhancing the area's appeal to investors, visitors, and residents. This goal includes attracting niche businesses through targeted outreach strategies and providing innovative support programs. It also promotes mixed-use development by offering incentives, zoning adjustments, and fostering relationships with high-quality developers. Additionally, it focuses on enhancing the area's appeal, activating the waterfront, and pursuing redevelopment opportunities that support local economic prosperity.

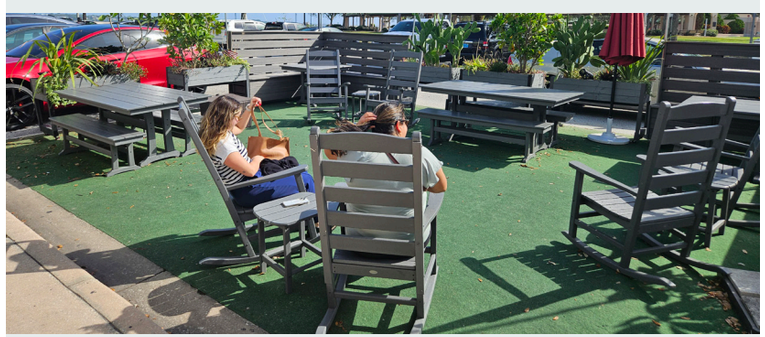
STRENGTHEN RESILIENCE

Strengthen the resilience of the Cocoa CRA by upgrading infrastructure and Waterfront development to better withstand the impacts of rising sea levels and extreme weather events. The goal also emphasizes the protection of vulnerable residential and historic buildings, reducing the risk of damage to vulnerable populations and significant features from flooding and other climate-related challenges.

INVEST IN PLACEMAKING INITIATIVES

Create a vibrant and accessible environment in the Cocoa CRA through placemaking initiatives that celebrate the area's history and foster a strong sense of community.

- Make it fun! Get the community involved with placemaking efforts by getting local organizations, schools, and businesses to give ideas for crosswalk art, murals, and imaginative uses for underutilized spaces.
- Provide Wayfinding, signage, and gateways with a uniform, recognizable Cocoa branding to orient visitors and highlight key destinations in the CRA.
- Establish parks, pocket parks, and pedestrian plazas throughout the CRA, particularly in the residential neighborhoods of Heart of Cocoa and South of the Village to encourage community gathering.
- Restore historic buildings and preserve heritage trees throughout the Cocoa CRA.



IMPROVE CONNECTIVITY

Enhance mobility through consistent and incremental improvements to non-vehicular transportation options that foster a culture of active mobility and ensure access to safe, efficient transportation for all residents.

- Enhance the pedestrian experience: widen sidewalks, provide bike lanes, bike anchors.
- Address parking during events: wayfinding, shared parking, identify parking garage from parking study.
- Streetscape safety improvements: activate crosswalks, pedestrian islands, yield signage.
- Identify a future Brightline connection stop.
- Offer alternative mobility options: e-scooter, e-bikes, and golf cart shuttles for visitors.



DIVERSIFY AND IMPROVE HOUSING STOCK

Prioritize the development of high-quality, diverse housing options within the Cocoa CRA to support a resilient community. This includes encouraging the development of missing middle housing options and restoring underutilized building space for residential use.

- Encourage the development of Live-Work housing units within the Cocoa Village subdistrict to attract entrepreneurship, local businesses, and younger residents in the labor force.
- Incorporate missing middle housing such as townhomes and multiplexes within the Heart of Cocoa subdistrict.
- Restore underutilized space on upper levels of buildings for residential use for artists, students.
- Initiate Residential Paint and Beautification Grants to assist homeowners with exterior improvements.
- Promote façade improvement programs for both residential and commercial properties through targeted marketing and outreach.



03

STRATEGIC FRAMEWORK

FOSTER SUSTAINABLE ECONOMIC DEVELOPMENT

Foster sustainable economic growth in the Cocoa CRA by supporting businesses, encouraging mixed-use development, and enhancing the area's appeal to investors, visitors, and residents.

- Attract new niche local businesses through pop-up locations for small businesses, entrepreneurship incubators, and targeted marketing strategies to inform potential beneficiaries of the programs offered.
- Encourage mixed-use development through incentives, zoning regulations, and through outreach and relationship-building with mixed-use developers.
- Develop and implement Architectural design standards appropriate for each subdistrict in the Cocoa CRA to produce more desirable location for investors.
- Waterfront Activation: provide more opportunities for interaction with the Waterfront such as swan boats, kayaks, and paddleboard rental to operate in the Cocoa Yacht basin.
- Acquire real property to solicit proposals for private or public catalytic redevelopment opportunities
- Establish economic incentive programs to encourage economic growth and increase the tax base



STRENGTHEN RESILIENCE

Strengthen the resilience of the CRA by upgrading its infrastructure and Waterfront development

- Bring in resilience specialists to the table for Waterfront activation projects.
- Consider engineering or designing with natural processes in mind to passively create a living shoreline.
- Upgrade and maintain existing infrastructure, such as sidewalks, roads, and public facilities.
- Promote resilience in Waterfront development, including an elevated seawall, installation of marsh and bay fill, and other innovative strategies to mitigate the impacts of rising sea levels and extreme weather events.
- Protect and support existing infrastructure, particularly residential and historic buildings, that are more vulnerable to flooding and extreme weather events.



CRA OPPORTUNITIES

Low-impact Waterfront improvements for recreation

Mixed-use housing development with improved right of way connectivity and landscape

Improved crosswalks

Promote recreational activities like boating, kayaking, and outdoor events that take advantage of the Waterfront

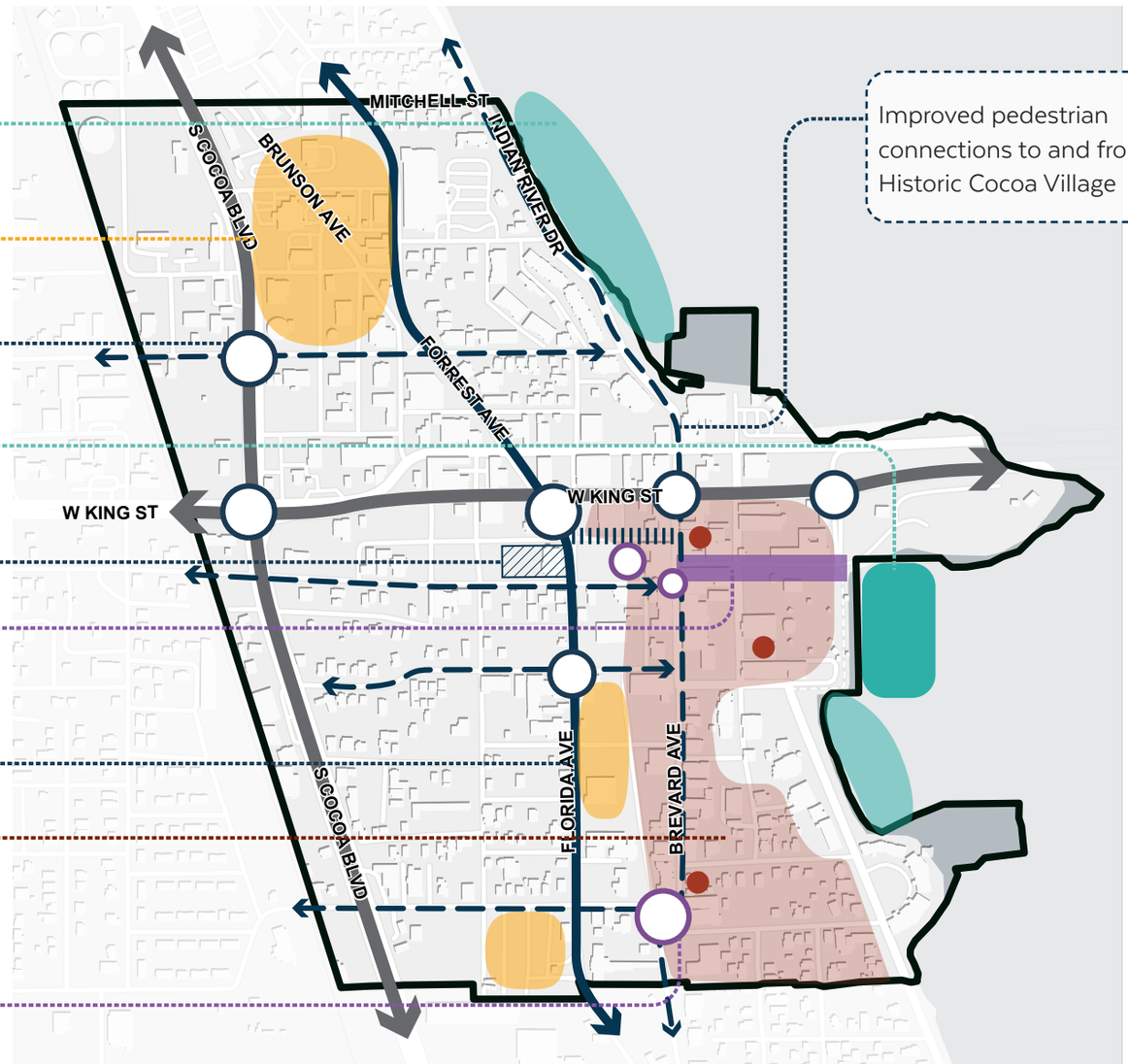
Most suitable site for potential parking structure

Harrison Street as a Festival Street

Neighborhood scale trolley service along Florida/Forrest

Potential Historic District Overlay

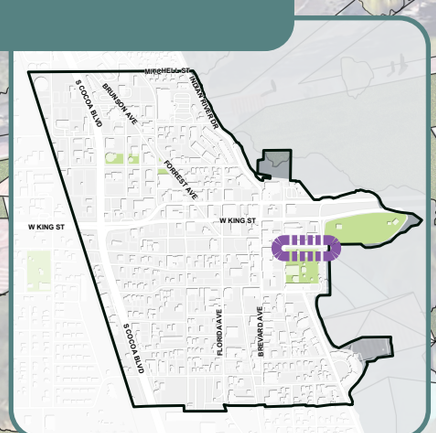
The Gateway Plaza



Improved pedestrian connections to and from the Historic Cocoa Village

CRA OPPORTUNITIES

OPPORTUNITY PROJECT:
Harrison Street as a Festival Street can connect the current vibrant street activity from Brevard Avenue to the Waterfront



CRA OPPORTUNITIES

OPPORTUNITY PROJECT:
The Gateway Plaza can serve as a public gathering space and branding identifier for Cocoa Village.





IMPLEMENTATION



04

CRA PLAN UPDATE

COCOA

04

IMPLEMENTATION

IMPLEMENTATION MATRIX

The Plan update focuses on implementing a series of potential projects, each highlighted in the accompanying table. This table outlines the district locations and estimated cost ranges for these improvements. The matrix is designed to provide the CRA with flexibility in prioritizing and allocating funds to various projects. By doing so, it ensures that investments are strategically directed to areas that will yield the most impactful benefits.

Market conditions, along with the costs of materials and labor, will inevitably influence the implementation of these projects. The key to success lies in maximizing opportunities and continuously leveraging these investments to foster economic growth and well-being within the Cocoa CRA. This adaptability allows the CRA to respond effectively to changing circumstances and maintain momentum in its development efforts.

All projects and initiatives align with the strategic framework and themes, including Placemaking, Connectivity, Housing, Economic Development, and Environmental Resilience. This alignment ensures that each project contributes to the overarching goals of the CRA, promoting a cohesive and sustainable approach to redevelopment.



	PROPOSED PROJECT	STRATEGIC FRAMEWORK THEME	PROJECT DESCRIPTION	SUB-DISTRICT	EST. COST	POTENTIAL FUNDING SOURCE
1	Brand Guidelines, Signage & Wayfinding	PLACEMAKING	Establish a branding design guideline that is used for signage, wayfinding, and furnishings throughout CRA.	All	$$$	CRA; City
2	Parks and Public Spaces	PLACEMAKING	Identify smaller parcels that may be suitable for acquisition and development as a pocket park or dog park.	All	$$$$$	CRA; City
3	Develop and Implement Architectural Design Guidelines	PLACEMAKING	Develop and implement Architectural design standards appropriate for each subdistrict in the Cocoa CRA to produce more desirable location for investors.	All	$$	CRA; City; Private Sector
4	Community Policing	PLACEMAKING	Establish a community policing program to enhance security within the Cocoa Village and such other areas deemed necessary.	All	$$$	CRA
5	Micromobility Improvements	CONNECTIVITY	Complete gaps in sidewalk network and widen where foot traffic warrants, improve crosswalks, install gateway and wayfinding signage and increase access to e-mobility.	All	$$$$$	CRA; City; Brevard County; SCAT; FDOT
6	Parking Mitigation	CONNECTIVITY	Complete construction of a parking garage identified from the 2017 Parking Study. Increase wayfinding signage for parking garages, encourage shared parking agreements.	Cocoa Village	$$$$$	CRA; City
7	Complete Streets	CONNECTIVITY	Identify ROWs that merit non-vehicular safety improvements and/or Complete Street redesign and pursue funding accordingly.	All	$$$$$	CRA; City
8	Brightline Connectivity	CONNECTIVITY	Evaluate opportunities to provide transit between Cocoa Village and the future Brightline station.	U.S. 1 Corridor	$$$$	CRA; City; Brevard County, SCAT; FDOT
9	Live-Work Housing Development	HOUSING	Develop strategies for attracting specialized housing developers through planning incentives, and relationship-building.	North of the Village; South of the Village; South End	$$$$$	CRA; City; Housing Authority
10	Missing Middle Housing Development	HOUSING	Develop strategies for attracting specialized housing developers through planning incentives, and relationship-building.	Heart of Cocoa; All	$$$$$	CRA; City; Housing Authority
11	Underutilized Upper Level Restoration	HOUSING	Provide incentives and guidelines for the restoration of underutilized upper levels as residential units.	All	$$$$	CRA; City; Private Sector

EST. COST: $=<$50K | $$=$50K-$100K | $$$=$100K-$500K | $$$$=$500K-$1M | $$$$$=>$1M

IMPLEMENTATION

	PROPOSED PROJECT	STRATEGIC FRAMEWORK THEME	PROJECT DESCRIPTION	SUB-DISTRICT	EST. COST	POTENTIAL FUNDING SOURCE
12	Commercial Façade Improvement Program	**ECONOMIC DEVELOPMENT**	Promote targeted marketing of the program, as well as technical assistance for the application of the program.	All	$$$	CRA
13	Small Business Support	**ECONOMIC DEVELOPMENT**	Attract new niche businesses through avant-garde methods such as establishing business pop-up locations with short-term leases, entrepreneurship incubators and mentorship.	Cocoa Village, Waterfront	$$$	CRA
14	Redevelopment of City or CRA owned Property	**ECONOMIC DEVELOPMENT**	Redevelopment CRA and City owned real property within the CRA area with catalytic private or public redevelopment including, but not limited to, 603 Brevard Avenue, 915 Florida Avenue, and 203 Orange Street.	All	$$$$$	CRA; City
15	Catalytic Mixed-use Development	**ECONOMIC DEVELOPMENT**	Procure vacant parcels to prepare RFP's and encourage mixed-use development through planning incentives, zoning regulations, and relationship-building with specialized developers.	All	$$$$$	CRA; City
16	Waterfront Activation	**ECONOMIC DEVELOPMENT**	Provide more opportunities for interaction with the Waterfront such as swan boats, kayaks, and paddleboard rental to operate in the Cocoa Yacht basin.	Waterfront	$$$$$	CRA; City
17	Waterfront Resilience	**ENVIRONMENTAL RESILIENCE**	Bolster resilience in waterfront development, including an elevated seawall, installation of marsh and bay fill, and other innovative strategies to mitigate the impacts of rising sea levels and extreme weather events.	Waterfront	$$$$$	CRA; City; Brevard County
18	Preservation of Structures & Sites	**ENVIRONMENTAL RESILIENCE**	Undertake restoration, preservation, and resilience projects to protect critical existing infrastructure, historic buildings, and heritage trees.	All	$$$$	CRA; City; Brevard County

EST. COST: $=<$50K | $$=$50K-$100K | $$$=$100K-$500K | $$$$=$500K-$1M | $$$$$=>$1M

TAX INCREMENT FINANCING (TIF) PROJECTIONS

The following Tax Increment Financing (TIF) revenue projections show the anticipated TIF revenue for the CRA's operational timeframe. The projections utilize the 1981 base year value ($26,410,420), the 2024 taxable valuation ($223,453,941), and the 2024 City (6.9532), County (3.0486), and County District IV (0.64532) millage rates as a base. Taxable values are projected to increase at 3% per year. The TIF collection rate for City and County taxes is 95%. The cumulative TIF revenue projected to be collected through 2041 is $44,618,449.

Cocoa CRA 3% growth

		Taxable Valuation	Estimated Increment Value	County Contribution @ 95%	County District IV Rec Contribution @ 95%	City Contribution @ 95%	Total TIF CRA
BASE	1981	$26,410,420					
	2024	$223,453,941	$197,043,521	$570,672	$120,798	$1,301,579	$1,993,049
	2025	$230,157,559	$203,747,139	$590,086	$124,908	$1,345,860	$2,060,854
	2026	$237,062,286	$210,651,866	$610,084	$129,141	$1,391,469	$2,130,694
	2027	$244,174,155	$217,763,735	$630,681	$133,501	$1,438,447	$2,202,629
	2028	$251,499,379	$225,088,959	$651,896	$137,992	$1,486,834	$2,276,722
	2029	$259,044,361	$232,633,941	$673,747	$142,617	$1,536,673	$2,353,037
	2030	$266,815,691	$240,405,271	$696,255	$147,381	$1,588,007	$2,431,643
	2031	$274,820,162	$248,409,742	$719,437	$152,289	$1,640,880	$2,512,606
	2032	$283,064,767	$256,654,347	$743,315	$157,343	$1,695,341	$2,595,998
	2033	$291,556,710	$265,146,290	$767,909	$162,549	$1,751,434	$2,681,892
	2034	$300,303,411	$273,892,991	$793,241	$167,911	$1,809,211	$2,770,363
	2035	$309,312,514	$282,902,094	$819,333	$173,434	$1,868,721	$2,861,488
	2036	$318,591,889	$292,181,469	$846,207	$179,123	$1,930,016	$2,955,347
	2037	$328,149,646	$301,739,226	$873,888	$184,982	$1,993,151	$3,052,021
	2038	$337,994,135	$311,583,715	$902,399	$191,018	$2,058,179	$3,151,596
	2039	$348,133,959	$321,723,539	$931,766	$197,234	$2,125,158	$3,254,158
	2040	$358,577,978	$332,167,558	$962,014	$203,637	$2,194,146	$3,359,796
	2041	$369,335,317	$342,924,897	$993,169	$210,231	$2,265,204	$3,468,604
							$48,112,496
	County Millage		*0.0030486*				
	County District IV Rec		*0.00064532*				
	City Millage		*0.0069532*				
	Total County Contribution (2024-2041)			$13,776,097			
	Total County District IV Rec (2024-2041)			$2,916,090			
	Total City Contribution (2024-2041)			$31,420,310			
	Total TIF Estimated (2024-2041)			$48,112,496			

04

IMPLEMENTATION

The implementation of the Plan should strategically focus on leveraging and layering funding sources to maximize project impact. This involves not only making incremental improvements and investments but also acquiring, preparing, and disposing of real estate within the Cocoa CRA. Collaborating with the private sector to redevelop these areas is crucial. The projects identified will use potential Tax Increment Financing (TIF) revenue projections to guide prioritization. By investing in placemaking initiatives, the Plan aims to create a vibrant and accessible environment in the Cocoa CRA. These initiatives will celebrate the area's history and foster a strong sense of community, enhancing Cocoa Village's identity as a historical and artistic destination. The goal is to increase cultural tourism, activate underutilized spaces, and build pride among residents, thereby revitalizing the public realm to support recreation, connectivity, and community engagement.

Improving connectivity within the Cocoa CRA is essential as it serves as the centerpiece of the City of Cocoa. Creating a space where residents and visitors can move freely and safely, while interacting with local attractions, businesses, and events, is key to making Cocoa a desirable place to live and visit. The design of Cocoa's streetscapes should accommodate all modalities, including walking, biking, rollerblading, and various electric vehicles, as well as accessibility aids. This comprehensive approach ensures that everyone, including those arriving via the Brightline train, can navigate the area with ease. Additionally, diversifying and improving the housing stock is a priority, with a focus on developing high-quality, diverse housing options. Encouraging the development of missing middle housing, restoring underutilized spaces for residential use, and enhancing the aesthetics of properties through grants and façade improvement programs will improve the overall appeal and livability of the area.

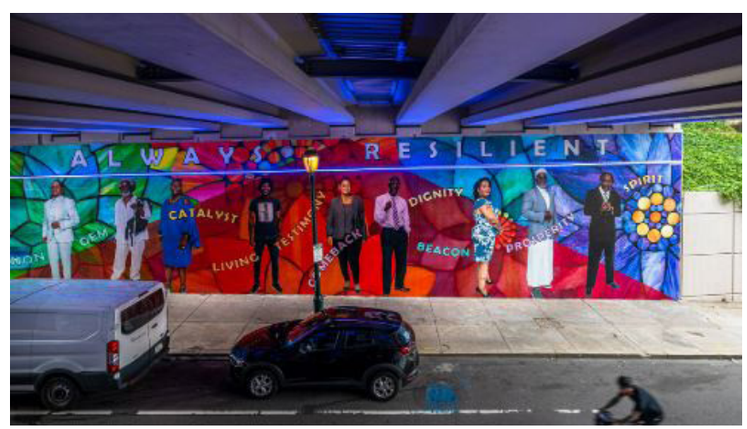
Fostering sustainable economic development in the Cocoa CRA is another critical component of the Plan. Supporting businesses, encouraging mixed-use development, and enhancing the area's appeal to investors, visitors, and residents will drive local economic prosperity. This includes attracting niche businesses through targeted outreach and providing innovative support programs. Offering incentives, zoning adjustments, and building relationships with high-quality developers will promote mixed-use development. Additionally, activating the Waterfront and pursuing redevelopment opportunities will create a dynamic, attractive environment. Strengthening the resilience of the Cocoa CRA by upgrading infrastructure and Waterfront development is vital to withstand rising sea levels and extreme weather. Protecting vulnerable residential and historic buildings will reduce the risk of damage from flooding and other climate-related challenges, ensuring the area remains a sustainable and thriving community.

OTHER CRA PROJECTS, ACTIVITIES AND PROGRAMS

Although the CRA Plan proposes potential projects, this Plan does not identify all CRA redevelopment projects, activities and programs that can be pursued by the CRA in accordance with the powers vested in the CRA by law. The CRA must remain flexible to address new redevelopment projects, activities and programs as opportunities arise. Therefore, this CRA Plan is not intended to limit or prohibit the CRA from performing other redevelopment projects, activities and programs not expressly set forth in this CRA Plan, provided such projects, activities and programs are consistent with the redevelopment goals, policies, objectives and strategies set forth in this Plan, and the powers vested in the CRA by law. Expenditures by the CRA for such projects, activities and programs are permissible to effectuate the implementation of this CRA Plan.

RESERVATION OF RIGHTS AND POWERS:

The Cocoa CRA expressly reserves all rights, powers, and authorities available to it under applicable federal, state, and local laws, including but not limited to the Florida Community Redevelopment Act of 1969, as amended (the "Redevelopment Act"). Nothing in this Plan shall be construed as a waiver, limitation, or relinquishment of any rights, powers, or discretion vested in the CRA under the Redevelopment Act or other governing statutes and regulations. The CRA retains full authority to amend, update, or implement this Plan as permitted by law in furtherance of its mission to eliminate blight and foster sustainable community revitalization and engage in community redevelopment.

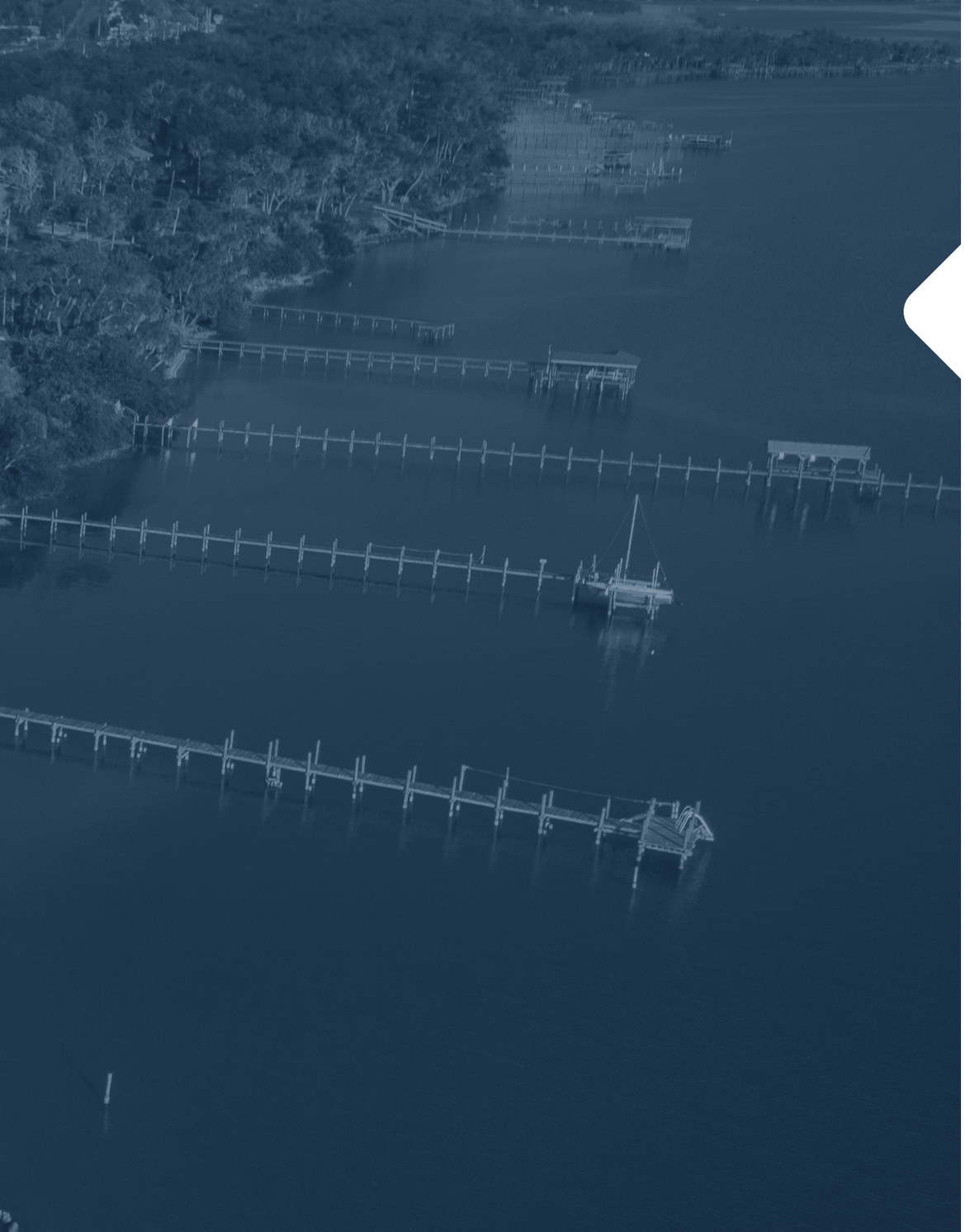


In addition, the Cocoa CRA should also consider creating programs for development, rehabilitation, financial or other economic incentives to facilitate new investment in the redevelopment area thereby fostering growth, elimination of slum and blights, and increasing the tax base. When appropriate, the CRA may consider entering into a TIF Reinvestment Agreement with a private party to support the construction of a private sector development project within the CRA area by allowing a portion of the tax increment generated from the project to be reinvested (rebated) to support the completion of qualified improvements related to the project consistent with the Plan.

The Cocoa CRA seeks to avoid displacement of households or businesses as a general policy. This Plan specifically seeks to support neighborhood revitalization and allow current residents to invest in and remain in neighborhoods. However, although not anticipated, if relocation ever becomes necessary the Cocoa CRA will establish a relocation policy that provides equitable payment for all property owners, tenants in the event of displacement from property acquisition by the Cocoa CRA.



NEIGHBORHOOD IMPACT ELEMENT



05

CRA PLAN UPDATE

COCOA

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NEIGHBORHOOD IMPACT ELEMENT

The following neighborhood impact element describes the potential impact of the redevelopment upon residents of the redevelopment area and the surrounding area. The neighborhood impact element describes potential impacts upon housing relocation, traffic circulation, environmental quality, availability of community facilities and services and the effect on school population.

While specific impacts cannot be determined until concrete redevelopment proposals are submitted for review, this section attempts to quantify the range of impacts that could be expected in the areas of housing relocation, traffic circulation, environmental quality, the availability of community facilities, and the effect upon the school population.

HOUSING RELOCATION

The implementation of the Cocoa Community Redevelopment Plan does not anticipate the displacement or potential relocation of residents living within the Community Redevelopment Area boundaries. However, if as a result of implementation of projects contained in this Cocoa Community Redevelopment Plan relocation of persons becomes necessary on either a temporary or permanent basis, the Cocoa Community Redevelopment Agency will be responsible for the timely provision of replacement housing for those affected persons.

TRAFFIC CIRCULATION

The implementation of the Cocoa Community Redevelopment Plan does not propose to change or modify any of the existing traffic patterns within the Community Redevelopment Area. The implementation of the Cocoa Community Redevelopment Plan does propose Complete Street improvements to existing roadways and corridors to improve public safety, accessibility and to safely accommodate additional modes of transportation (bicycle and pedestrian modes).

ENVIRONMENTAL QUALITY

The implementation of the Cocoa Community Redevelopment Plan proposed infrastructure improvements will seek to improve the environmental quality of the Community Redevelopment Area. Specific infrastructure improvements that will have a positive effect upon the environmental quality of the Cocoa Community Redevelopment Area include stormwater system improvements (reduce flooding and water-borne diseases) and roadway improvements to encourage non-automobile modes of transportation (reduce traffic levels, reduce automobile emissions, and improve air quality). The implementation of Cocoa Community Redevelopment Plan also seeks to increase the amount and availability of green spaces and open spaces within the Cocoa Community Redevelopment Area, effectively improving the quality of the environment by adding green spaces and open spaces.

AVAILABILITY OF COMMUNITY FACILITIES

The implementation of the Cocoa Community Redevelopment Plan seeks to consolidate the provision of public services at community facilities within the Community Redevelopment Area through the revitalization of Downtown Cocoa. This area is anchored by several community facilities and public agencies, including but not limited to: City Hall, Hernando County Courthouse; and Public Parks and Recreational facilities. The implementation of the Cocoa Community Redevelopment Plan will increase the accessibility and availability of community facilities within the Community Redevelopment Area.

EFFECT ON SCHOOL POPULATION

The implementation of the Cocoa Community Redevelopment Plan proposes the potential increase in residential densities in appropriate areas and the commensurate population increase within the Community Redevelopment Area. Currently the effects on school population within the City of Cocoa and the Cocoa Community Redevelopment Area associated with development and population growth are accommodated on a case-by-case basis through the Future Land Use Element and Public School Facilities Element in the City's Comprehensive Plan. Additionally, the City coordinates with the Brevard County School Board and Brevard County Government through joint-planning agreements and public school Interlocal Agreements to ensure adequate provision of public school facilities within the Cocoa Community Redevelopment Area and throughout the City. Through the use of these administrative mechanisms, future development or redevelopment within the Cocoa Community Redevelopment Area must demonstrate accommodation of school facility level of service standards before development or redevelopment may occur.


King St









CRA PLAN UPDATE

DIAMOND SQUARE



2025

◇ ACKNOWLEDGMENTS ◇

COMMUNITY REDEVELOPMENT ADMINISTRATORS

Community Services Director	Charlene Neuterman
Redevelopment Coordinator	Ryan Browne

DIAMOND SQUARE CRA BOARD MEMBERS

Agency Chairperson	Tracy Moore
Agency Vice Chairperson	Crystal McQueen
Agency Member	Larry Brown
Agency Member	Brenda Fox
Agency Member	Jackie Isom
Agency Member	Angelia (“Angie”) Smith
Agency Member	Marilyn Smith

CITY COUNCIL

Mayor	Michael C. Blake
Deputy Mayor	Patricia Weeks
Council Member	Alex Goins
Council Member	Lavander Hearn
Council Member	Lorraine Koss

CITY MANAGER

City Manager	Stockton Whitten

CITY OF COCOA STAKEHOLDERS

CITY OF COCOA STAFF

Director of Communication & Economic Development	Samantha Senger

LEGAL COUNCIL

Attorney	Joe Colombo

CITY OF COCOA CITIZENS

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INTRODUCTION

The purpose of the Diamond Square Community Redevelopment Plan Update is to provide a comprehensive guidebook for revitalizing and enhancing the Community Redevelopment Area. This update aims to address both current and future needs by identifying aspects of the previous plan that are appropriate to continue as well as new initiatives for economic growth, infrastructure improvements, and community development. This Plan update is designed in accordance with Chapter 163 Part III of the Florida Statutes governing Community Redevelopment Agencies. The updated CRA Plan will guide Diamond Square's growth by fostering long-term sustainable development, enhancing residents' quality of life, and attracting investment while ensuring that redevelopment efforts align with the community's vision for its future.

The Plan update is designed to focus on Diamond Square, aiming to revitalize and enhance its economic and social vitality. Most importantly, the Plan must align with the City's overarching Mission, Values, and Vision ensuring that any changes contribute positively to the community's long-term objectives. By integrating these elements, the Plan seeks to foster sustainable development while addressing the specific needs and aspirations of the community.

MISSION STATEMENT

To enrich the quality of life for our unique and diverse community by delivering Professional, Responsive, Innovative, Dedicated and Exceptional public services!

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

VALUES

Integrity

Conducting ourselves in a moral, ethical, and honest manner.

Accountability

Citizens, Staff and City Council taking ownership and responsibility to promote public trust.

Community Engagement

Encouraging community participation, inclusivity and awareness so that all residents feel they have an opportunity to participate in their city government.

Professionalism

Serving the community competently and efficiently with character and a positive attitude.

Excellence

Providing responsive and exceptional customer service.

Respect

Treating the public and one another with dignity, consideration and compassion.

VISION

We envision Cocoa as a safe, vibrant, and diverse city that values its rich history and environmental resources, while promoting an engaged and inclusive community with ample employment, housing, recreational, and social opportunities for all.



CONTEXT

DRAFT

01

CRA PLAN UPDATE

DIAMOND SQUARE


Indian River
Hubert Humphrey Bridge
1
520
Dr. Joe Lee Smith Jr.
Community Center
Diamond Square
CRA
N

HISTORY

The City of Cocoa is situated on the western shore of the Indian River in Brevard County, Florida. Cocoa is a coastal community bordered by Rockledge to the south, the Indian River to the east, and unincorporated Brevard County to the north and west. Originally settled in the 1860s under names such as 'Scrub City' and 'Magnolia Point', Cocoa was officially platted as Indian River City in 1882 and incorporated in 1895. In 1895, the population of this burgeoning community stood at approximately 50 individuals; among them were four African Americans: three laborers and one preacher who played an instrumental role in laying down roots for what would become a vibrant black community around Orange Street and Hughlett Avenue. Cocoa's first black community, known as "Diamond Square", had emerged as a vibrant neighborhood just west of Cocoa Village. The City began as an agricultural hub producing oranges, lemons, pineapples, bananas, and cane syrup. The advent of steamships revolutionized transportation logistics and attracted businesses that relied on regional transportation. Thus, Cocoa saw further growth with Henry Flagler's Florida East Coast Railway arriving in 1896.

By 1905, Cocoa's prosperity was evident through its diverse stores, attractive homes, and numerous schools downtown. Commercial developments concentrated around the waterfront while residential areas expanded outward beyond core business district boundaries due to increased automobile ownership rates which rose dramatically during the years spanning the early mid-century timeframe.

Limited by Jim Crow segregation laws, the Diamond Square neighborhood grew into a self-sustaining community, furnished with grocery stores, retail, schools, and many churches to support residents both for spiritual guidance as well as for political organization. Stone Street became the neighborhood's main commercial hub. During the 1960's and 70's, Diamond Square experienced a downturn due to urban renewal efforts, which led to many successful Black-owned businesses being condemned, the destruction of homes, and dismantling of institutions that provided vital services to the Black community. These efforts displaced many long-time residents, forced surrounding businesses to be shut down, and left a void of community, culture, and infrastructure, leaving the neighborhood weakened and empty.

To address these issues, the City Council initiated a "Vision Planning" process to explore potential solutions. In June 1996, they adopted recommendations from this plan, which included establishing a Community Redevelopment Agency for the Diamond Square area. Following a "Finding of Necessity" study that confirmed the need for redevelopment, the City Council formed this Agency and appointed a seven-member Board of Directors. The Diamond Square CRA was thus established in 1998 to help rebuild the area. This appointed board is responsible for developing and implementing the Community Redevelopment Plan in accordance with Florida Statutes. The plan was last updated in 2014.

Today's Diamond Square reflects this rich history while embracing new opportunities for growth and development within Cocoa's diverse community tapestry. It is essential to acknowledge the richness and depth of this community and to advance with projects that genuinely reflect the history and culture of its residents, including those who have been part of it for generations. This approach is vital for effectively rebuilding and revitalizing the area.



1951 AERIAL

TIMELINE

›Pre-1885

FORMATION OF COCOA'S AFRICAN-AMERICAN SETTLEMENT

The Diamond Square area of Cocoa was originally part of the City's African-American settlement.

›1885



STEAMSHIP CONNECTION SPURS ECONOMIC GROWTH

A steamship link to Titusville spurred Cocoa's growth, leading to the development of fish and fruit industries, ice plants, canneries, and packing houses.

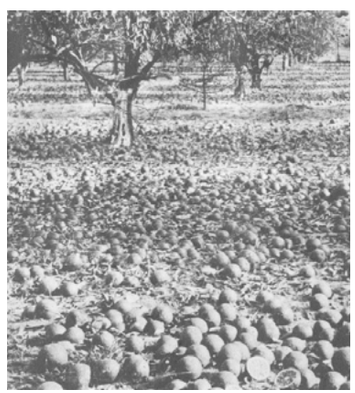
›1893



FLORIDA EAST COAST RAILWAY TRANSFORMS COCOA'S INDUSTRIES

With the arrival of the railway, travel and distribution shifted to rail, and industries moved near the tracks, boosting Cocoa's economy.

›1895



INCORPORATION OF COCOA AND THE GREAT FREEZE

Cocoa was incorporated, and W. L. Hughlett became the first mayor. The Great Freeze hit, reducing the population temporarily, but citrus production soon revived.

›1904



MARY MCLEOD BETHUNE OPENS A GIRLS SCHOOL

Mary McLeod Bethune opens the Daytona Normal and Industrial School for Girls, later called Bethune-Cookman College, and finally Bethune-Cookman University. Mrs. Bethune would provide dedication remarks at the opening of the Rosenwald School in Cocoa in 1923.

›1915



CONSTRUCTION OF DIXIE HIGHWAY SHIFTS CITRUS DISTRIBUTION

The Dixie Highway became a major transportation route for citrus, leading to new land use patterns in Cocoa.

›1922



COCOA JUNIOR SCHOOL

Construction begins on Cocoa Junior School, partially funded by the Julius Rosenwald Fund. The school serves African American students in Cocoa.

›1929

MULES AND MEN

Zora Neale Hurston writes her first, and most important book of anthropology, Mules and Men, while living in Eau Gallie, about 17 miles south of Cocoa.





›1930s-40s

HARRY T MOORE

Harry T. Moore establishes the Brevard County Branch of the National Association for the Advancement of Colored People (NAACP) and the Progressive Voters League, registering 116,000 African Americans in Florida to vote.

›1973

LEON COLLINS

Leon Collins is the first African American man elected to the Cocoa City Council. He would serve until 1983, seven of those ten years as Vice Mayor.





›1980s-90s

SURROUNDING COMMUNITIES' GROWTH CAUSES COCOA'S DECLINE

Growth in nearby areas led to a decline in Cocoa's market share, with strip commercial areas showing signs of economic and physical deterioration.

›1996

COCOA CITY COUNCIL ADOPTS VISION PLAN FOR REDEVELOPMENT

The City Council launched a Vision Plan, and established the Diamond Square Community Redevelopment Agency (CRA) to address these challenges.

›2004

MICHAEL C BLAKE

Michael C. Blake is elected as Cocoa's first African American Mayor.



REASSESSMENT AND REDEVELOPMENT PLANNING FOR DIAMOND SQUARE

The Diamond Square CRA issued a Plan update, reflecting on the area's history and outlining future development recommendations.

›2014

INTERLOCAL AGREEMENT WITH COUNTY

The Plan update is approved and the Diamond Square CRA and Brevard County enter into an interlocal agreement

›2019

2024

2024 PLAN UPDATE BEGINS

The Diamond Square Community Redevelopment Plan is updated, forming a strategic framework for the CRA's remaining operational timeframe.

AUTHORITY TO UNDERTAKE COMMUNITY REDEVELOPMENT

This document is prepared under the direction of the Cocoa Community Redevelopment Agency in accordance with the Community Redevelopment Act of 1969, F.S. 163, Part III. In recognition of the need to prevent and eliminate slum and blighted conditions within the community, the Community Redevelopment Act confers upon counties and municipalities the authority and powers to carry out "Community Redevelopment". For the purpose of this Cocoa CRA Redevelopment Plan, the following definition taken from the Florida Statutes shall apply:

"Community Redevelopment" or "Redevelopment" means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such plan."

THE COCOA CRA FINDINGS OF NECESSITY

Pursuant to Florida Statutes, a community redevelopment area must be a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly. On July 8, 1980, the City adopted a Resolution determining a Necessity for Redevelopment of Blighted Areas. On April 14, 1981, after preparing a Blight Study, the City adopted a Resolution establishing a redevelopment area based on certain findings of necessity pursuant to Section 163.355, Florida Statutes.

The findings of necessity states that the City of Cocoa shall not exercise the community redevelopment authority conferred by this part until after the City has adopted a resolution, supported by data and analysis, which makes a legislative finding that the conditions in the area meet the criteria described in s. 163.340(7) or (8). The resolution must state that:

One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in such county or municipality; and
The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.

The redevelopment boundaries were delineated as the area encompassing those properties that were found to qualify as slum and blighted.

CREATION OF THE COMMUNITY REDEVELOPMENT AGENCY

Upon a "Finding of Necessity" by the governing body and upon further finding that there is a need for a Community Redevelopment Agency to function in the county or municipality to carry out community redevelopment purposes, any county or municipality may create a public body corporate and politic to be known as "Community Redevelopment Agency". The agency shall be constituted as a public instrumentality, and the exercise by the agency of the powers conferred by F.S. Chapter 163, Part III shall be deemed and held to be the performance of an essential public function.
The City of Cocoa Council established the Community Redevelopment Agency on April 14, 1981, with the adoption of Ordinance No. 10-81. The organizational structure of the agency was established at that time. Pursuant to resolution of the City Council dated December 10, 1985 and April 22, 1986 and Section 163.357, Florida Statutes, the original governing board structure changed composition. The current board consists of the five (5) council persons plus two (2) additional members who are appointed by the City Council.

THE COCOA CRA REDEVELOPMENT PLAN

All public redevelopment activities expressly authored by the Community Redevelopment Act and funded by tax increment financing, must be in accordance with a redevelopment plan, which has been approved by the City Council. Like the City's Comprehensive Plan, the Cocoa CRA Redevelopment Plan is an evolving document, which must be evaluated and amended on a regular basis to accurately reflect changing conditions and community objectives. This updated Cocoa CRA Redevelopment Plan is intended establish action priorities of the plan based upon a new set of priorities. These priorities were established by necessity, in the case of the negative impacts of Hurricane Irma, and by a comprehensive public strategic planning process conducted by the CRA and the City at which a substantially amount of input and ideas were provided by City citizens, businesses, property owners and other stakeholders in the redevelopment area.

- ***North: School Street***
- ***South: Rosa L. Jones Drive***
- ***East: Florida East Coast Railroad***
- ***West: Pineda Street***

PREVIOUS PLANS AND STUDIES

The previous Diamond Square Community Redevelopment Plan was developed in 2014 and identified five key themes that drove the plan's vision: Community Living, Community Places, Community Connections, Community Identity, and Community Opportunity. The findings of this plan were evaluated and considered during the analysis and public input phases of this Plan update. The five key themes have been preserved as the framework for the Diamond Square CRA Plan update.

The Resilient Cocoa Plan, developed in 2020 by the East Central Florida Regional Planning Council for the City of Cocoa, addresses resiliency concerns like storm surge, flooding, and sea level rise. It includes a vulnerability assessment, public engagement to identify community priorities, an Economic Impact Analysis using the REMI PI+ model to compare the costs of mitigation versus inaction, and an Action Plan based on these findings. Public input emphasized the need to improve stormwater infrastructure, protect businesses, and address flooding. The Action Plan outlines tasks across four areas—Leadership and Strategy, Economic and Society, Infrastructure and Environment, and Health and Well-Being—each assigned to a specific City Department.

Resiliency in Diamond Square is crucial for sustaining its community and infrastructure in the face of natural disaster challenges. During the Plan update process, several goals were carefully considered to ensure alignment with the Resilient Cocoa Plan. These goals included enhancing the area's ability to withstand economic and environmental pressures, fostering community engagement, and promoting sustainable development practices. By integrating these objectives, the updated plan supports long-term resilience, ensuring that Diamond Square can adapt and thrive amidst changing conditions.

Key Findings affecting Diamond Square CRA:



Segments of Rosa L. Jones Dr. and surrounding residential areas within FEMA designated flood zones



Southeast corner of the Diamond Square CRA is a Flood-prone area.

Goals and Objectives of the Resilient Cocoa Plan

GOAL #1 ***Leadership & Strategy***
Promote leadership, education, and empowerment to foster resiliency

- Incorporate resiliency into local plans, policies and objectives.
- Plan fiscally to implement resilient and sustainable solutions to long term impacts.
- Implement strategies to promote adaptive measures that keep people and property safe.
- Engage and educate private sector stakeholders, elected officials, and others about ways to increase community resiliency.

GOAL #2 ***Economic & Society***
Provide opportunities to foster economic prosperity and social equity

- Protect high value assets from natural hazards.
- Educate businesses about access to funding and financial services related to resiliency.
- Facilitate and support the efficient recovery of business operations after an event.
- Improve social inclusion in decision making processes.

GOAL #3 ***Infrastructure & Environment***
Encourage responsible development and infrastructure solutions

- Improve water quality in surface water bodies.
- Incorporate resiliency into local plans, policies and objectives.
- Preserve and adapt the built environment to keep people and property safe.
- Improve community mobility while improving vulnerable transportation infrastructure.

GOAL #4 ***Health & Well Being***
Facilitate opportunities to improve community and environmental health

- Improve the capacity of the City to better respond to hazard events.
- Improve capacity of medical facility operations to prepare for and recover from hazards.
- Promote sustainable practices in government-owned facilities.
- Engage residents and business owners with locally relevant information.
- Improve access to resources for the homeless, special needs, elderly and poor.

PUBLIC ENGAGEMENT

As part of the Community Redevelopment Plan update two key public engagement events were held to gather community feedback and inform the next steps in the redevelopment process. The first event was an Open House, held on September 25, 2024, at the Dr. Dr. Joe Lee Smith Community Center. The purpose of this first event was to introduce the community to the Diamond Square Community Redevelopment Plan update. The event aimed to engage residents, business owners, CRA Board members, and local stakeholders in discussions about the project's scope and gather early input on the community's priorities and vision. The event was attended by approximately 15-20 people, including representatives from the Inspire and City of Cocoa project teams. The event was promoted through various outreach methods, including the City's calendar, social media, newsletters, and mailed postcards, both in English and Spanish.

During the Open House, several boards were presented to gather input from attendees. A PowerPoint presentation provided an overview of the CRA and Tax Increment Financing (TIF). A series of interactive boards prompted participants to share their thoughts on topics such as where they live, work, and play, what they'd like to see in the CRA, and their preferences for placemaking features. The CRA Prioritization board helped participants rank the areas they felt the redevelopment efforts should prioritize, and the Placemaking board explored preferred elements of public spaces, like parks, transit improvements, and public art.

Input from the Open House emphasized a desire for improved placemaking, safer street design, and more diverse housing options to fill the gap in missing middle housing, offering alternatives between single-family homes and large apartment buildings. There was also strong support for the revitalization of public spaces, including parks and recreational areas, and a desire for improved commercial options, such as a grocery store. The prioritization of infill development was noted, as well as a need for better stormwater infrastructure and resilience measures to combat flooding. The Placemaking board at the Open House revealed a strong preference for public transit improvements, pocket parks, and enhanced landscaping, among other features, to foster a more vibrant community. Feedback also highlighted the need for more local businesses, a focus on crime prevention, and the importance of neighborhood programs.

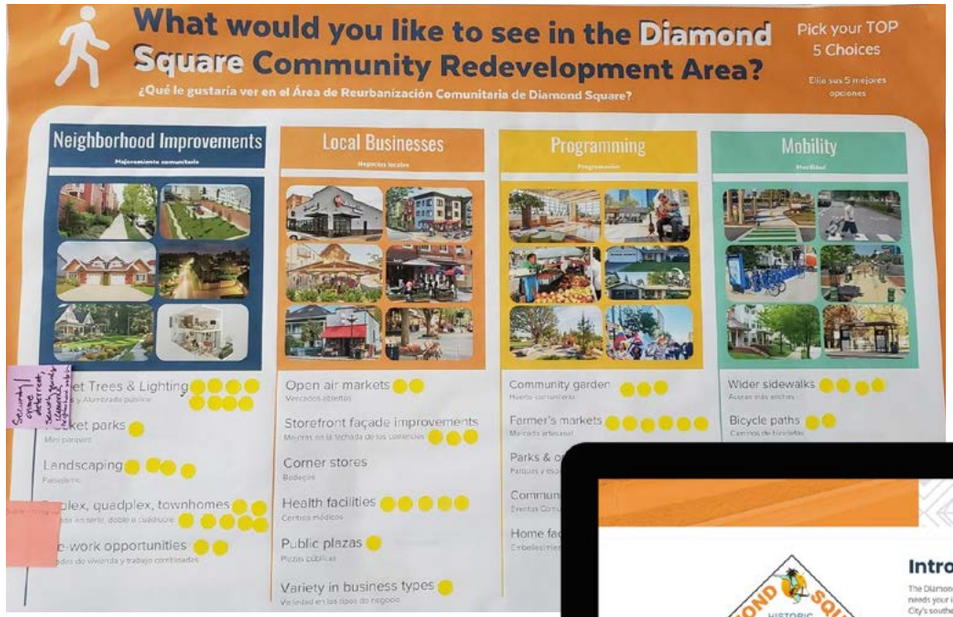
A follow-up Workshop was held on November 6, 2024, at the Harry T. Moore Center in the heart of Diamond Square. This workshop focused on presenting the findings from the previous public engagement and aligning resources with the identified priorities while focusing on specific challenges and opportunities in the CRA. The workshop had around eight (8) attendees, including residents, business owners, CRA Board members, and the project teams. At the Workshop, more focused discussions took place based on the results of the Open House, where attendees engaged with a "Focus Areas Map" and "Focus Areas Budget Exercise." These activities helped to refine priorities by allocating funding to specific projects across six focus areas: Public Spaces, Housing, Transportation/Mobility, Infrastructure & Resilience, Redevelopment/Infill Development, and Neighborhood Health & Safety.





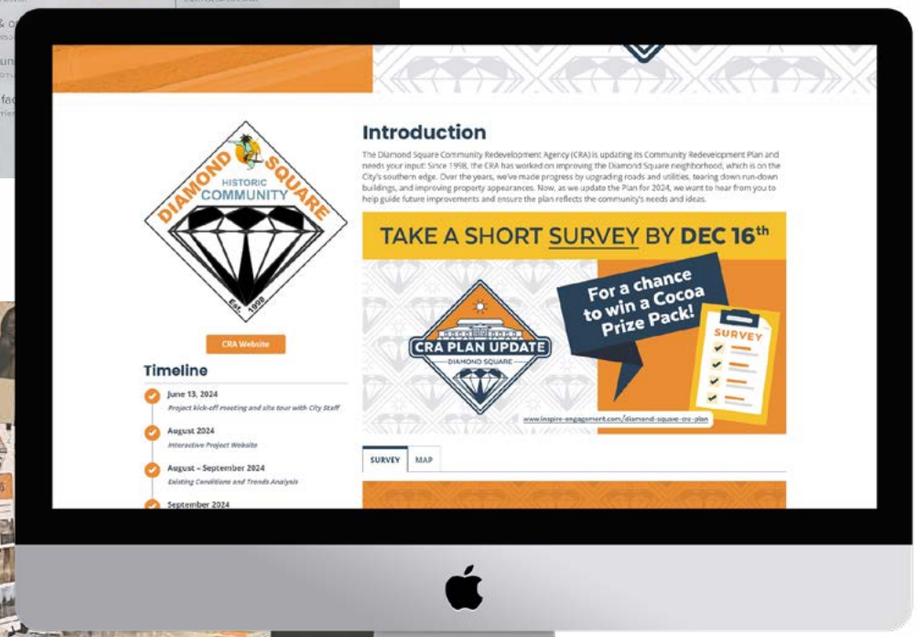
Interviews were conducted with key stakeholders who provided feedback on neighborhood improvements, local businesses, mobility, and programming needs. Stakeholders emphasized several priorities, including the need for affordable housing, safer streets, and more public spaces. There was a strong desire for a variety of housing types to cater to different income levels and age groups. Stakeholders also voiced concerns about crime and loitering, calling for implementation of Crime Prevention Through Environmental Design (CPTED) measures to improve safety. The desire for more local businesses, especially health facilities and restaurants, was also emphasized, alongside the need for a more inviting public realm and community programming.

Overall, the public engagement efforts revealed a clear and shared vision among residents and stakeholders for the future of the Diamond Square CRA. The community seeks a more vibrant, safe, and inclusive neighborhood with a variety of housing options, enhanced public spaces, stronger economic opportunities, and better transportation options. With continued targeted investments and improved communication, stakeholders are optimistic that these priorities can help restore the CRA to its former vibrancy and potential.



ENGAGEMENT BOARD RESULTS





PROJECT WEBSITE



02

THE VISION

GUIDING PRINCIPLES

The vision for Diamond Square is to create a vibrant, safe, and sustainable community that reflects the aspirations of its residents. The previous Plan update identified six key transformational initiatives for Diamond Square. These include enhancing streetscapes and pedestrian connectivity, fostering partnerships with housing developers, creating neighborhood gateways, assessing the feasibility of new community-based activity centers, bolstering support for community organizations and educational institutions, and establishing a diverse community-based committee to coordinate activities and strengthen non-profit capacities. These initiatives served as foundational elements supported by various incremental actions. Each initiative aligns with one or more strategic framework categories: *Community Living, Community Places, Community Connections, Community Identity, and Community Opportunity.*

This framework is informed by a collaborative process of public engagement, which reaffirms and identifies key priorities and concerns. The goals outlined below focus on enhancing public spaces, providing housing options, improving mobility, strengthening resilience, supporting redevelopment, and ensuring neighborhood health and safety. The outcomes and action steps provided for each goal aim to create tangible, measurable improvements over time.

COMMUNITY LIVING

Improve the quality, aesthetics, and availability of housing in Diamond Square to increase homeownership, increase property values, and attract investment from housing developers. Additionally, prioritize the development of affordable and diverse housing options that meet the needs of all income levels.

COMMUNITY PLACES

Enhance the parks and public spaces of Diamond Square in the CRA to create safe, inclusive, vibrant areas for leisure and community gatherings through more consistent maintenance, upgraded amenities, and meaningful programming. Foster partnerships with local businesses and organizations to support the neighborhood's shared vision.

COMMUNITY CONNECTIONS

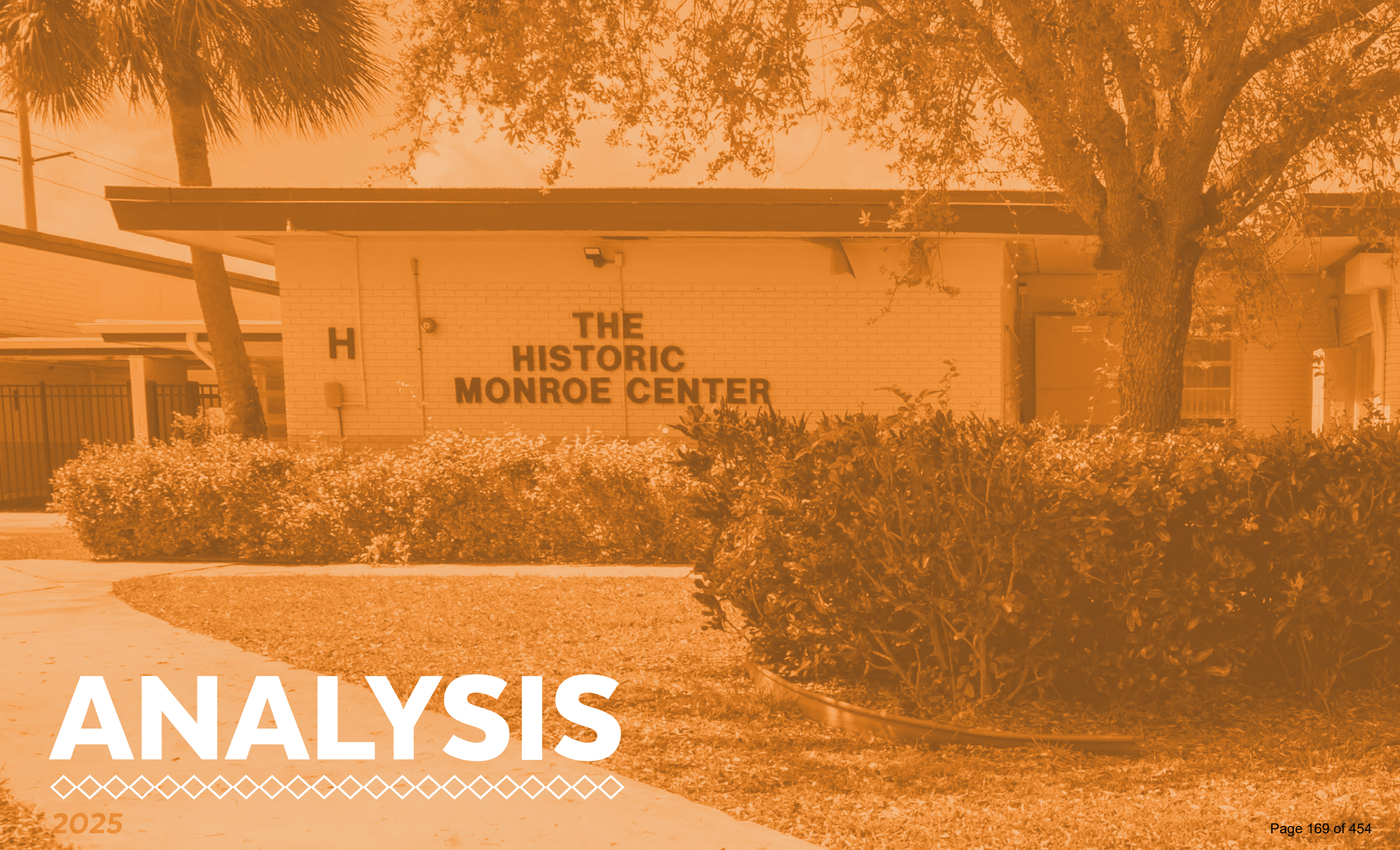
Enhance mobility in the Diamond Square neighborhood by implementing consistent, incremental improvements to alternative transportation options such as public transit and walkability. This includes upgrading pedestrian and cyclist infrastructure, expanding bus services, and implementing Complete Streets projects to foster a culture of active mobility and ensure access to safe, efficient transportation for all residents.

COMMUNITY IDENTITY

Strengthen the community identity of Diamond Square by celebrating its rich history and culture, while fostering a safer, healthier environment for all residents. This includes enhancing security, promoting wellness and healthcare access, and supporting social services that uplift vulnerable populations, ultimately strengthening community cohesion and resilience.

COMMUNITY OPPORTUNITY

Foster economic growth in Diamond Square by revitalizing vacant and underutilized properties, creating a vibrant commercial district that attracts diverse businesses and amenities. This includes supporting property improvements, enhancing the aesthetic appeal of commercial corridors, and providing job training and development opportunities to ensure sustainable economic prosperity for residents.



ANALYSIS

2025



DRAFT

02

CRA PLAN UPDATE

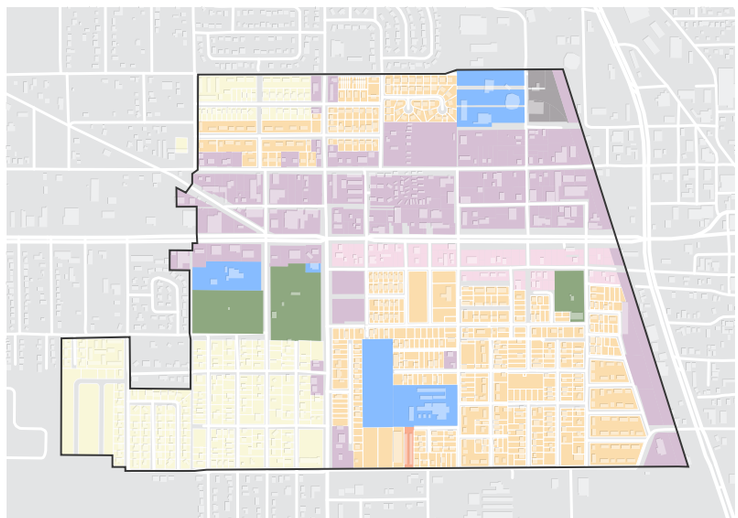
DIAMOND SQUARE

02

EXISTING CONDITIONS

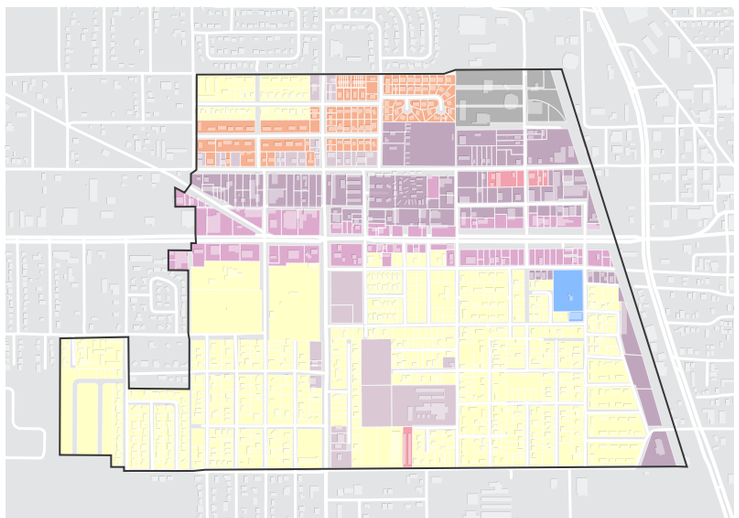
The Diamond Square Community Redevelopment Area (CRA) covers 430.9 acres along the southern edge of Cocoa, Florida, and is characterized by a mix of residential (54%), commercial (25%), and ancillary land uses such as institutional and parks. Current zoning allows for an increase in residential (67%) and commercial (34%) development, which can support the area's potential for revitalization. The CRA is well-connected by major roadways like Cocoa Boulevard, King Street, and Fiske Boulevard, although dead-end streets limit internal connectivity. Public transit is readily accessible, with 19 bus stops throughout the CRA, most within a ¼-mile walking distance. However, the area's bicycle facilities, located along key streets, lack protection and present safety concerns, which is important to address as the community grows and alternative transportation options increase in popularity.

Demographically, the Diamond Square CRA has a population of 2,313 with a median age of 37.3 years. The community is predominantly Black (51.6%), followed by Hispanic residents (27.2%). The median household income of $48,305 is lower than the county average, and over half of the population works in service industries. Housing in the area is predominantly rental (over 50%), with many single-family homes built between 1940 and 1969. The housing stock is aging, and approximately 14% of the units are vacant, presenting opportunities for redevelopment or rehabilitation of housing.



Future Land Use map for Diamond Square CRA

- Low Density Residential
- Medium Density Dwelling
- Industrial
- Institutional
- Recreation + Open Space
- Commercial
- Mixed-Use
- Neighborhood Commercial



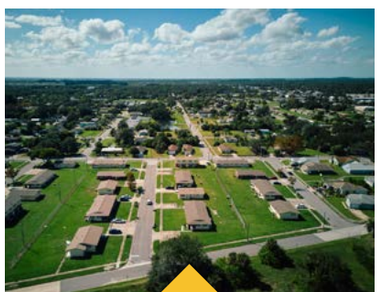
Zoning map for Diamond Square CRA

- Single Family Residential
- Multi-Family Residential
- Industrial
- Institutional
- Neighborhood Commercial
- General Commercial
- Wholesale Commercial
- Professional Services

ANALYSIS APPROACH

The vision for the Diamond Square CRA is to create a vibrant, safe, and resilient community that reflects the aspirations of its residents. This vision can only be accomplished through steadfast efforts towards goals and priorities identified by the community. The previous Plan update identified five framework themes to support the vision: ***Community Living, Community Places, Community Connections, Community Identity,*** and ***Community Opportunity***.

This Plan update evaluates the current conditions of the CRA based on the ***five strategic framework categories***, while also reviewing previous plans and approaches to revitalizing the area. These strategic focus areas guided the development of qualitative and quantitative criteria to better understand the area's strengths and opportunities for the CRA in the coming years.



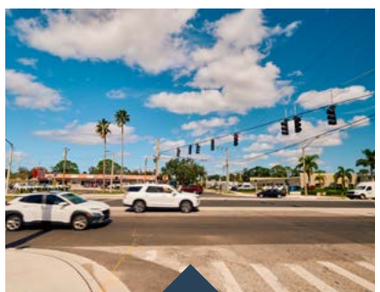
COMMUNITY LIVING

- Housing variety
- Owner vs renter diversity
- Building form and Approachability
- Proximity to destinations
- Vacant vs occupied homes
- Living density
- Unique character/identity
- Homes with porch spaces



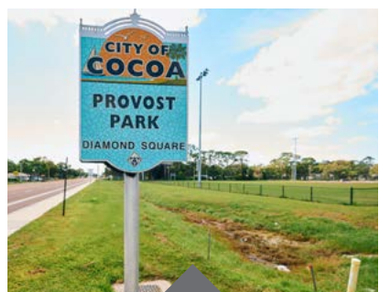
COMMUNITY PLACES

- Proximity to Parks
- Variety of active recreation
- Access to healthcare centers
- Access to civic spaces
- Availability of services
- Lifelong learning centers
- Inclusive public spaces
- Spaces to gather



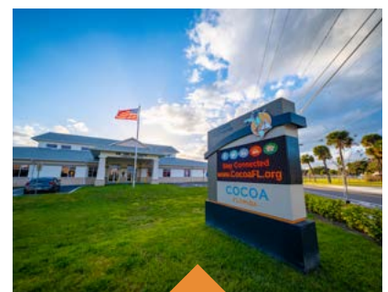
COMMUNITY CONNECTIONS

- Grid street layout
- Street connections
- Connection to surroundings
- Engaging and visible blocks
- Residential connectivity through sidewalks
- Pedestrian network
- Bike network
- Public transit - access and quality
- Micromobility Infrastructure
- Lighting
- Prevent accidents



COMMUNITY IDENTITY

- Art visibility from the street and publicly accessible
- Streets have an identifiable character
- Low impact infrastructure



COMMUNITY OPPORTUNITY

- Retail and commercial diversity
- Supporting programs for economic growth
- Local employment opportunitites
- Professional businesses

COMMUNITY LIVING

The Diamond Square CRA is primarily low-density residential. The area is predominantly zoned for single-family homes (52%) and medium-density residential (45%). There is approximately 63 acres of vacant land within the CRA, equating to 19% of the land area. However, there is a need for greater housing diversity to meet the demand of various income levels.

The area's future land use plan envisions a more diverse housing mix, including medium density and some mixed-use, alongside significant commercial space (29%) to foster economic development and job opportunities. This shift could encourage higher-density, walkable, and connected neighborhoods, with potential for live-work units, duplexes, triplexes, and townhomes to reflect the needs of a modern urban population.

In terms of housing affordability, the median household income in the Diamond Square area is $48,305, which is significantly lower than the countywide average of $75,817, underscoring the need for affordable housing options. The CRA area has a high renter-occupancy rate of 56%, also starkly contrasting with that of the countywide average of 24.5%. Approximately 14% of existing homes within the CRA are vacant, which may indicate a possible opportunity for increasing homeownership efforts.



Some mobile homes lack accessible connections



Shared spaces such as this multifamily complex are opportunities for enhanced green spaces



There are a high number of vacant parcels within the residential areas



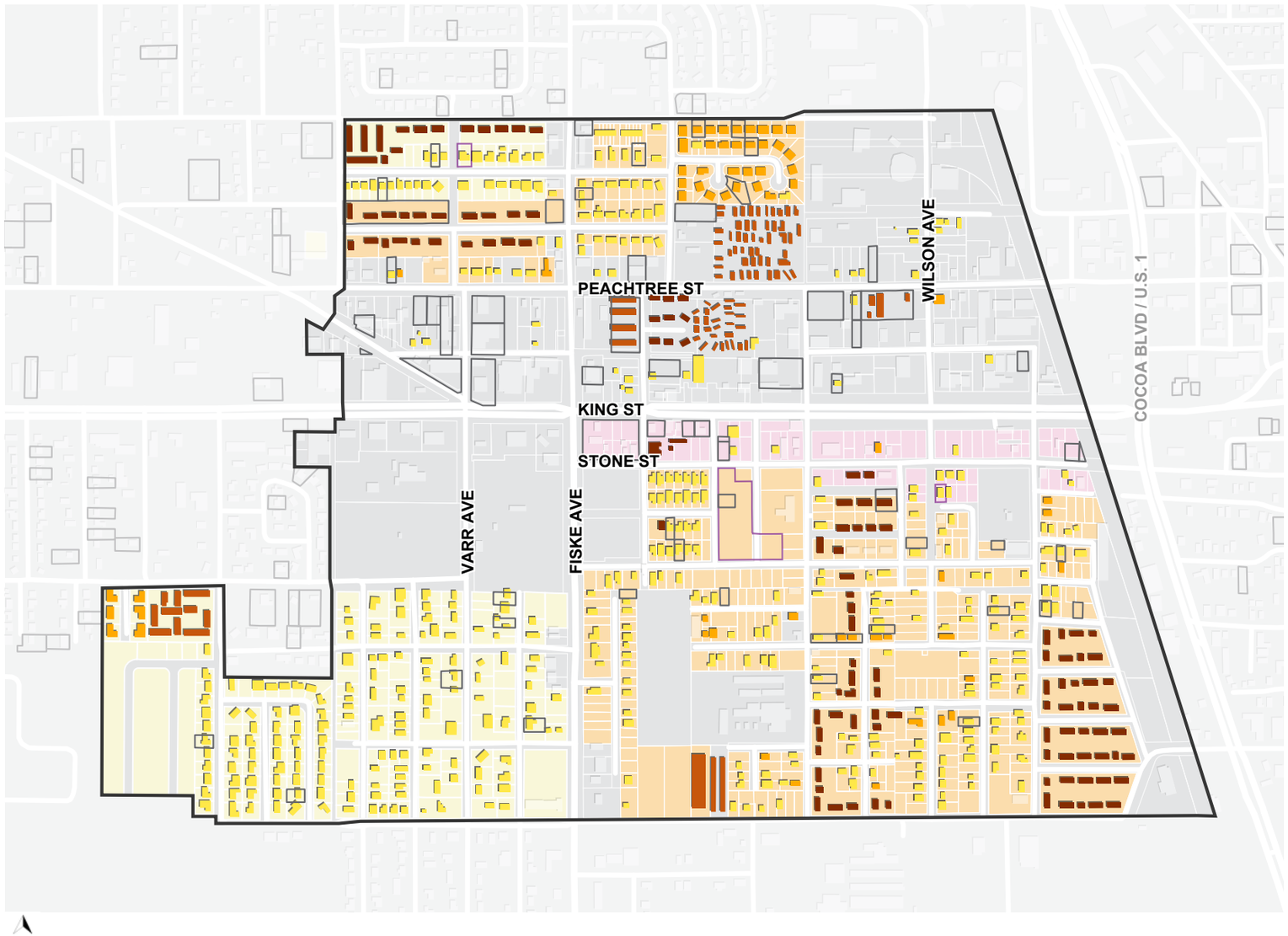
Some preserved homes reveal the eclectic residential character of this area

As redevelopment in the CRA occurs, it is important to encourage more varied, dense, and affordable housing types while still preserving the character and history of the neighborhood. In the near term, targeted projects to improve residential facades, landscaping on both private and public properties, along with housing assistance and initiatives for enhanced connectivity and economic development, will support the neighborhood's revitalization.

COMMUNITY LIVING

LEGEND Scale 1: 8,000

- Subsidized Housing
- High Density Dwelling
- Multiple Family Dwelling
- Single Family Dwelling
- Vacant Parcel
- Planning Petition
- FLU - Low Density Residential
- FLU - Medium Density Residential
- FLU - Mixed-Use



COMMUNITY PLACES

Public spaces and resources that support residents are key to creating a livable community. Mostly residential, everyday destinations play a critical role in shaping the daily lives of residents. While the neighborhood does have access to essential services like a grocery store, daycares, and green space they are limited in quality and options. Access to healthcare facilities is limited, with the nearest medical center being located well outside the CRA boundaries .

Community facilities, including the Emma Jewel Charter Academy, the Leon and Jewel Collins Museum of African American History and Culture benefit residents, however more is needed to meet the diversity and demand of the residents.

Additionally, although there are parks within walking distance for some residents, recreational spaces are largely absent from the northwest and southern parts of the CRA, highlighting a need for additional green spaces.

Opportunities to expand access to quality community resources—such as food access and essential services—will strengthen the overall quality of life in the CRA and foster a sense of pride and belonging among residents.



Gilmore Community park can benefit from updated play and increased program on site (example: address the user-experience of exposure to direct sunlight within the park).



Dr. Joe Lee Smith Community Center provides the local resources and information for the neighborhood area.



Provost Park provides opportunities to gather for outdoor activities and sports.



The Thomas Cole green space adjacent to St. John Church of God in Christ could benefit the community by making it more legible as public open space with site furnishings.

COMMUNITY PLACES

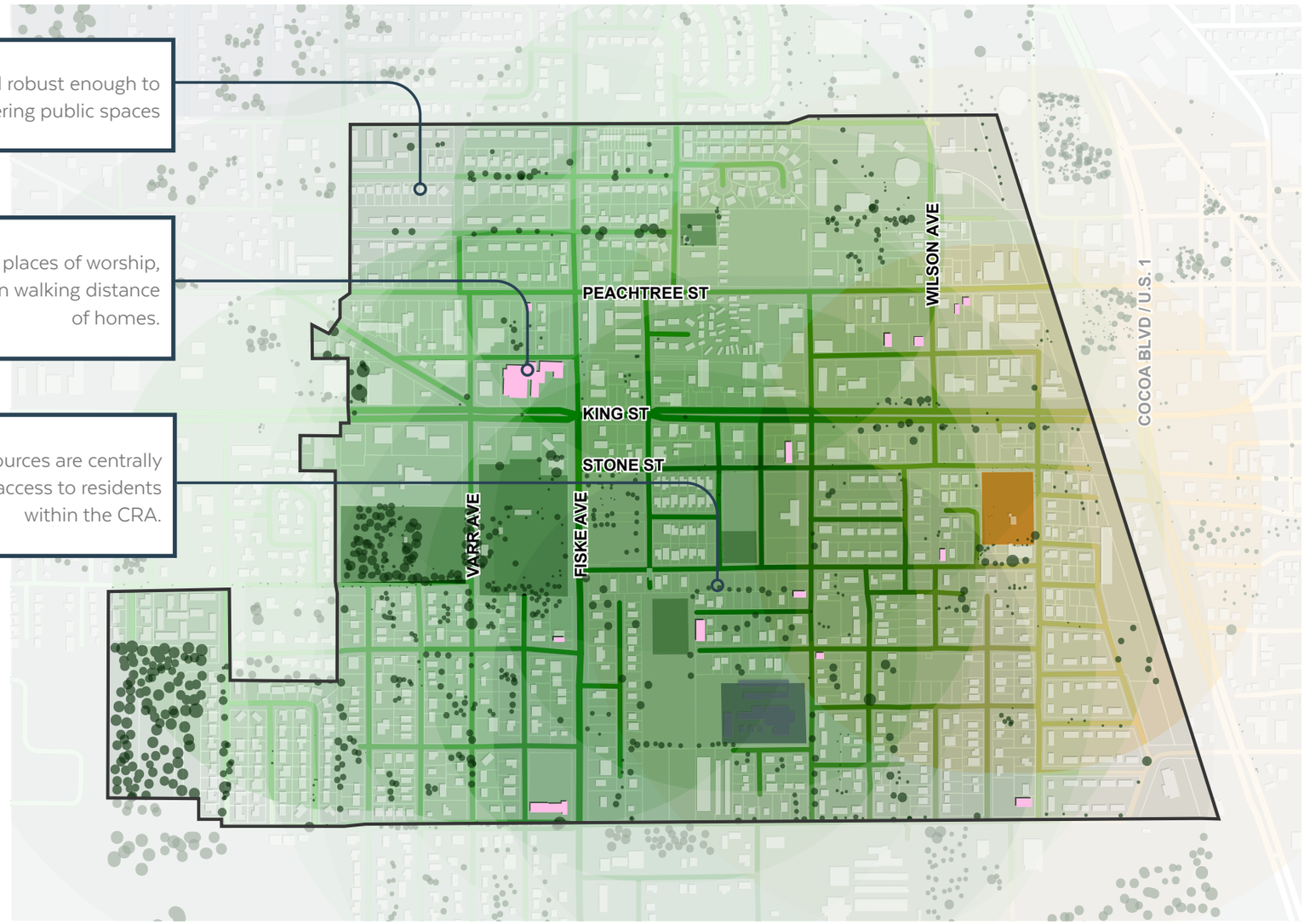
LEGEND Scale 1: 8,000

- Greenspace
- 5 minute walk from greenspace
- 10 minute walk from greenspace
- Dr. Dr. Joe Lee Smith Community Center
- 5 minute walk from Community Center
- 10 minute walk from Community Center
- School
- Place of Worship

Tree canopy is not constant and robust enough to provide more shaded gathering public spaces

The CRA benefits from places of worship, especially within walking distance of homes.

Many of the community resources are centrally located, providing walkable access to residents within the CRA.



COMMUNITY CONNECTIONS

Transportation is foundational in shaping the livability of an area. While the neighborhood benefits from access to major roadways like Cocoa Boulevard, King Street, and Fiske Boulevard, the overall transportation infrastructure presents both opportunities and challenges. Most of the streets within the CRA are two-lane neighborhood roads, and many have poorly maintained sidewalks or no sidewalks at all. These gaps in pedestrian infrastructure make it difficult for residents, especially those without access to a car – particularly the elderly – to navigate the area safely and efficiently. While there are noticeable gaps in sidewalk infrastructure, the CRA does contain 19 bus stops served by the Space Coast Area Transit. Most of these are within a ¼-mile walking distance of residents.

The area is generally absent of bike lanes, including on major roadways like King Street, Peachtree Street, and Fiske Boulevard. This is a particular safety concern for cyclists with posted traffic speeds of up to 40 miles per hour. Given the economic characteristics of the community, cycling is more likely used for transportation rather than recreation. Presumably, many cyclists are also using these roadways during the dark of early morning and evening hours, further increasing safety risk.

As the neighborhood looks toward future redevelopment, improving transportation infrastructure for pedestrians, cyclists, and transit riders, should be a priority. Additionally, expanding public transportation options and improving the overall road network will ensure residents have reliable access to key destinations within the neighborhood and beyond.



Cycling is a commonly observed mode of transportation in the neighborhood, and streets need to be adaptable to provide safe bicycle connections



FDOT shared bike lanes on Peachtree Street enhance multi-modal accessibility across U.S. 1 to the Historic Cocoa Village



FDOT is planning pedestrian crossing improvements for Fiske Blvd to safely connect pedestrians to public open spaces

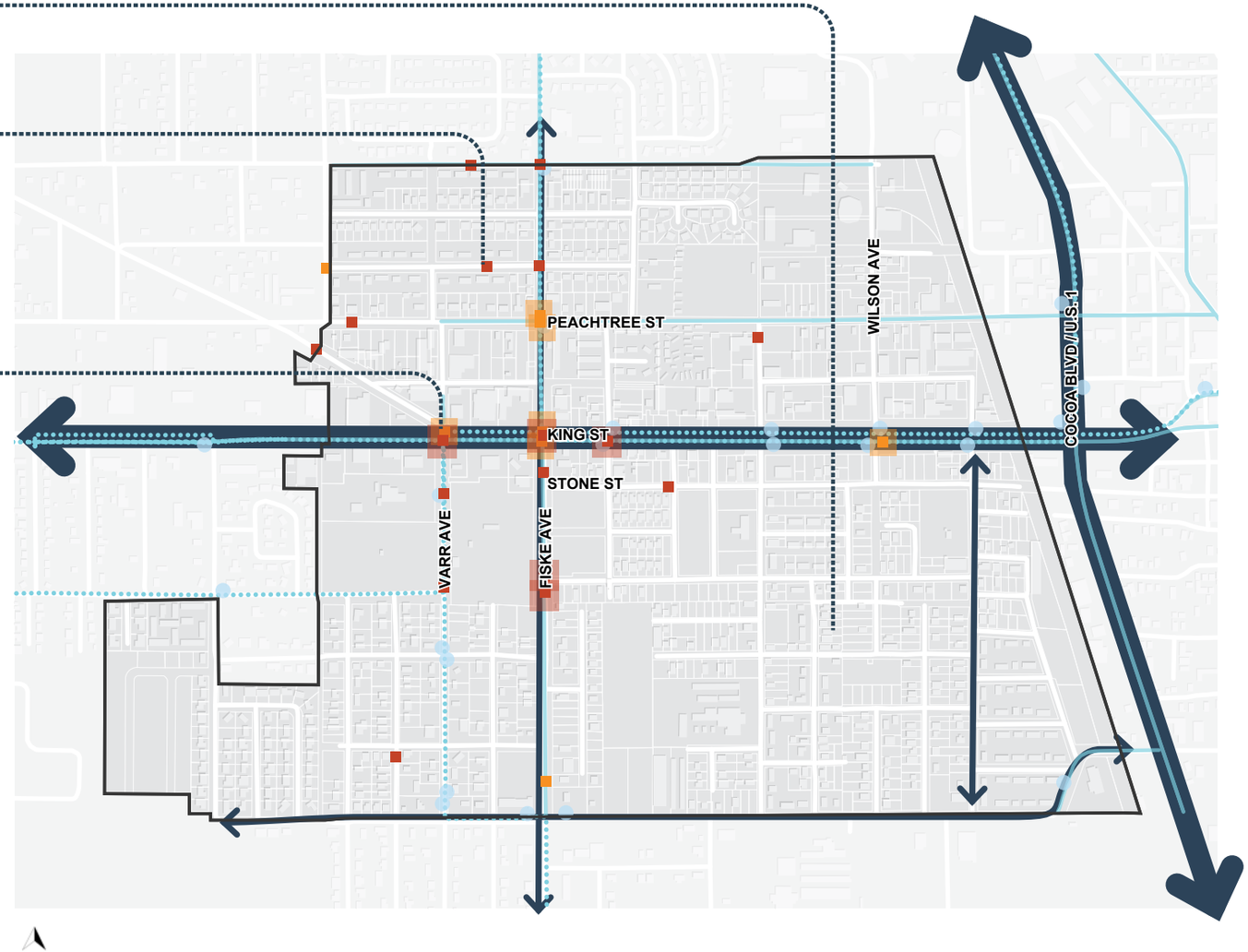


Bus stops are providing seating needs, with an opportunity to enhance stops with shelters

The grid street layout helps pedestrians and cyclists to navigate the neighborhood easier

Pedestrian crashes still occur within smaller streets signifying a need to assess the safety and needs of pedestrians along these areas

According to FDOT collision data, pedestrian and bicyclist crashes are more common at the major intersections



CONNECTIVITY

LEGEND Scale 1: 8,000

- Primary
- Secondary
- Bus Routes
- Bus Stop
- Pedestrian Crashes
- Bicyclist Crashes

COMMUNITY OPPORTUNITIES

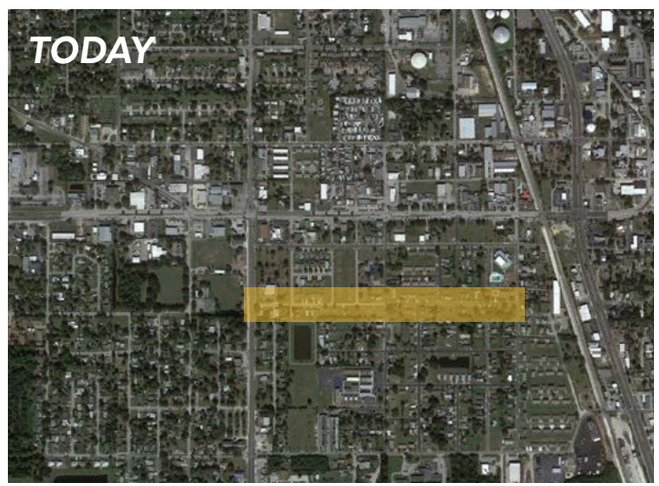
Economic development is essential to the long-term revitalization of the CRA. While the neighborhood is home to a mix of residential, limited commercial, and institutional uses, there is significant potential to enhance the local economy by expanding opportunities for residents and businesses. The CRA's proximity to key roadways including Cocoa Boulevard, King Street, and Fiske Boulevard create an opportunity for increasing commercial activity if aging commercial properties were revitalized or new commercial uses were built.

Accompanying this would include a range of commercial spaces and sizes, particularly along King Street (SR 520) which could support a variety of business types, including smaller spaces for local entrepreneurs to better serve the community. Expanding retail, service, and professional businesses could also provide local employment opportunities for residents, particularly in sectors like retail, healthcare, and services, where the area shows potential for growth.

Furthermore, integrating mixed-use development could stimulate greater economic activity by pairing both business and resident growth. This would promote greater business vibrancy, expand the tax base and provide for stable and vital additional job opportunities

Encouraging commercial and mixed-use development within CRA will require a holistic approach, balancing the needs of existing residents with opportunities for new businesses and residents. By doing this and strengthening local businesses, improving commercial infrastructure, and supporting workforce development, Diamond Square can become a more dynamic and economically sustainable neighborhood.



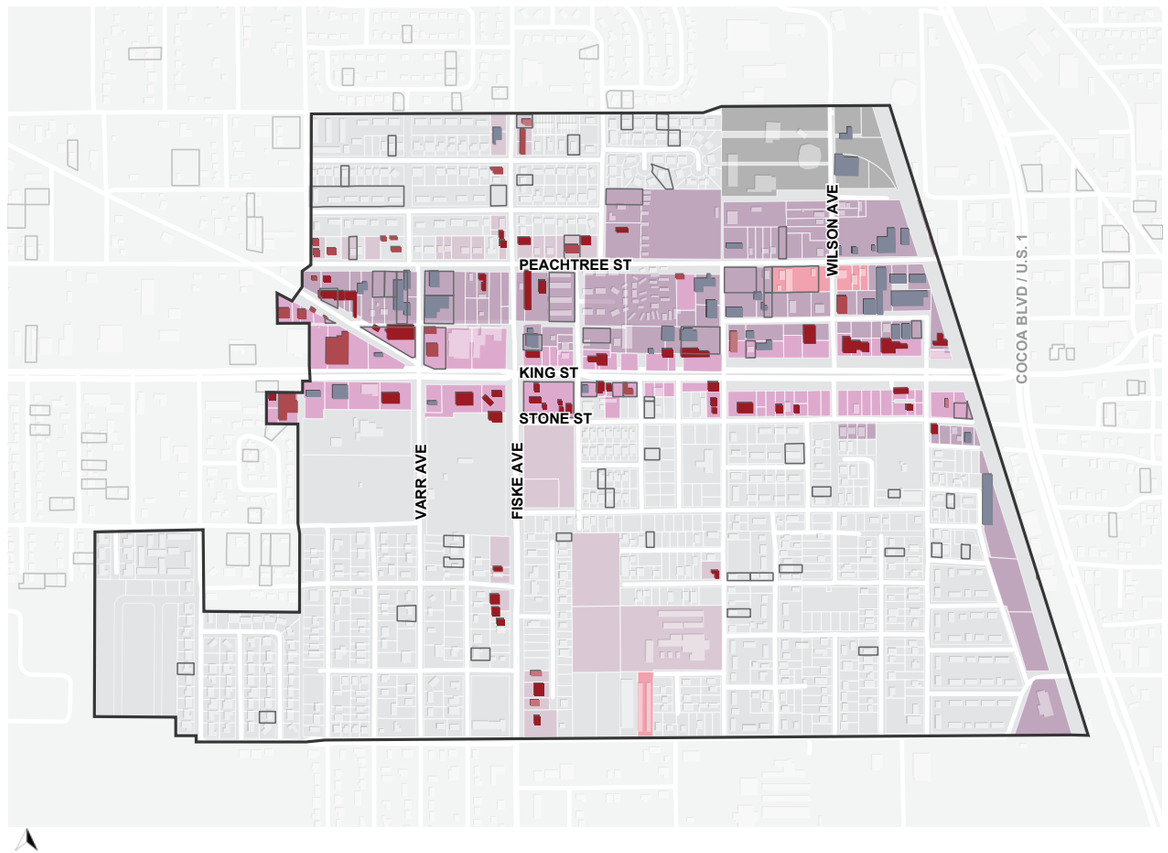




Current commercial zones in Diamond Square are low density; opportunity to expand retail and employment opportunities by increasing the density and uses with commercial retail

LEGEND Scale 1: 8,000

- P-S Professional Services
- C-W Wholesale Commercial
- C-G General Commercial
- C-N Neighborhood Commercial
- Vacant Parcels
- Retail Footprints
- Warehousing Footprints

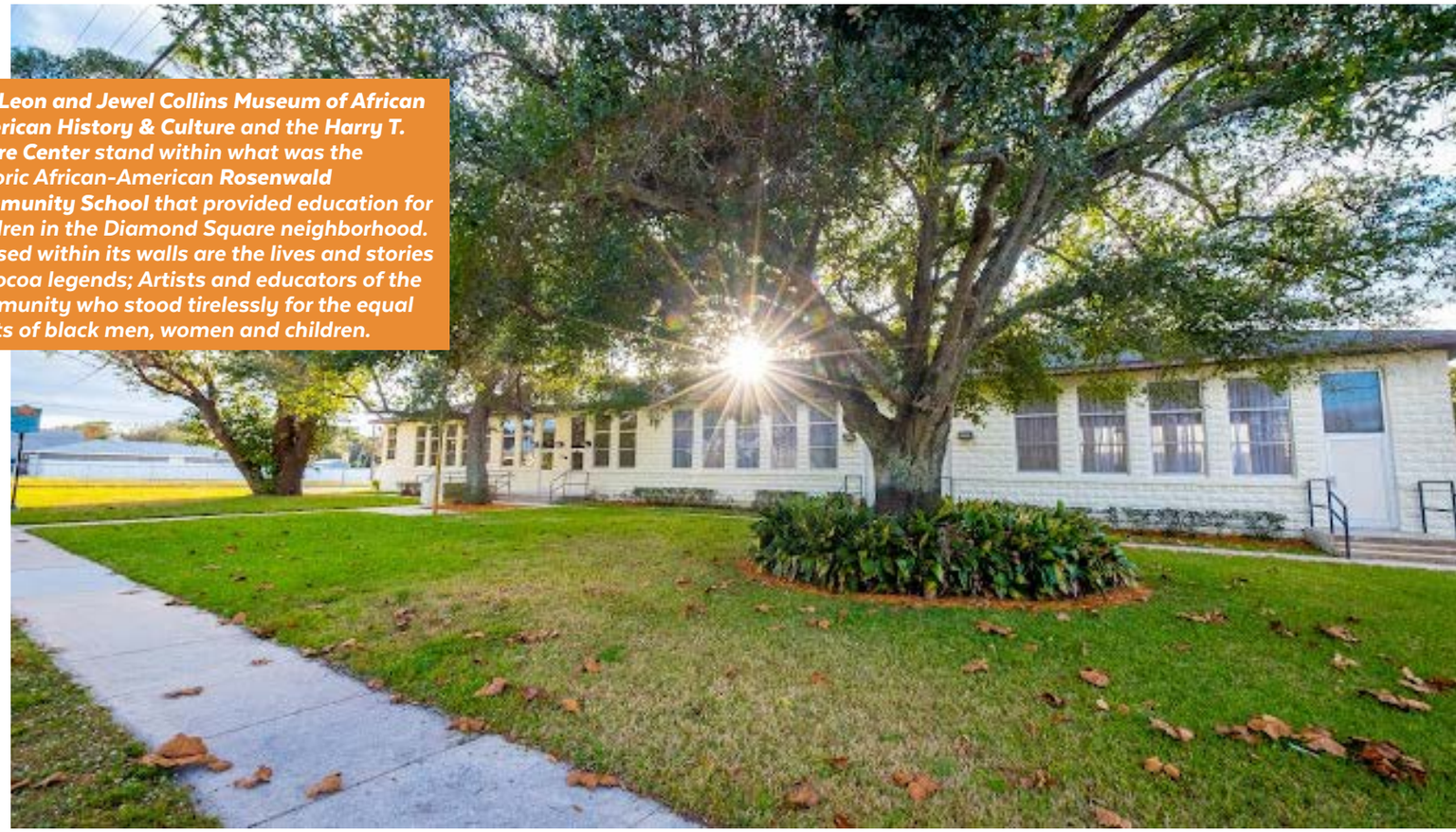


COMMUNITY IDENTITY

The CRA is a neighborhood steeped in cultural richness and historical significance, forming the heart of Cocoa's African American heritage. The men and women that shaped the civil rights and activist culture in Cocoa's history are honored and remembered in the Leon and Jewel Collins Museum of African American History and Culture at the Harry T. Moore Center.

Residents take great pride in their neighborhood, with a strong sense of belonging and connection to the area's cultural heritage. This pride is reflected in the community's ongoing preservation of its history and traditions, as well as in its resilience in the face of challenges. The area is home to numerous community resources, such as local parks, small businesses, and institutions that serve the diverse needs of the population. These resources, though valuable, would benefit from further investment and enhancement to better serve its residents.

Opportunities for improving community identity and pride could be enhanced with cohesive wayfinding, signage, and gateway features. The addition of these features, and things like historical markers or public art, particularly along prominent gateways to the CRA, would help reinforce the neighborhood's identity.



The Leon and Jewel Collins Museum of African American History & Culture and the Harry T. Moore Center stand within what was the historic African-American Rosenwald Community School that provided education for children in the Diamond Square neighborhood. Housed within its walls are the lives and stories of Cocoa legends; Artists and educators of the community who stood tirelessly for the equal rights of black men, women and children.



Rosa Lee Jones, "Cocoa's Royal Queen"

Rosa L. Jones was a pioneering educator, civil rights activist, and journalist. In the 1960's Rosa founded the Rosebud Kindergarten and Child Care Center, becoming the first African American woman to own and operate a licensed kindergarten and day care center. She co-founded Brevard County's first NAACP chapter in 1934, worked alongside Harry T. Moore to fight for racial equality and equal pay in education, and used her voice to uplift and inform Cocoa's African American community through The Script and The Brevard newspapers and the WKKO-AM "The Gab Bag" radio segment. Her lifelong dedication to education, justice, and community empowerment left a lasting legacy in Cocoa and the Diamond Square community.



Harry T. Moore

Harry T. Moore was a dedicated educator and early civil rights leader who founded, and became President of the Brevard Chapter of NAACP and led statewide efforts to register Black voters, successfully enrolling over 100,000 people. He fought alongside John E. Gilbert for equal pay for Black teachers and justice for victims of racial violence through tireless advocacy and letter-writing. Moore and his wife Harriette were killed in a racially motivated bombing in 1951, making them the first martyrs of the modern civil rights movement.



Zora Neale Hurston

Zora Neale Hurston was a globally celebrated writer, folklorist, and anthropologist best known for her role in the Harlem Renaissance and her novel Their Eyes Were Watching God. While living in Cocoa in the 1950s, she worked as a librarian and remained deeply engaged in writing and journalism, contributing to newspapers and working on major projects, including her final manuscript, Herod the Great. Hurston found a deep sense of belonging in Brevard County—calling it "the one spot on earth" that felt like home—and her time in Cocoa marked a significant, though often overlooked, chapter in her life. Her work, rooted in African American experience and culture, resonated far beyond Florida, influencing generations of writers and scholars around the world.



Robert L. Lewis

R.L. Lewis, a native of Cocoa, is one of the 26 original Highwaymen artists and the only member of the group from Cocoa. Known for his vivid depictions of Florida's untouched landscapes, Lewis used art not just for beauty but as a means of economic survival and cultural expression during a time of racial segregation. Beyond his success as a painter recognized by the Florida Artists Hall of Fame, Lewis made a lasting impact locally as a dedicated art educator, teaching in Brevard County schools and colleges for over three decades and inspiring generations of young artists in the Cocoa community. His work, rooted in local experience, has become part of a broader national and international appreciation for the Highwaymen's portrayal of Florida's natural heritage.

John E. Gilbert

John E. Gilbert was a respected educator and civil rights advocate from Brevard County who played a pivotal role in the fight for equal pay for Black teachers in Florida. A colleague and close friend of Harry T. Moore, Gilbert bravely became the named plaintiff in the landmark lawsuit against the Brevard County School Board, knowing it would cost him his job. John Gilbert was a quiet but influential leader in his community, serving as Principal at the Cocoa Colored School and as an executive committee member of the Brevard Chapter of NAACP. His courage helped advance the cause of educational equity in the Deep South, leaving a legacy of sacrifice and resilience that continued to inspire well beyond his nearly century-long life.



Jewel & Leon Collins

Jewel Collins made history as the first African American woman elected to the Cocoa City Council, serving from 1999 to 2008, including time as Deputy Mayor. She was a strong advocate for the African American community, championing improved housing and community development through her work with the Diamond Square CRA. Beyond her public service, Collins has been a devoted volunteer, contributing her leadership and voice to local churches, recreation programs, and senior care centers, reflecting a lifelong commitment to service and uplift in Cocoa.

Leon Collins was the first African American man elected to the Cocoa City Council, serving from 1973 to 1983, including seven years as Vice Mayor. A steadfast advocate and skilled mediator, he championed the interests of Cocoa's African American community while empowering others to lead and uplift themselves. Known for his deep sense of conviction and community spirit, Collins also brought joy through music, performing as a jazz drummer both locally and abroad during his long career with Pan Am World Services.

More information about local historical figures can be found here: https://collinsmuseumcocoa.org/

The Strengths, Weaknesses, Opportunties, and Threats (SWOT) synthesize the key findings from each strategic category. We are able to understand what areas need attention, what's working well and brings visitors and residents. This is also where some of the larger opportunities for improvement start to stand out, and the threats that endanger future improvements and existing strengths for Diamond Square are identified.



SWOT ANALYSIS MAP

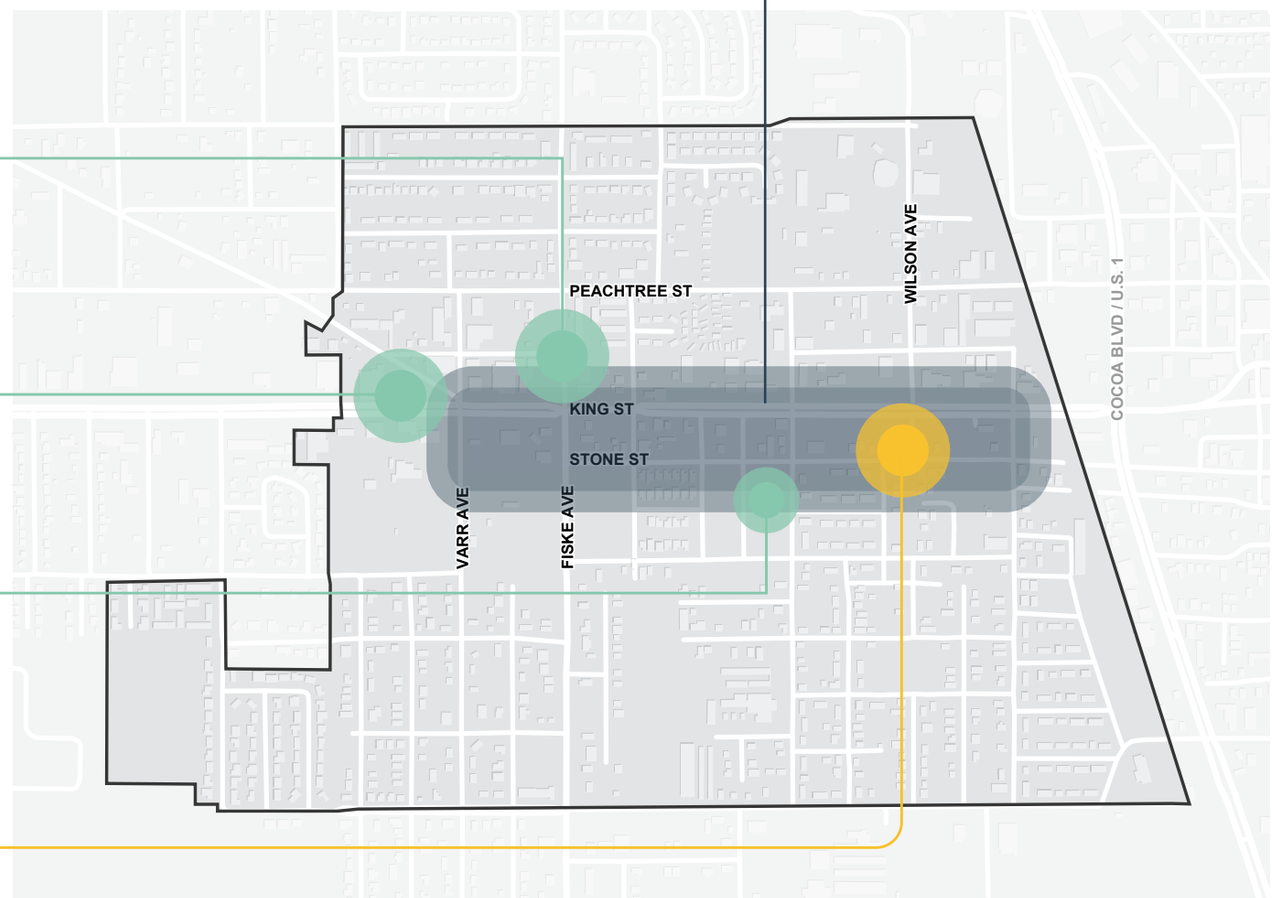
Redevelopment of older buildings

Traditional grid block layout and mobility opportunity

Location and pass-thru traffic, proximity to U.S. 1, and Merritt Island

Community facilities including the Dr. Joe Lee Smith Center and the Harry T. Moore Center

Pockets of underutilized parcels (where the zoning allows for a more intense/dense use than the existing use)





STRATEGIES

DRAFT



03

CRA PLAN UPDATE

DIAMOND SQUARE

The strategy for redevelopment incorporates goals for Diamond Square that align with city-wide initiatives, focusing on enhancing community ***living***, ***places***, ***connections***, ***identity***, and ***opportunity***. This comprehensive approach aims to improve the quality and diversity of housing, ensuring that residents have access to a variety of living options that meet their needs. By creating vibrant public spaces, the plan seeks to foster a sense of community and belonging, encouraging social interactions and community events. Additionally, ensuring safe transportation is a priority, as it facilitates better connectivity within the area and beyond, making it easier for residents to access essential services and amenities.

Celebrating cultural identity is another crucial aspect of the strategy, as it aims to honor the unique heritage and traditions of the community, promoting inclusivity and pride among residents. By fostering economic growth, the redevelopment plan supports the development of local businesses and job opportunities, contributing to a thriving and sustainable economy. Overall, these efforts are designed to support a thriving, inclusive community, where everyone has the opportunity to prosper and feel connected to their surroundings.

CRA GOALS

COMMUNITY LIVING

Improve the quality, aesthetics, and availability of housing in Diamond Square. Support homeownership and diversity in housing types.

COMMUNITY PLACES

Enhance parks and public spaces to create safe, inclusive, vibrant gathering and recreational areas.

COMMUNITY CONNECTIONS

Enhance mobility through consistent and incremental improvements to non-vehicular transportation options to foster a culture of active mobility and ensure access to safe, efficient transportation for all residents.

COMMUNITY IDENTITY

Strengthen community identity and pride by celebrating the neighborhood's history and culture, investing to create a safer, healthier environment, and integrating support services benefitting community members.

COMMUNITY OPPORTUNITY

Foster economic growth by developing vacant and underutilized properties, attracting diverse businesses and amenities, enhancing major corridors to become vibrant, mixed-use commercial districts, and providing job training and development opportunities for residents.

COMMUNITY ***LIVING***

Improve the quality, aesthetics, and availability of housing in Diamond Square. Support homeownership and diversity in housing types.

- Expand and promote the Residential Paint and Beautification grans and programs using targeted marketing efforts for residential properties programs, particularly those located on major corridors such as King Street, Barbara Jenkins Dr, and Rosa L. Jones Drive.
- Increase awareness of housing assistance programs through community outreach and local partnerships (e.g., leveraging churches and community organizations).
- Expand homeownership assistance programs to provide pathways to homeownership for low- and moderate-income residents.
- Incentivize infill development and the redevelopment of vacant or underutilized parcels for multifamily housing throughout the CRA.
- Expand partnerships with affordable housing developers to increase the stock of affordable rental and owner-occupied housing.
- Facilitate where possible the development of missing middle housing (townhomes, duplexes, live-work units) to accommodate a range of household sizes and income levels.
- Increase the enforcement of Code Compliance for all properties, including residential.

COMMUNITY ***PLACES***

Enhance parks and public spaces to create safe, inclusive, vibrant gathering and recreational areas

- Further enhance Provost Park and Gilmore Community Park with additional amenities, such as playgrounds, picnic areas, and sports facilities.
- Partner with local organizations and businesses to create regular community programming (e.g., farmers markets, outdoor movie nights, and music events).
- Apply CPTED principles to public spaces, focusing on improving lighting, visibility, and property maintenance.
- Plant more street trees and expand urban greenery to reduce the urban heat island effect and improve air quality.

COMMUNITY ***CONNECTIONS***

Enhance mobility through consistent and incremental improvements to non-vehicular transportation options to foster a culture of active mobility and ensure access to safe, efficient transportation for all residents.

- Implement “Complete Streets” design features to improve walkability and safety by mending gaps in the sidewalk network, refreshing the landscaping and crosswalks, and installing decorative lighting and gateway features along major corridors including King Street, Barbara Jenkins Drive, Rosa L. Jones Drive, Fiske Boulevard, and Peachtree Street.
- Upgrade bus stop facilities with new shelters, benches, bike racks, and signage to improve comfort and access to public transportation.
- Work with the Space Coast Area Transit (SCAT) to improve bus service frequency and coverage within the CRA, especially for underserved areas.

COMMUNITY ***IDENTITY***

Strengthen community identity and pride by celebrating the neighborhood's history and culture, investing to create a safer, healthier environment, and integrating support services benefiting the community members.

- Create a cohesive branding strategy for placemaking and wayfinding purposes. Concurrently, integrate public art, cultural signage, and historical markers, celebrating the neighborhood's rich history and cultural assets.
- Increase neighborhood watch programs and engage local residents in community policing efforts to reduce crime.
- Foster partnerships within the CRA to host clean-up volunteering opportunities on a regular basis to support local accountability and pride
- Advocate for the return of culturally significant and age-inclusive events such as the MLK and Juneteenth festivals.
- Strengthen partnerships with local nonprofits and community organizations to provide support for youth programs, homelessness services, and senior assistance.
- Increase programming that engage all age groups in positive activities that foster a sense of belonging and connectedness.
- Provide health and wellness programming in community centers and public spaces, focusing on physical and mental health.
- Explore the establishment of a neighborhood organization to help activate the community and keep them informed.

COMMUNITY ***OPPORTUNITY***

Foster economic growth by developing vacant and underutilized properties, attracting diverse businesses and amenities, enhancing major corridors to become vibrant, mixed-use commercial districts, and providing job training and development opportunities for residents.

- Provide storefront and signage improvement grants and the corresponding technical assistance to help existing businesses upgrade their properties and attract customers.
- Enforce property maintenance standards and provide technical assistance to business owners to improve the upkeep of commercial properties.
- Partner with schools, businesses, and workforce development organizations to provide job training, skill-building programs, and access to higher-paying jobs.
- Prioritize business attraction strategies that focus on the desired mix of retail, dining, healthcare, and other services, such as grocery stores and medical facility.
- Invest in stormwater management infrastructure, such as bioswales, rain gardens, and permeable paving, particularly in flood-prone areas.
- Explore opportunities to underground utilities and implement green infrastructure solutions to enhance environmental resilience.
- Explore opportunities for a small business/entrepreneurship incubator program that provides mentorship, studio space, and/or funding.



Enhancing shared living spaces and provide facade rehabilitation programs



Opportunity to highlight Diamond Square's identity through murals and art



Using native landscape to filter and improve stormwater runoff



Strengthening the local economy through mixed use

Community Living:
Improve the quality, aesthetics, and availability of housing in Diamond Square. Support homeownership and diversity in housing types.

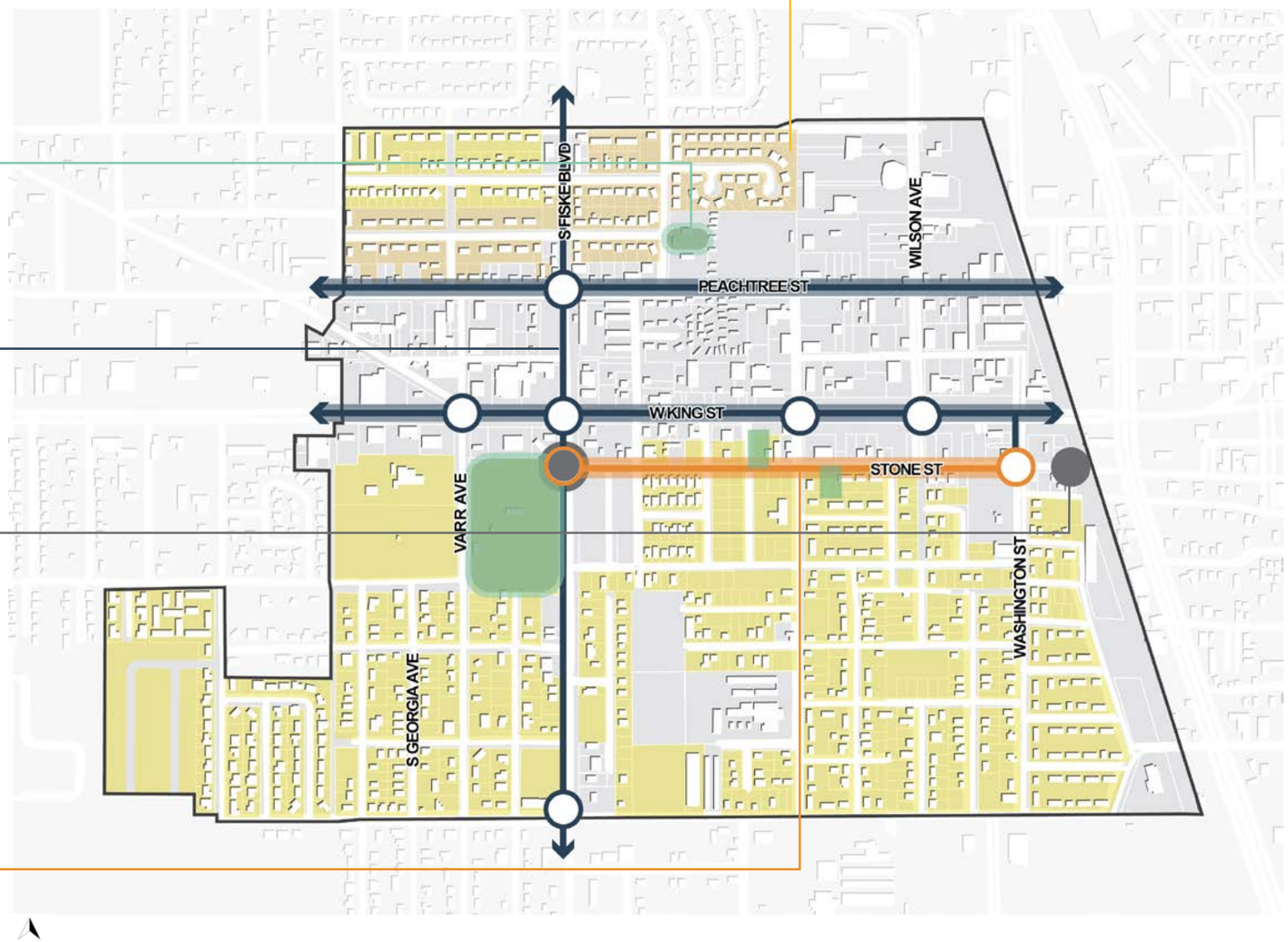
Community Places:
Enhance parks and public spaces to create safe, inclusive, vibrant gathering and recreational areas

Community Connections:
Enhance mobility through consistent and incremental improvements to non-vehicular transportation options to foster a culture of active mobility and ensure access to safe, efficient transportation for all residents.

Community Identity:
Strengthen community identity and pride by celebrating the neighborhood's history and culture, investing to create a safer, healthier environment, and integrating support services benefitting the community members.

Community Opportunity:
Foster economic growth by developing vacant and underutilized properties, attracting diverse businesses and amenities, enhancing major corridors to become vibrant, mixed-use commercial districts, and providing job training and development opportunities for residents.

OPPORTUNITIES MAP



IMAGINE...

Diamond Square's neighborhoods could be a common ground for residents, safe and comfortable to walk, with amenities such as community gardens or play spaces



COMMERCIAL SPACES



IMAGINE...

Stone Street could be the commercial corridor with live-work spaces; the “main street” of Diamond Square

IMAGINE...

Neighborhoods could connect residents to safe and active community spaces





IMPLEMENTATION

2025



04

CRA PLAN UPDATE

DIAMOND SQUARE

TAX INCREMENT FINANCING (TIF) PROJECTIONS

The following Tax Increment Financing (TIF) revenue projections show the anticipated TIF revenue for the CRA's operational timeframe. The projections utilize the 1997 base year value ($24,617,590), the 2024 taxable valuation ($80,970,659), and the 2024 City (6.9532), County (3.0486), and County District IV (.64532) millage rates as a base. Taxable values are projected to increase at 3% per year. The TIF collection rate for City and County taxes is 95%. The cumulative TIF revenue projected to be collected through 2032 is $6,079,289. *Per the Interlocal Agreement dated October 21, 2019, the County's TIF contribution is capped at $150,000 per fiscal year.

Diamond Square CRA 3% Growth

		Taxable Valuation	Estimated Increment Value	County Contribution @ 95%	County District IV Rec Contribution @ 95%	City Contribution @ 95%	Total TIF CRA
BASE	**1997**	**$24,617,590**					
	2024	$80,970,659	$56,353,069	$163,208	$34,547	$372,242	$569,998
	2025	$83,399,779	$58,782,189	$170,243	$36,037	$388,288	$594,568
	2026	$85,901,772	$61,284,182	$177,489	$37,571	$404,815	$619,875
	2027	$88,478,825	$63,861,235	$184,953	$39,150	$421,838	$645,941
	2028	$91,133,190	$66,515,600	$192,640	$40,778	$439,371	$672,790
	2029	$93,867,186	$69,249,596	$200,559	$42,454	$457,431	$700,443
	2030	$96,683,201	$72,065,611	$208,714	$44,180	$476,032	$728,927
	2031	$99,583,697	$74,966,107	$217,115	$45,958	$495,192	$758,264
	2032	$102,571,208	$77,953,618	$225,767	$47,790	$514,926	$788,482
							$6,079,289

County Millage	*0.0030486*
County District IV Rec	*0.00064532*
City Millage	*0.0069532*

Total County Contribution (2024-2032)	**$1,740,689**
Total County District IV Rec Contribution (2024-2032)	**$368,465**
Total City Contribution (2024-2032)	**$3,970,136**
Total TIF Estimated (2024-2032)	**$6,079,289**

IMPLEMENTATION

The Diamond Square CRA plan update is a crucial initiative aimed at revitalizing the area, but it faces challenges due to limited time and funding. With these constraints, the CRA must focus on identifying strategic partners to assist with the implementation. By collaborating with local and regional economic development partners, the CRA can offer various programs and resources, such as small business assistance and workforce development, to support the community effectively.

INTERNAL

Internal to the City organization, the CRA should seek staffing partners who can assist with the identified operational timeframe projects and programs. These partners could include the Public Works, Police, Fire, Planning and Utilities Departments for identified capital projects and the Community Services and Communications and Economic Development departments for identified programmatic projects.

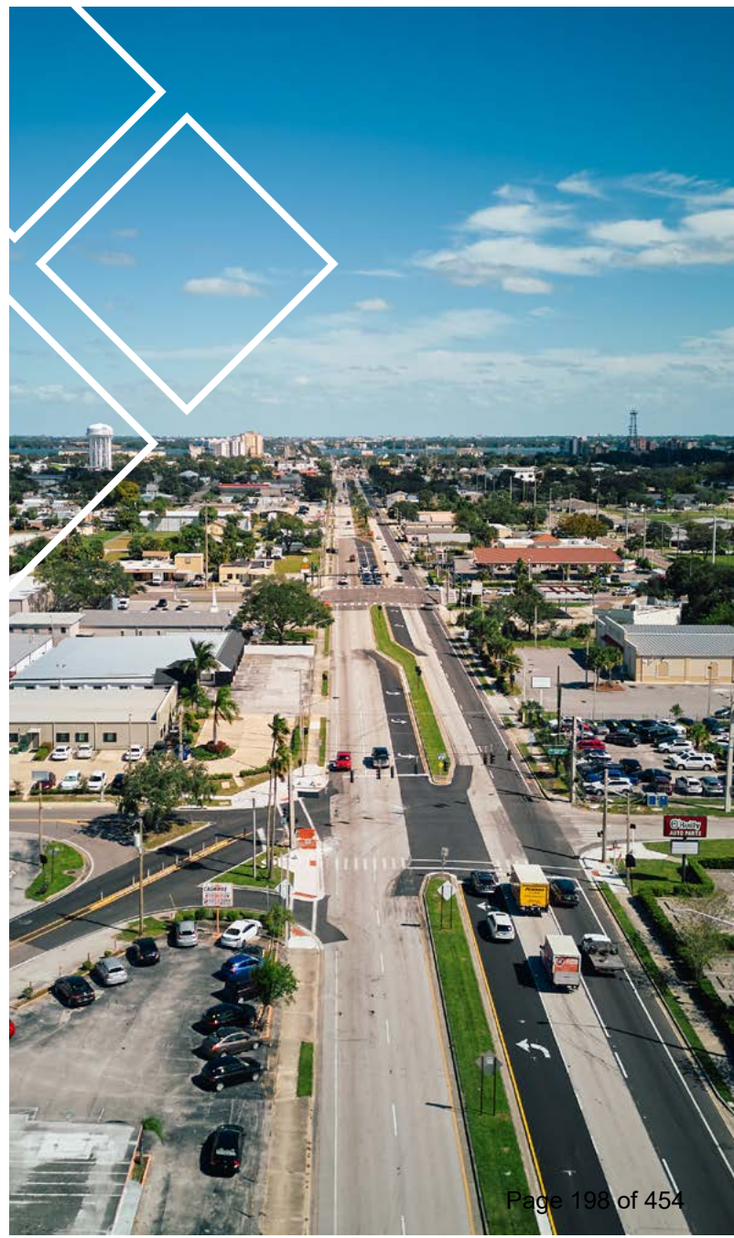
EXTERNAL

By collaborating with external local and regional partners, the CRA can collaborate on capital projects and offer various programs and resources, such as small business assistance and workforce development, to support the community in an effective manner. These external partners could include FDOT, Brevard County Parks and Recreation, Brevard County and Space Coast Area Transit (SCAT) for pedestrian oriented capital and safety projects and for programmatic efforts could seek out opportunities with the Harry T. & Harriette V. Moore Cultural Complex, Inc., CareerSource Brevard, the Space Coast Economic Development Commission of Brevard County, local Brevard County Chambers of Commerce, the Small Business Development Center (SBDC) at Eastern Florida State College, and the Florida Tech Bisk College of Business.

Given the limited funding, the best use of resources is to facilitate these partnerships and establish a robust ecosystem of community resources. This approach will ensure that the CRA can leverage the strengths of different organizations and maximize the impact of its initiatives. By focusing on building these relationships, the CRA can enhance the support network available to residents and businesses in Diamond Square.

Additionally, the CRA can play a pivotal role in shaping the brand and vision for Diamond Square. By doing so, it ensures that new developments align with community desires and contribute positively to the area's growth. This alignment is crucial for maintaining the community's character and ensuring that development projects benefit existing residents.

The plan update itself is a prudent measure that helps align developers and investors with community aspirations. By setting clear guidelines and expectations, the CRA can attract investments that are in harmony with the community's goals. This alignment not only fosters sustainable growth but also builds trust between the community, developers, and investors, ensuring long-term success for Diamond Square.



CRA Capital Projects	Public Works	Police/Fire	Utilities	FDOT/County Transportation	Brevard County Parks and Recreation	Space Coast Area Transit (SCAT)	Planning	Harry T. Moore Cultural Complex
Bus Stop Concrete Pad	X					X		
Placemaking and Activation of Public Spaces	X				X		X	
Pedestrian Connectivity and Safety Improvements	X	X		X			X	
Wayfinding/ Signage (Gateway, Wayfinding and Cultural)	X				X		X	X

CRA Programs	Career Source Brevard	Harry T. Moore Cultural Complex	Space Coast Economic Development Commission of Brevard County	Local Chambers of Commerce	Brevard County Parks and Recreation	Small Business Development Center (SBDC)	City of Cocoa Economic Development and Community Services Departments
Commercial Facade Improvement Grants							X
Residential Paint Grants							X
Residential Beautification Grants							X
Brevard County Parks and Rec Summer Camp Scholarships					X		X
Homebuyer Assistance Program							X
Cocoa UpStart Program	X			X		X	X
Neighborhood Stabilization and Empowerment	X	X	X	X	X	X	X

In addition, the Cocoa CRA should also consider creating programs for development, rehabilitation, financial or other economic incentives to facilitate new investment in the redevelopment area thereby fostering growth, elimination of slum and blights, and increasing the tax base. When appropriate, the CRA may consider entering into a TIF Reinvestment Agreement with a private party to support the construction of a private sector development project within the CRA area by allowing a portion of the tax increment generated from the project to be reinvested (rebated) to support the completion of qualified improvements related to the project consistent with the Plan.

The Cocoa CRA seeks to avoid displacement of households or businesses as a general policy. This Plan specifically seeks to support neighborhood revitalization and allow current residents to invest in and remain in neighborhoods. However, although not anticipated, if relocation ever becomes necessary the Cocoa CRA will establish a relocation policy that provides equitable payment for all property owners, tenants in the event of displacement from property acquisition by the Cocoa CRA.



NEIGHBORHOOD IMPACT ELEMENT

DRAFT



05

CRA PLAN UPDATE

DIAMOND SQUARE

DRAFT

05

NEIGHBORHOOD IMPACT ELEMENT

Florida statues require a neighborhood impact element if the redevelopment area contains low moderate-income housing. Considerations to be included in the element, where relevant, may include things such as relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other factors affecting the physical and social quality of the neighborhood. The following neighborhood impact element describes the various potential impacts of the redevelopment upon residents of the redevelopment area and the surrounding area. While specific impacts cannot be determined until concrete redevelopment proposals are submitted for review, this section attempts to quantify the range of impacts that could be expected in the areas of housing relocation, traffic circulation, environmental quality, the availability of community facilities, and the effect upon the school population.

HOUSING RELOCATION

The implementation of the Diamond Square Community Redevelopment Plan does not anticipate the displacement or potential relocation of residents living within the Community Redevelopment Area boundaries. However, if as a result of implementation of projects contained in this Diamond Square Community Redevelopment Plan relocation of persons becomes necessary on either a temporary or permanent basis, the Diamond Square Community Redevelopment Agency will be responsible for the timely provision of replacement housing for those affected persons.

TRAFFIC CIRCULATION

The implementation of the Diamond Square Community Redevelopment Plan does not propose to change or modify any of the existing traffic patterns within the Community Redevelopment Area. The implementation of the Diamond Square Community Redevelopment Plan does propose Complete Street improvements to existing roadways and corridors to improve public safety, accessibility and to safely accommodate additional modes of transportation (bicycle and pedestrian modes).

ENVIRONMENTAL QUALITY

The implementation of the Diamond Square Community Redevelopment Plan proposed infrastructure improvements will seek to improve the environmental quality of the Community Redevelopment Area. Specific infrastructure improvements that will have a positive effect upon the environmental quality of the Diamond Square Community Redevelopment Area include stormwater system improvements (reduce flooding and water-borne diseases) and roadway improvements to encourage non-automobile modes of transportation (reduce traffic levels, reduce automobile emissions, and improve air quality). The implementation of Diamond Square Community Redevelopment Plan also seeks to increase the amount and availability of green spaces and open spaces within the Diamond Square Community Redevelopment Area, effectively improving the quality of the environment by adding green spaces and open spaces.

AVAILABILITY OF COMMUNITY FACILITIES

The implementation of the Diamond Square Community Redevelopment Plan seeks to consolidate the provision of public services at community facilities within the Community Redevelopment Area through the revitalization of the Diamond Square neighborhood. The area is mainly single-family residential, with several public community facilities including, but not limited to the Dr. Joe Lee Smith Community Center, Gilmore Community Park, Provost Park, and Harry T. Moore Center. The implementation of the Diamond Square Community Redevelopment Plan will increase the accessibility and enhance the facilities of public spaces within the Community Redevelopment Area.

EFFECT ON SCHOOL POPULATION

The implementation of the Diamond Square Community Redevelopment Plan proposes the potential increase in residential densities in appropriate areas and the commensurate population increase within the Community Redevelopment Area. Currently the effects on school population within the City of Cocoa and the Diamond Square Community Redevelopment Area associated with development and population growth are accommodated on a case-by-case basis through the Future Land Use Element and Public School Facilities Element in the City's Comprehensive Plan. Additionally, the City coordinates with the Brevard County School Board and Brevard County Government through joint-planning agreements and public school Interlocal Agreements to ensure adequate provision of public school facilities within the Diamond Square Community Redevelopment Area and throughout the City. Through the use of these administrative mechanisms, future development or redevelopment within the Diamond Square Community Redevelopment Area must demonstrate accommodation of school facility level of service standards before development or redevelopment may occur.

STATUTORY CRITERIA

CONSISTENCY WITH THE COMPREHENSIVE PLAN

F.S. 163.362 requires certain contents in a Community Redevelopment Plan. The Diamond Square Community Redevelopment Plan update (2024) satisfies the Florida Statute requirements for the contents of a community redevelopment plan. The following pages list the Florida Statute requirements (BOLD) and outline the items within the Diamond Square Community Redevelopment Plan that specifically addresses these requirements.

1. **Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.**

The boundaries of the Diamond Square Community Redevelopment Area are shown on page 2. A legal description of the Diamond Square Community Redevelopment Area is attached in the Appendix.

2. **Show by diagram and in general terms**:

a. The approximate amount of open space to be provided and the street layout.

The approximate amount of open space is 20.13 acres and the street layout are indicated throughout the Plan in narrative and illustrative format where appropriate.

b. Limitations on the type, size, height, number, and proposed use of buildings.

The limitations on type, size, height, number, and proposed use of buildings are regulated by the City of Cocoa Comprehensive Plan and Land Development Code.

c. The approximate number of dwelling units.

There are approximately 1,199 dwelling units within the Diamond Square Community Redevelopment Area. (page. 15)

d. Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.

Public parks, recreation areas, streets, public utilities, and other proposed improvements are indicated throughout the Plan in narrative and illustrative format where appropriate.

3. **If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.**

No negative impact on low or moderate income housing is anticipated as a result of this Plan. The Neighborhood Impact Element is included in the Appendix (page. 43)

4. **Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.**

Publicly funded capital projects proposed within the Diamond Square Community Redevelopment Area are identified within the Proposed Capital Projects list (page 39).

5. **Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.**

The Diamond Square Community Redevelopment Agency will carry out the work of this Community Redevelopment Plan. The redevelopment process has been established and is consistent with Chapter 163, Part III., Community Redevelopment of the Florida Statutes. It is the intent of the City of Cocoa to continue to operate in accordance with the Florida Statute requirements and to comply with those requirements as established in Chapter 163, Part III., of the Florida Statutes as amended.

6. **Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.**

This provision of the Diamond Square Community Redevelopment Plan will be satisfied on a case-by-case basis as each project is carried out through final documentation and approval by the Governing Board of the Diamond Square Community Redevelopment Agency. Control of land, covenants, and any restrictions on land sold or leased by the Diamond Square Community Redevelopment Agency shall be in accordance with Chapter 163, Part III., Community Redevelopment of the Florida Statutes, and applicable City of Cocoa Code of Ordinance and Land Development Code requirements.

7. **Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.**

The implementation of the Diamond Square Community Redevelopment Plan does not anticipate the displacement or potential relocation of residents living within the Community Redevelopment Area boundaries. However, if as a result of implementation of projects contained in this Diamond Square Community Redevelopment Plan, relocation of persons becomes necessary on either a temporary or permanent basis, the Diamond Square Community Redevelopment Agency will be responsible for the timely provision of replacement housing for those affected persons.

8. **Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or**

if the plan is not intended to remedy such shortage, the reasons therefor.

The Diamond Square Community Redevelopment Plan is not intended to remedy a shortage of housing for residents of low or moderate income. The residential uses will generally exist in their current locations and will be minimally impacted by the proposed improvements. The Diamond Square Community Redevelopment Plan does encourage the development of additional housing stock that may provide additional residential options for residents of low to moderate incomes.

9. **Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.**

   A detailed statement of project costs is presented within the Proposed 5-Year Annual Budget (page 37). Detailed project costs for each project, program, and activity will be specified each year in the Diamond Square Community Redevelopment Agency's annual budget and work program. Funding for projects may include some form of indebtedness by the Community Redevelopment Agency and/or the City of Cocoa.

10. **Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.**

    The Diamond Square Community Redevelopment Agency was created in 2002 and its operational time frame expires in 2054. The 2024 Diamond Square Community Redevelopment Plan update will extend the operational timeframe of the Diamond Square Community Redevelopment Agency through 2054 in accordance with current Florida Statue requirements.





CRA PLAN UPDATE
COCOA

APPENDIX

(Supplemental Materials)

Cocoa Community Redevelopment Area

Legal Description

ORDINANCE NO. 10-81

AN ORDINANCE OF THE CITY OF COCOA, PURSUANT TO FLORIDA STATUTES, SECTION 163.357, ESTABLISHING A COCOA REDEVELOPMENT AGENCY: CONFERRING CERTAIN POWERS UPON THE COCOA REDEVELOPMENT AGENCY AND RETAINING CERTAIN POWERS UNTO THE CITY COUNCIL, AND APPOINTING FIVE (5) COMMISSIONERS TO THE COCOA REDEVELOPMENT AGENCY

WHEREAS, the City Council of the City of Cocoa, Florida, has adopted a Resolution dated April 14, 1981, finding that one or more slum or blighted areas exist in the City of Cocoa; and that the rehabilitation, conservation, redevelopment, or a combination thereof, of such areas is necessary in the interests of the public health, safety, morals, or welfare of the residents of the City of Cocoa; and

WHEREAS, the Council finds there is a need for a Cocoa Redevelopment Agency to carry out the rehabilitation, conservation, and redevelopment of said blighted and slum areas; and

WHEREAS, the Council has selected five (5) residents of the City who qualify under Florida Statutes, Section 163.356, to be the Commissioners of the agency; and

WHEREAS, the Council has determined that certain powers should be granted to the Cocoa Redevelopment Agency and the City Council should retain certain powers in order to carry out the rehabilitation, conservation, and redevelopment of the designated Redevelopment Area.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COCOA, FLORIDA:

SECTION 1. That the Cocoa Redevelopment Agency is hereby established for the purpose of carrying out redevelopment activities for the area defined as the Redevelopment Area in the Resolution dated April 14, 1981, which area is described as:

South: A straight line extending along the southern boundary of the City of Cocoa between the East and West boundaries cited herein;

East: The center line of the channel of the Indian River between the South and North boundaries cited herein;

West: The eastern edge of the Florida East Coast right-of-way between the South and North boundaries cited herein;
North: A straight line extending along the northern edge of the right-of-way Mitchell Street between the East and West boundaries cited herein.

SECTION 2. That the following five (5) residents of Cocoa meet the qualifications described in Florida Statutes, Chapter 163.356, and are hereby appointed by the Cocoa City Council as Commissioners of the Redevelopment Agency.

Person	Term
A. Buddy Baker	Four (4) years
B. Alex Greenwood	Four (4) years
C. The Rev. W.O. Wells	Three (3) years
D. Yvonne Mosicki	Two (2) years
E. Myrtice Tharpe	One (1) year

SECTION 3. That the Cocoa Redevelopment Agency is vested with the following powers pursuant to Florida Statutes; Section 163.370.

1. To make and execute contracts and other instruments necessary or convenient to the exercise of its powers under the ordinance.
2. To disseminate redevelopment information.
3. To undertake and carry out community development projects and related activities within its area of operation, such projects to include:
   A. Acquisition of a slum area or a blighted area or any portion thereof;
   B. Demolition and removal of buildings and improvements;
   C. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds and other improvements necessary for carrying out the Community Redevelopment Plan.
   D. Disposition of any property acquired in

the Community Redevelopment Area at its fair value for uses in accordance with the Community Redevelopment Plan;

E. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the Community Redevelopment Plan;

F. Acquisition of real property in the Community Redevelopment Project area which, under the Community Redevelopment Plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property;

G. Acquisition of any other real property in the Community Redevelopment Area when necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise, to remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities;

H. Acquisitions, without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway tracks, bridge entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities

and uses) designed specifically for, and limited to, families and individuals of low or moderate income;

I. Construction of foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income;

4. To provide, or to arrange or contract for, the furnishings or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities or other facilities or in connection with a Community Redevelopment Project;and to agree to any conditions that it may deem reasonable and appropriate attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertakings or carrying out of a Community Redevelopment Project and related activities, and to include in any contract let in connection with such a project and related activities, provisions to fulfill such of said conditions as it may deem reasonable and appropriate;

5. Within its area of operation:

A. To acquire by purchase, lease, option, gift, grant, bequest, devise, or otherwise except in eminent domain, any real property (or personal property for its administrative purposes) together with any improvements thereon;

B. To hold, improve, clear, or prepare for

redevelopment any such property;

C. To mortgage, pledge, hypothecate, or otherwise encumber to dispose of any real property;

D. To insure or provide for the insurance of any real or personal property or operations of the county of municipality against any risks or hazards, including the power to pay premiums on any such insurance;

E. To enter into any contracts necessary to effectuate the purpose of this part.

6. To invest any Community Redevelopment Funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control; to redeem revenue bonds issued pursuant to this part at the redemption price established therein or to purchase such bonds at less than redemption price, all such bonds so redeemed or purchased to be canceled;

7. To borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the Federal Government, the State, County, or other public body, or from any sources, public or private, for the purposes of this part, and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the Federal Government for or with respect to a Community Redevelopment Project and related activities such conditions imposed pursuant to federal laws as the county or municipality

may deem reasonable and appropriate and which are not inconsistent with the purposes of this part;

8. Within its area of operation, to make or have made all surveys and plans necessary to the carrying out of the purposes of this part and with the consent of the City Council to contract with any person, public or private, in making and carrying out such plans, which plans may include, but not be limited to:

   A. Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements;

   B. Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of Community Redevelopment Projects and related activities;

   C. Plans for the enforcement of state and local laws, codes and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.

9. To develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income;

10. To apply for, accept, and utilize grants of funds from the Federal Government for such purposes;

11. To prepare plans for and assist in the relocation of persons (including individuals, families,

business concerns, nonprofit organizations and others) displaced from a Community Redevelopment Area, and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government.

12. To appropriate such funds and make such expenditures as may be necessary to carry out the purposes of this part;

13. To close, vacate plan or replan streets, roads, sidewalks, or other places.

14. Within its area of operation, to organize, coordinate, and direct the administration of the provisions of this part, as they may apply to the City in order that the objective of remedying slum and blighted areas and preventing the causes thereof within the City, and to establish such offices in order to carry out such purposes most effectively.

15. To acquire by eminent domain any real property together with any improvements thereon.

SECTION 4. The following powers shall continue to vest in the Council of the City of Cocoa:

1. The power to determine an area to be a slum or blighted area, or combination thereof, to designate such area as appropriate for a Community Redevelopment Project, and to hold any public hearings required with respect thereto.

2. The power to grant final approval to Community Redevelopment Plans and Modifications thereof.

3. The power to authorize the issuance of revenue bonds as set forth in Section 163.385.

4. The power to approve the acquisition, demolition, removal, or disposal of property as provided in Section 163.370 (4) and the power to assume the responsibility to bear loss as provided in Section 163.370 (4).

SECTION 5. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. That if any word, sentence, clause, phrase, or provision of this ordinance, for any reason, is held to be unconstitutional, void, or invalid, the validity of the remainder of this ordinance shall not be affected thereby.

SECTION 7. This ordinance shall take effect immediately upon its adoption by the Council of the City of Cocoa, Florida.

SECTION 8. The method of publication of this ordinance shall be by posting a copy hereof in two public places within the City of Cocoa for a period of thirty (30) days.

Adopted by the Council of the City of Cocoa, Florida, in a regular meeting assembled on the fourteenth day of April, 1981.

MAYOR

ATTEST:

Linda V. Wright
CITY CLERK

Cocoa Community Redevelopment Area

Kick off Meeting

June 13, 2024

Cocoa CRA

Community Redevelopment Plan Update

Kickoff

June 13, 2024

1. Introductions

2. Project Overview

3. Project Schedule
    - Meeting Dates/Schedule - public hearing and workshop options (CRA; City Council; P&Z Board)
    - Briefing Schedule (bi-weekly)

4. Project Points of Contact:
    - Status Reports and Updates
    - Project Website
    - Submission of Public Engagement Materials (social media, invitations, advertisements, flyers)
    - Potential Meeting Venues (stakeholder interviews, focus groups, public workshops)

5. Public Involvement Plan
    - Project Brand
    - Project Website (cross-marketing opportunities)
    - Stakeholder Interviews - identification of key stakeholders and thought leaders
        - City / CRA
        - Elected Officials
        - Community Partners
        - Neighborhood Groups (associations/other)
        - Civic Organizations
        - Local Business Community
    - Potential Community Meeting Venues
    - Community Events

6. Resources and Data Requests:
    - CRA Annual Budget
    - CRA Annual Report
    - Previous Community Redevelopment Plan(s)
    - City's Comprehensive Plan
    - City's Land Development Code
    - City's Capital Improvement Plan (CIP for past 5 years)
    - CRA's Establishing Documents (resolution and ordinance)
    - City GIS Data / Shapefiles
    - City Property Appraiser Data – Brevard County (for all parcels in CRA)
    - City Business Tax Receipt Records (BTRs for past 5 years for business located in the CRA)
    - CRA/City Special Projects Information (key developments; new business openings, business recruitment)
    - Relevant Report, Studies, and Concurrent Planning Efforts

7. Familiarization Tour
    - Special Site of Interest
    - Successful Application of CRA Programming and Projects

8. Discussion

TO:	Ryan Browne, Cocoa Redevelopment Coordinator
FROM:	Laura Canary, Inspire Project Manager
CC:	Charlene Neuterman, Cocoa Community Services Director
	Jared Beck, Inspire Director of Redevelopment
DATE:	August 8, 2024
SUBJECT:	Cocoa CRA - Kickoff Summary and Action Items

ATTENDANCE

Inspire Project Team:

- Laura Canary, Project Manager
- Laura Martinez, Planner
- Gaby Castro, Planner
- Erik Bredfeldt, Director of Economic Development (virtual)

City of Cocoa:

- Stockton Whitten, City Manager
- Charlene Neuterman, Community Services Director
- Ryan Browne, Redevelopment Coordinator

PROJECT OVERVIEW

The Cocoa Community Redevelopment Agency (CRA) is a pre-charter CRA established on April 14, 1981 and is scheduled to sunset in 2041. In 2018, a minor modification was adopted to the Cocoa Community Redevelopment Plan. Thus far, much of the CRA spending was allocated towards fixing hurricane damages. Moving forward, a major focus will be preparing the area for the changes coming into the City, particularly the Brightline. The Brightline is expected to attract new visitors and the City hopes to be able to draw visitors into the Cocoa CRA boundaries. Properties that are prime for redevelopment, along with the issuance of upcoming RFPs, provide promising opportunities within the Cocoa Community Redevelopment Area. Additionally, by focusing on interconnected mobility and placemaking, the CRA hopes to position itself as an accessible and attractive destination.

SCHEDULES

- This project spans roughly seven (7) months from kickoff, with City Council anticipated to adopt final redevelopment plans at its February 25, 2025 meeting. The most recent schedule was provided to staff on the week of July 29, 2024

- The Cocoa CRA board meets on the first Monday of the month. City Council meetings occur bi-monthly on the first and fourth Tuesdays of every month. Planning and Zoning meetings are held on the first Wednesday of the month. Inspire will present the first draft of the update at the CRA Board's January meeting, and intends to submit a final draft incorporating subsequent comments and revisions to the Board by January 20, 2024.

- Check-in meetings between Inspire and City Staff will be facilitated virtually on a bi-weekly basis. The first check-in meeting occurred on Wednesday, July 26th at 3:00 PM. All subsequent check-in meetings will occur on Wednesdays at 11:00 A.M., unless rescheduled by a member of Inspire or City Staff.

PROJECT POINTS OF CONTACT

- Ryan Browne, *Project Management*
- Charlene Neuterman, *Project Management*
- Samantha Senger, *Communications, Economic Development*
- Ashlee Malone, *GIS*
- Justin Berke, *GIS*
- Gail Bantugan, *Leisure Services Manager*
- Kristin Eick, *City Attorney*

PUBLIC INVOLVEMENT PLAN

Potential venues for community meetings and stakeholder interviews include City Hall and Civic Center.

Inspire will create an interactive project website using Social Pinpoint, which will notify visitors of planned community engagement events and enable them to provide relevant feedback. The website will be ADA compliant, and all comments will be reviewed before publication to ensure compliance with the City's communications regulations.

Invitations for stakeholder interviews will be sent to the District County Commissioner's Office. Potential stakeholders include business owners and board members of the Historic Cocoa Village Main Street and faith and community leaders involved in the local ministerial alliance.

All marketing materials for the public engagement phase of the project will be available in Spanish, including the Social Pinpoint website, social media posts and printed materials such as utility bill mailers.

DATA REQUEST

Inspire submitted a GIS data request form for the Cocoa and Diamond Square CRA plan updates on June 19, 2024. Requested data includes the location of all public facilities, transportation infrastructure, planning data (i.e., parcels, jurisdictions, zoning, FLU, overlays, CRAs), EMA flood zones, brownfield sites and land use land cover.

TOUR OBSERVATIONS

- The redevelopment area is bounded by Mitchell Street to the north, the Florida East Coast Railroad to the west, the Indian River to the east, and Rosa L. Jones Drive to the south.
- Run-down and vacant structures are prevalent, contributing to the city's 1/3 parcel vacancy rate.
- Complete Streets funding has successfully revitalized Florida Avenue.
- Current CRA projects in the works include parking facilities and a new or refurbished fishing pier at Lee Wenner Park.
- RFPs for vacant land within the Cocoa CRA boundary, hotel

ACTION ITEMS/ NEXT STEPS

- Inspire provided an updated schedule to staff on July 31, 2024.
- A request for GIS data was submitted on June 19, 2024.
- A follow-up GIS meeting was held on August 1, 2024
- Project branding materials are being updated and the revise concepts are scheduled to be sent back over for review on Wednesday, August 14th, 2024.
- The Existing Conditions Analysis will tentatively be prepared by September 6, 2024.
- Inspire will continue to communicate with staff regarding any changes to dates or services rendered.

Cocoa Community Redevelopment Area

Progress Report

September 11, 2024

TO:	Ryan Browne, Cocoa Redevelopment Coordinator
FROM:	Laura Canary, Inspire Project Manager
CC:	Charlene Neuterman, Cocoa Community Services Director
	Jared Beck, Inspire Director of Redevelopment
DATE:	September 11, 2024
SUBJECT:	Cocoa CRP Update Progress Report (June - August)

PROJECT OVERVIEW

Inspire is preparing an update to the Cocoa Community Redevelopment Plan. The project includes a robust public involvement plan, including virtual and in-person engagement opportunities. Inspire will utilize the assessments and insight of the local community and economic conditions gathered through the existing conditions analysis to develop a cohesive vision reflective of the shared community values, objectives and goals to guide the Community Redevelopment Plan Update.

SCHEDULE

This project spans roughly seven (8) months from kickoff, with the final Community Redevelopment Plan going to City Council for adoption on March 25, 2025. The most recent schedule was provided to staff on the week of July 29, 2024.

PROGRESS (JUNE – AUGUST)

The kickoff meeting and site tour was conducted on June 13, 2024. There was short break in the schedule, due to a delay in the issuance of the PO, which was issued on July 18, 2024. Project meetings are held biweekly to provide timely progress, schedule and budget updates. At the forefront of the project, and central to the public input plan, a project logo and website was developed to create a cohesive messaging and communications strategy throughout the project. The project website features a community survey and interactive map. The project's first community meeting, an Open House, is scheduled for September 25, 2024 from 11 am – 7 pm at the Joe Lee Smith Community Center. The purpose of the Open House is to explain the project and planning effort, provide an overview of the process and schedule, and discuss initial opportunities and constraints for the district.

As part of the Existing Conditions and Trends Analysis, a data request form was submitted to the City, and two follow-up meetings were held to explicitly discuss GIS data and resources. The analysis is underway, and the initial findings will be used to inform the Open House materials and engagement exercises. Additionally, an existing conditions base map series is being developed for the Plan Update.

PROGRESS BY TASK

TASK 1- KICK-OFF & DATA COLLECTION

Task 1.1 Project Management

- Bi-weekly meetings held on 6/26, 7/10, 7/24, 8/7, 8/21

Task 1.2 Kick-off Meeting & Site Tour

- Kick-off Meeting and Site Tour on 6/13

Completed Deliverables:

Finalized Project Schedule

Kick-off Meeting and Site Tour Summary – Tech Memo#1

Task 2- COMMUNITY ENGAGEMENT

Task 2.1 Project Branding

- Communications follow-up meeting held on 8/29

Task 2.2 Interactive Project Website & Virtual Engagement Tools

Task 2.3 Stakeholder Interviews

Task 2.4 Community Meetings

Completed Deliverables:

Project Logo

Interactive Project Website

Social Media Campaign Materials

TASK 3- EXISTING CONDITIONS & TRENDS ANALYSIS

- GIS Follow-up meeting on 8/1

ACTION ITEMS/ NEXT STEPS

- Existing Conditions and Trends Analysis
- Prepare workshop materials and PowerPoint for Diamond Square CRA Open House

Cocoa Community Redevelopment Area

Existing Conditions Memo

September 24, 2024

TO: Ryan Browne, Project Manager, Redevelopment Coordinator

FROM: Laura Canary, Project Manager, Inspire Placemaking Collective

CC: Charlene Neuterman, Jared Beck, AICP

DATE: September 24, 2024

SUBJECT: Cocoa Community Redevelopment Area - Existing Conditions

Inspire conducted an evaluation of existing conditions of the Cocoa CRA's context, demographics, transportation network, infrastructure, and economics. Below are the findings.

CONTEXT

The Cocoa Community Redevelopment Area (CRA) encompasses 286 acres along the southern border of the City of Cocoa within Brevard County. The CRA is a quaint urban core located along the shoreline of the Indian River. The CRA is located from the northern boundary of Mitchell Street, with the western boundary at the Florida East Coast Railroad, eastern boundary along the western shoreline of the Indian River and the southern boundary at Rosa L. Jones Drive. *Please refer to Map A.*

LAND USE

The majority of the land area within the CRA is comprised of Commercial and Services uses (72%), followed by High (7%) and Medium (4%) density residential, not including roadway infrastructure. The current zoning provides an opportunity for compact infill development, leading to desirable walkability and vitality in the urban core. The Future Land Use designation also lends to more mixed use development. *Please refer to Maps B, C, and D.*

Existing Land Use

Existing Land Uses	Acres	Percent of CRA (%)
1400: Commercial and Services	204.7	72 %
1300: High Density, 6 or more dwelling units/acre	20.8	7 %
8140: Roads and Highways	13.7	5 %
1200: Medium Density, 2>5 dwelling units/acre	11.8	4 %
1840: Marina's and Fish Camps	11.4	4 %
5400: Bays and Estuaries	3.0	1 %
1700: Institutional	2.9	1 %
8330: Water Supply Plants (Including pumping stations)	2.1	1 %
8340: Sewage Treatment	1.6	1 %

Zoning Map

Over half of the Cocoa CRA is zoned as mainly RU-2-25 - Multiple Family Dwelling and C-C - Core Commercial. Generally, most of the zoning categories are appropriate for an urban core.

Zoning Designations	Acres	Percent of CRA (%)
RU-2-25 - Multiple Family Dwelling	37.53	23 %
C-C - Core Commercial	35.77	22 %
RU-2-10 - Low Density Single & Multiple Family Residential	26.52	16 %
CBD - Central Business	24.13	15 %
CBD-CVO - Central Business Cocoa Village Overlay	16.22	10 %
C-P - Commercial Parkway	12.76	8 %
C-W - Wholesale Commercial	10.53	6 %
C-G - General Commercial	1.90	1 %
R-P - Residential Professional	0.08	0 %

Future Land Use Map

Nearly half of the Cocoa CRA is categorized as “mixed-use” which allows for 25 DU per acre, with the following uses permitted: Commercial, Industrial, Hotel, Office, Residential, Institutional, and Open Space/Recreational.

Future Land Use Category	Acres	Percent of CRA
Mixed - Use	87.45	46 %
Low Density Residential	28.90	15 %
Commercial	20.64	11 %
High Density Residential	20.51	11 %
Medium Density Residential	12.43	7 %
Recreation / Open Space	10.22	5 %
Institutional	9.11	5 %

TRANSPORTATION

The Cocoa CRA has access to major roadways including Cocoa Boulevard, King Street, as well as a several internal roadways that generally create a well-connected network. There are nine bus stops within the Cocoa CRA. Most of the CRA is within a ¼ mile distance (a 10-minute walk) of a Space Coast Area Transit (SCAT) Bus Stop, with some exceptions in the northeast and southeast corners of the CRA, as well as Lee Wenner Park. According to Florida Department of Transportation (FDOT) ConnectPed data, bicycle lanes are extremely limited within the Cocoa CRA, with facilities only existing along Cocoa Boulevard and Peachtree Street. The bicycle facilities along Cocoa Boulevard and Peachtree Street are not protected in any capacity, and are often wedged between vehicular lanes with a speed limit of 35 to 45 miles per hour. Accordingly, with no protections for cyclists, safety is a huge concern for transportation within the Cocoa CRA, particularly as growth leans into alternative modes of transportation such as bicycles and micromobility options. *Please refer to Map E.*

DEMOGRAPHICS

The Cocoa CRA has a population of 1,057 residents, with a median age of 63 years old. The Median Household income is $85,625 as compared to $78,575 in Brevard County. The CRA is primarily composed of a White Alone population (78.3 percent), with the next race/ethnicity group being Black alone (11.2 percent). Half of the population has obtained a Bachelor's Degree, which is a higher rate than the county and state attainment. Almost half of residents work in service industries (46.2 percent), followed by public administration (15.3 percent). Over 80 percent of the population lives alone or in a 2-person household. Half of the housing stock is occupied by the owner, with only 13.2 percent of the housing stock being vacant. Most of the housing stock appear to be multi-family buildings with 10 units or more.

2024 Total Population: 1,057
2024 Median Age: 63.3
2024 Housing Units: 741
2024 Total Households: 643
2024 Average Household size: 1.63
2024 Median Household Income: $85,625
2024 Average Household Income: $168,733
Tapestry Segmentation: Golden Years (9B)

2024 Population by Race/Ethnicity	
Total	1,058
White Alone	78.3%
Black Alone	11.2%
American Indian Alone	0.5%
Asian Alone	0.9%
Pacific Islander Alone	0.3%
Some Other Race Alone	1.0%
Two or More Races	7.9%
Hispanic Origin	6.0%
Diversity Index	43.8

2020 Household by Size	Cocoa CRA Percent %	Brevard County Percent %
Total	628	255,723
1 person	43.0%	29.7%
2 person	40.4%	39.4%
3+ person	16.7%	30.9%
U.S. Census Bureau. "Occupancy Characteristics." American Community Survey, ACS 1-Year Estimates Subject Tables, Table S2501, 2022, https://data.census.gov/table/ACSST1Y2022.S2501?t=Housing:Housing Units&g=050XX00US12009.		

Tenure	Percent (%)
Owner Occupied Housing Units	50.2%
Renter Occupied Housing Units	36.6%
Vacant Housing Units	13.2%

Educational Attainment (Residents 25 years or older)	CRA %	Brevard County %	State of Florida %
Total	944	472,034	16,104,410
Less than 9th Grade	2.9%	2.3 %	4.2 %
9th - 12th Grade, No Diploma	0.0%	4.3 %	5.9 %
High School Graduate	10.3%	24.6 %	27.1 %
GED/Alternative Credential	2.3%	*	*
Some College, No Degree	13.1%	21.4 %	18.4 %
Associate's Degree	7.7%	11.3 %	10.2 %
Bachelor's Degree	50.1%	20.9 %	21.4 %
Graduate/Professional Degree	13.6 %	15.1 %	12.9 %
*included in High School Graduate category			
U.S. Census Bureau. "Educational Attainment." American Community Survey, ACS 1-Year Estimates Subject Tables, Table S1501, 2022, https://data.census.gov/table/ACSST1Y2022.S1501?g=050XX00US12009. Accessed on September 9, 2024.			

INDUSTRY (2024)	CRA: % Employed	County: % Employed
Total	485	288,985
Agriculture/Mining	0.0%	0.2 %
Construction	5.6%	6.7 %
Manufacturing	9.9%	11.8 %
Wholesale Trade	0.0%	2.0 %
Retail Trade	8.9%	12.3 %
Transportation/Utilities	1.4%	6.0 %
Information	2.9%	1.1 %
Finance/Insurance/Real Estate	9.7%	6.1 %
Services	46.2%	*33.7 %
Public Administration	15.3%	◦5.3 %
* includes "Other services, except public administration", "Arts, entertainment, and recreation, and accommodation and food services", and "Educational services, and health care and social assistance" ◦ includes "Professional, scientific, and management, and administrative and waste management services"		
U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 1-Year Estimates Data Profiles, Table DP03, 2022, https://data.census.gov/table/ACSDP1Y2022.DP03?g=050XX00US12009. Accessed on September 9, 2024.		

Type of Housing	% of Total
Total	826
1-unit, detached	11.9%
1-unit, attached	3.5%
2 units (duplex)	2.2%
3 to 4 units (triplex or quadplex)	0.8%
5 to 9 units	9.2%
10 to 19 units	12.8%
20 to 49 units	24.3%
50 or more units	35.2%
Mobile home	0.0%

Period	Percent (%)
Total	826
Built 2020 or later	0.0%
Built 2010 to 2019	2.2%
Built 2000 to 2009	17.7%
Built 1990 to 1999	25.5%
Built 1980 to 1989	7.3%
Built 1970 to 1979	9.2%
Built 1960 to 1969	8.4%
Built 1950 to 1959	17.4%
Built 1940 to 1949	1.7%
Built 1939 or earlier	10.7%

Vacant Housing Units	Percent (%)
Total	152
For rent	11.8%
Rented, Not Occupied	0.0%
For Sale Only	0.0%
Sold, not occupied	0.0%
Seasonal/Occasional	36.2%
For migrant workers	0.0%
Other	52.0%

INFRASTRUCTURE

Within the CRA most of the streets are two lane urban core roadways in good condition. Areas that are more residential do not have roadways in as good condition. Overall, the urban core areas of the CRA have sidewalks on one or both sides of the street. However, many of the more residential areas have deteriorating sidewalk conditions or lack sidewalks altogether. The area is served by AC/ overhead utility lines. The residential neighborhoods have characteristic pedestrian lighting, contributing to the character of the area. The CRA does have some small areas of Flood ZONE AE, particularly near Lee Wenner Park and along the shoreline. *Please refer to Map F-K.*

Utilities

There is one Domestic Wastewater Treatment Program located just outside of the CRA boundaries. All powerlines within the CRA are AC/Overhead powerlines, which may present a concern during storm events.

Vacant Parcels

There are 80 vacant parcels within the CRA amounting to 20 acres of vacant land. The City of Cocoa owns approximately 9.27 acres of this vacant land and is the largest holder of vacant property. All other vacant land is owned by individual property owners in segments of less than an acre each.

Government Owned Parcels

The City of Cocoa owns 21 parcels, summing to 33.5 acres of land within the Cocoa CRA. Brevard County owns one parcel of nearly six (6) acres, where the Catherine Schweinsberg Rood Central Library and several other County-operated facilities exist. The Cocoa Redevelopment Agency owns two parcels totaling to less than one (1) acre of land.

Emergency Services

The Cocoa CRA has no medical facilities or police stations within the CRA boundaries. The nearest medical facility, Wuesthoff Memorial Hospital, is located approximately one mile south. The Cocoa CRA belongs to Police District #1. There is one fire station, Station #2, near the northern boundary, which belongs to the County AutoAid.

Public Services & Facilities

There are two libraries within the Cocoa CRA: Central Brevard Library and Reference Center, and the Florida Historical Society Library. There is also the Cocoa Village Playhouse and the Cocoa Community Center. The City of Cocoa City Hall is also located within the Cocoa CRA.

Parks

There are four urban district parks within the Cocoa CRA, including Tiger Den Native Park, Peachtree Park, Taylor Park, and Riverfront Park, as well as an outdoor recreation park, Lee Wenner Park. Much of the Cocoa CRA residents/visitors are within ¼ mile of the parks, generally considered a 10-minute walk. However, considering the zoning in the CRA, there is a significant portion of the CRA that is residential – namely, RU-2-10 Low Density Single-family and Multiple-Family – that is not within a walking distance of the parks. This indicates an opportunity for pocket parks and green/blue space within the more residential areas of the CRA.

Consent Decree Area

The Cocoa CRA contains a Consent Decree Area within its boundaries, which is subject to special regulations. Please refer to Map L.

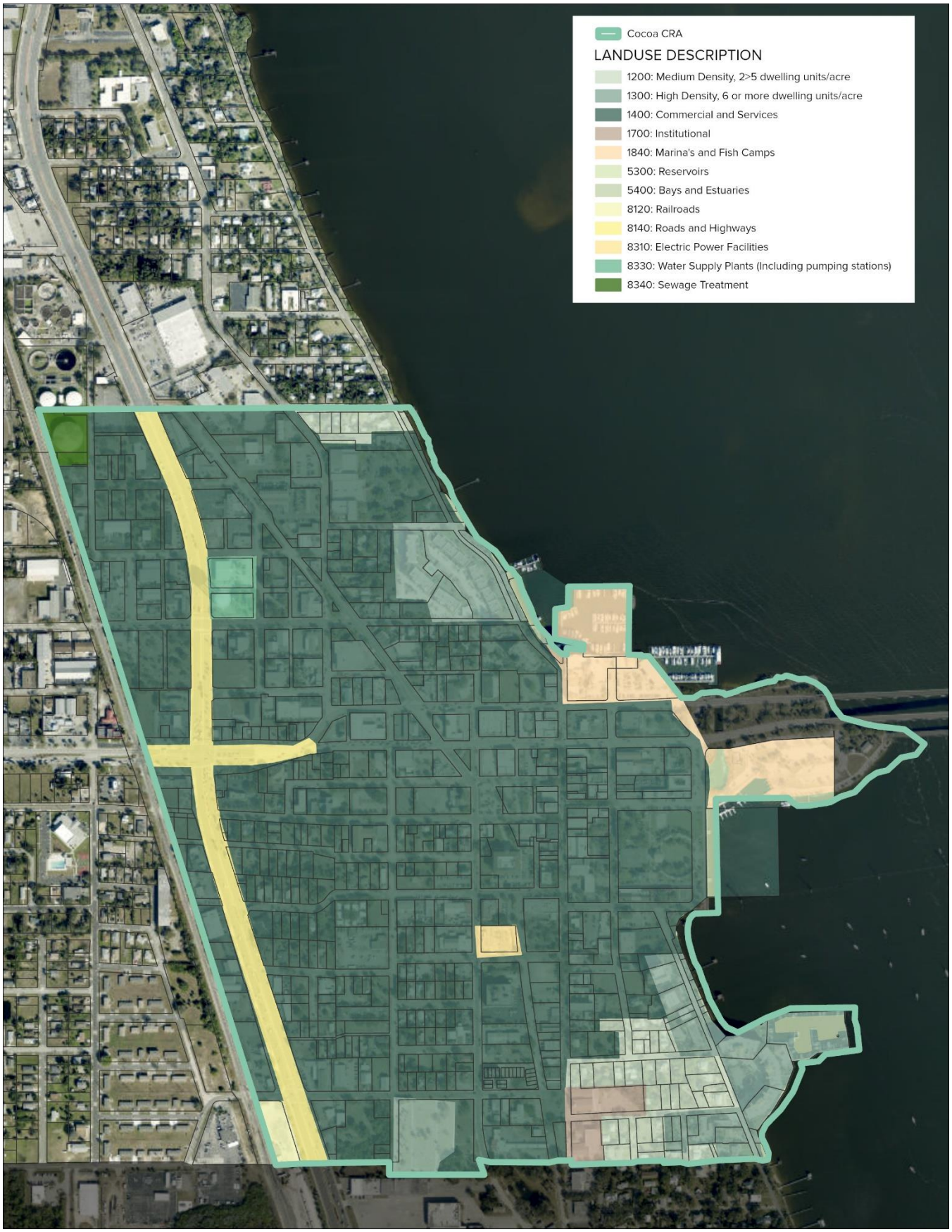
MAP SERIES

A	Context
B	Existing Land Use
C	Zoning
D	Future Land Use
E	Transportation
F	Utilities
G	Vacant Parcels
H	Government Owned Parcels
I	Emergency Services
J	Public Services & Facilities
K	Parks
L	Consent Decree Area

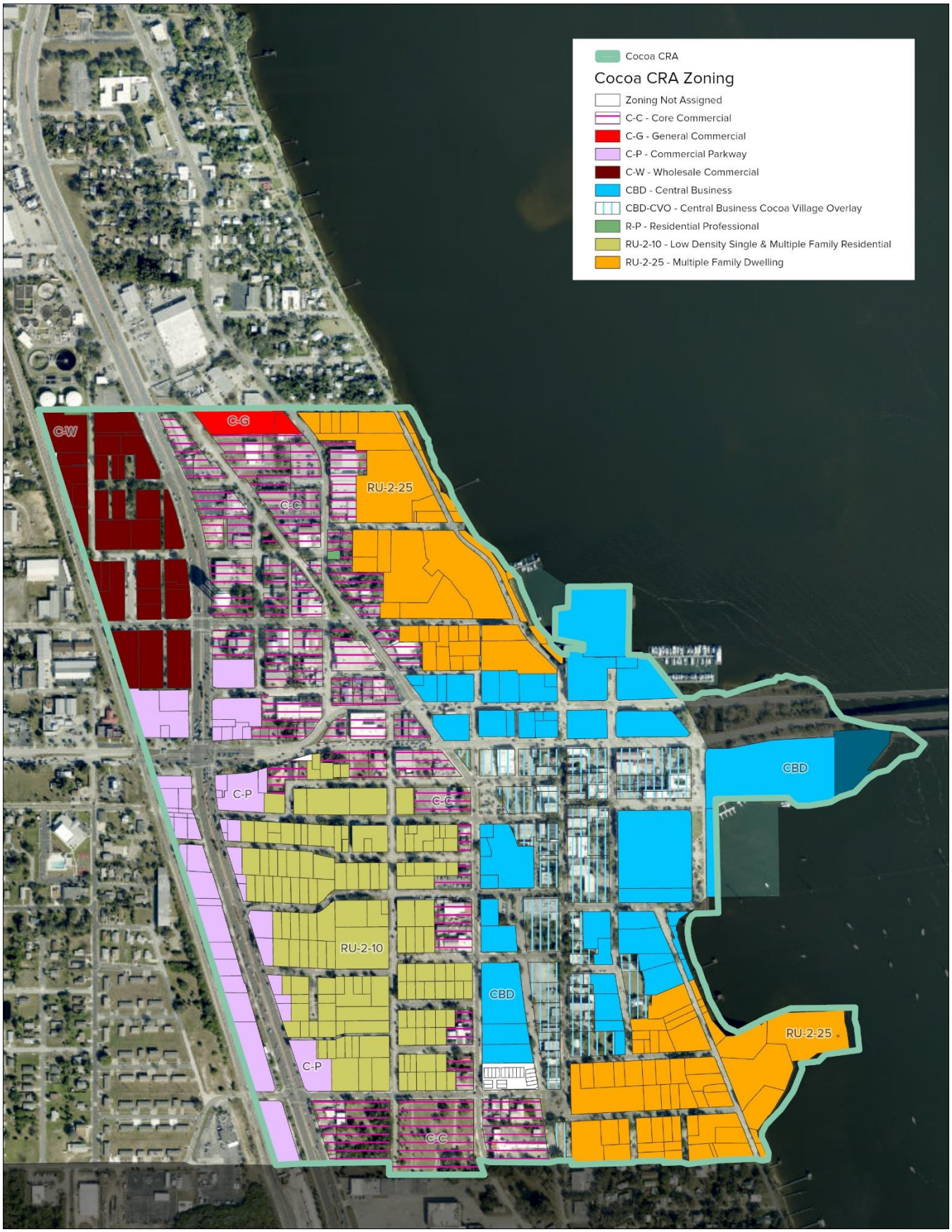
A – CONTEXT


Cocoa CRA
FORREST AV
INDIAN RIVER DR
PEACHTREE ST
WILLARD ST
KING ST
COCOA BLVD
BREVARD AV
RIVERSIDE DR

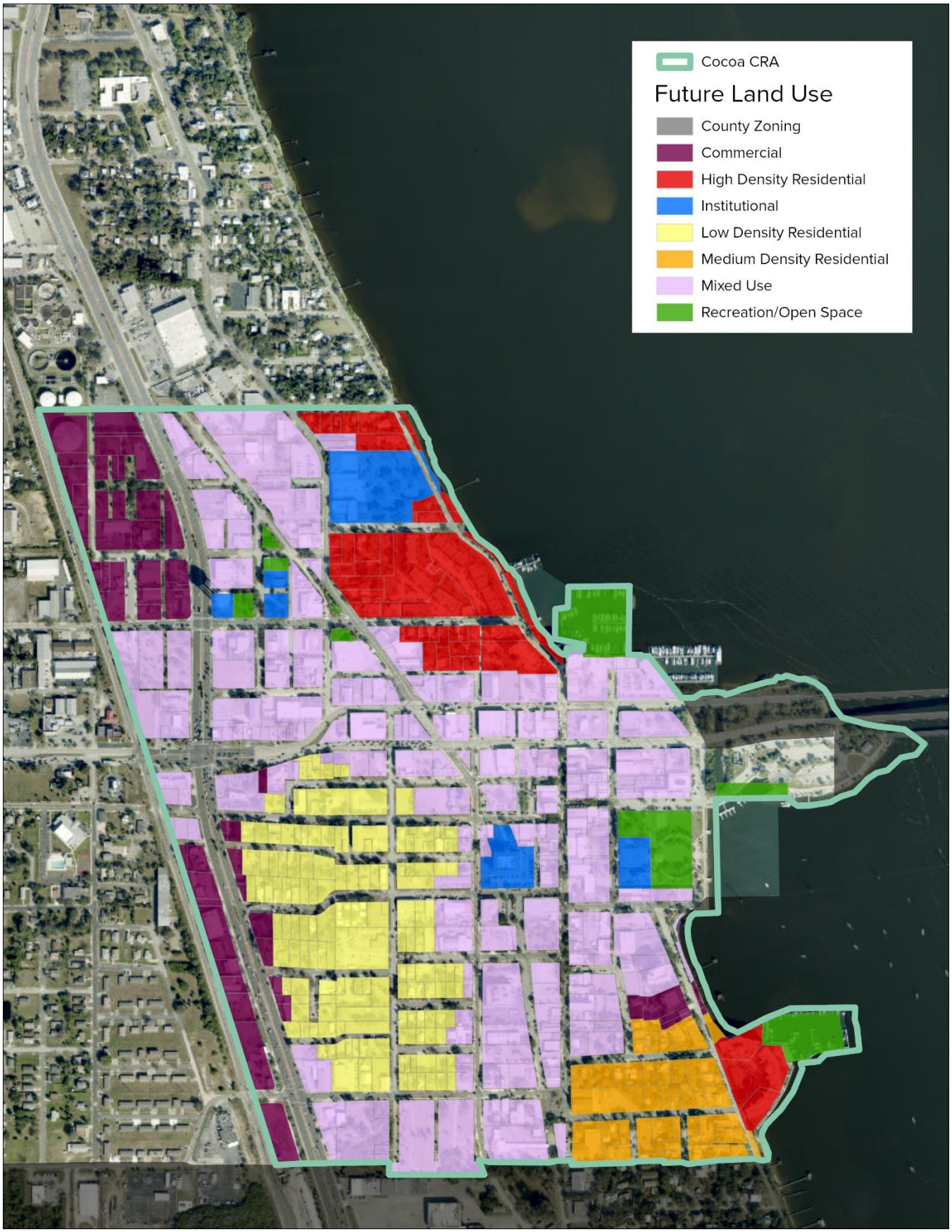
B – EXISTING LAND USE



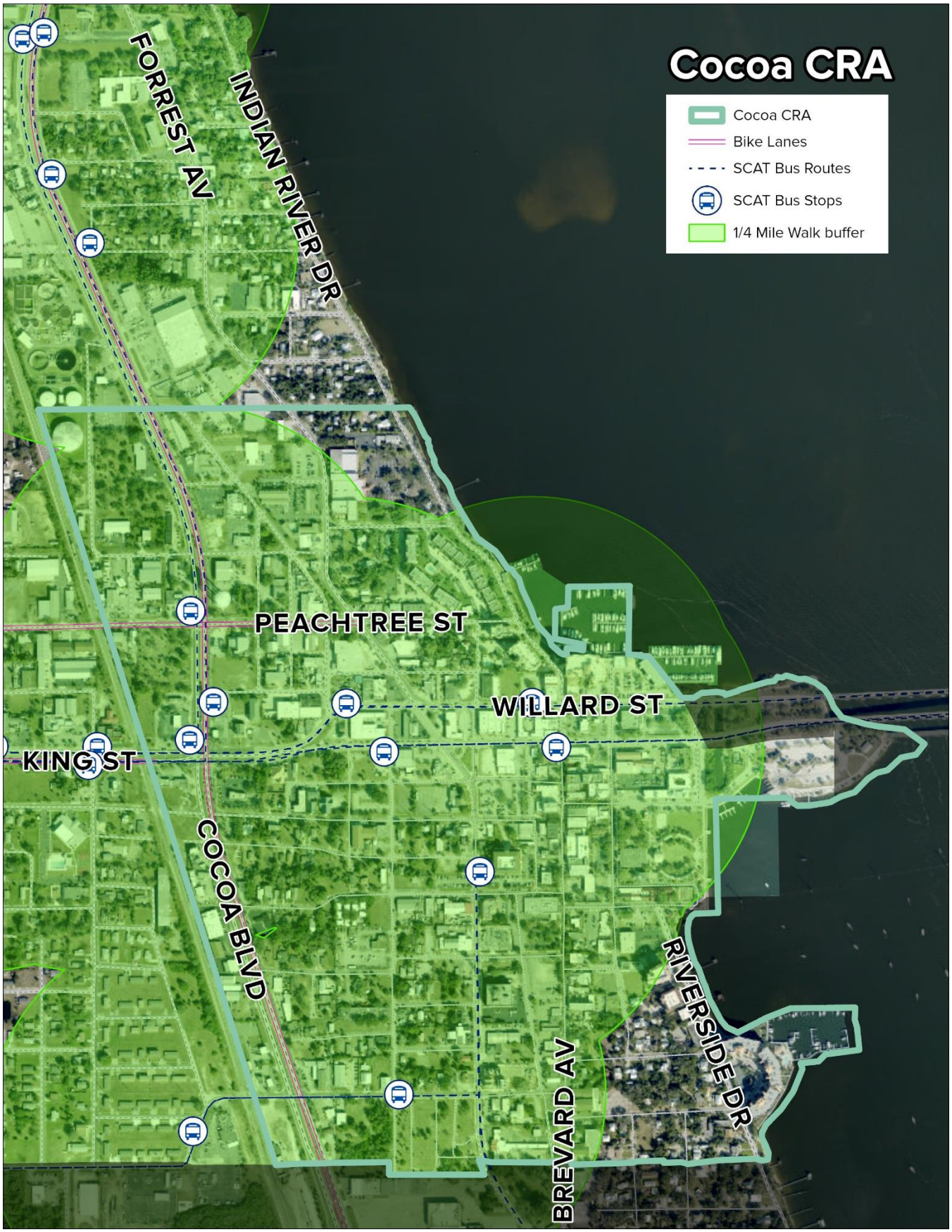
C – ZONING


Cocoa CRA
Cocoa CRA Zoning
Zoning Not Assigned
C-C - Core Commercial
C-G - General Commercial
C-P - Commercial Parkway
C-W - Wholesale Commercial
CBD - Central Business
CBD-CVO - Central Business Cocoa Village Overlay
R-P - Residential Professional
RU-2-10 - Low Density Single & Multiple Family Residential
RU-2-25 - Multiple Family Dwelling
C-W
C-G
RU-2-25
C-C
C-P
C-C
CBD
RU-2-10
CBD
C-P
C-C
RU-2-25

D – FUTURE LAND USE



E – TRANSPORTATION



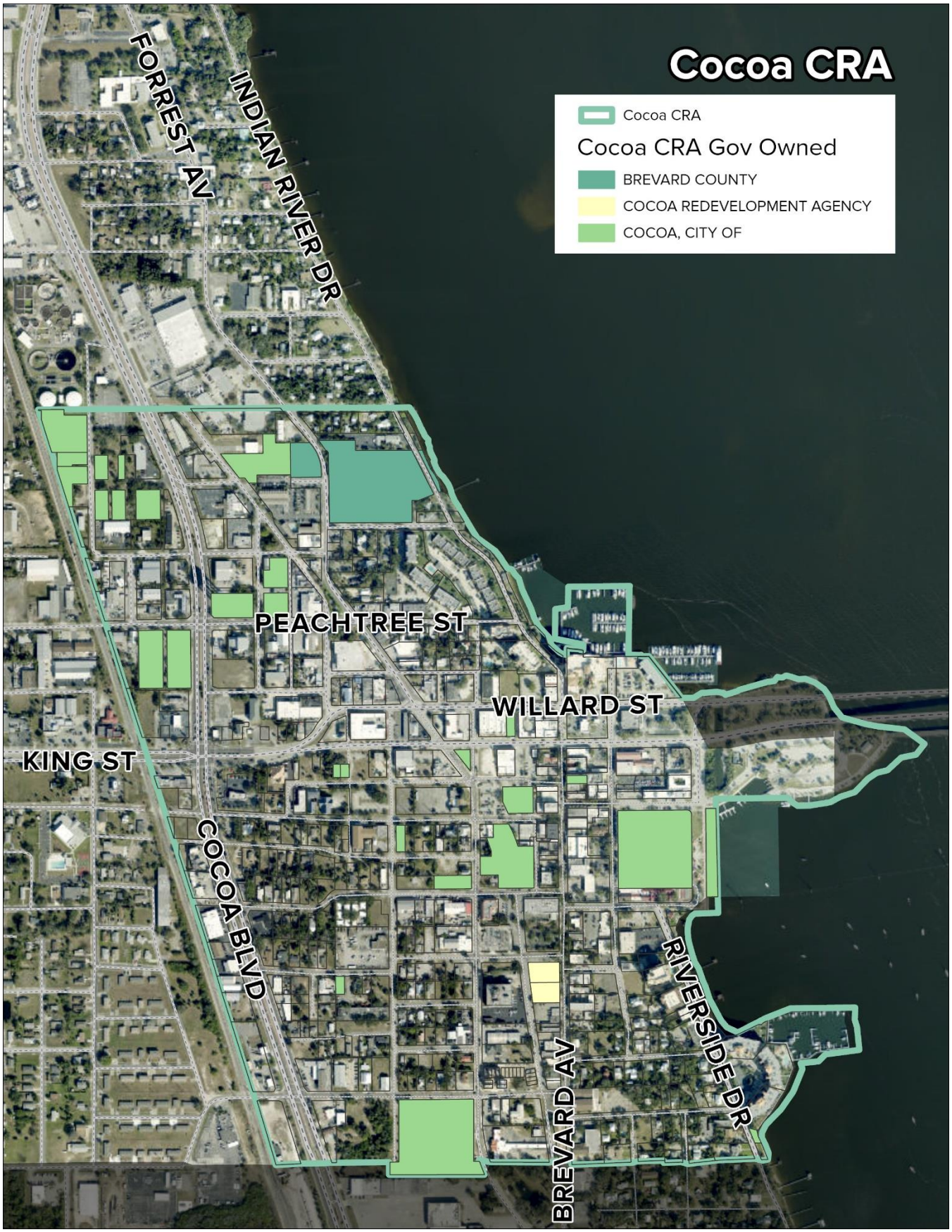
F – UTILITIES


Cocoa CRA
Cocoa CRA
Wastewater Facilities
DOMESTIC WASTEWATER PROGRAM
INDUSTRIAL WASTEWATER PROGRAM
PHOSPHATE MANAGEMENT WASTEWATER PROGRAM
POWER PLANT WASTEWATER PROGRAM
Powerlines
AC; OVERHEAD
FORREST AV
INDIAN RIVER DR
PEACHTREE ST
WILLARD ST
KING ST
COCOA BLVD
RIVERSIDE DR
BREVARD AV

G – VACANT PARCELS



H – GOVERNMENT OWNED PARCELS



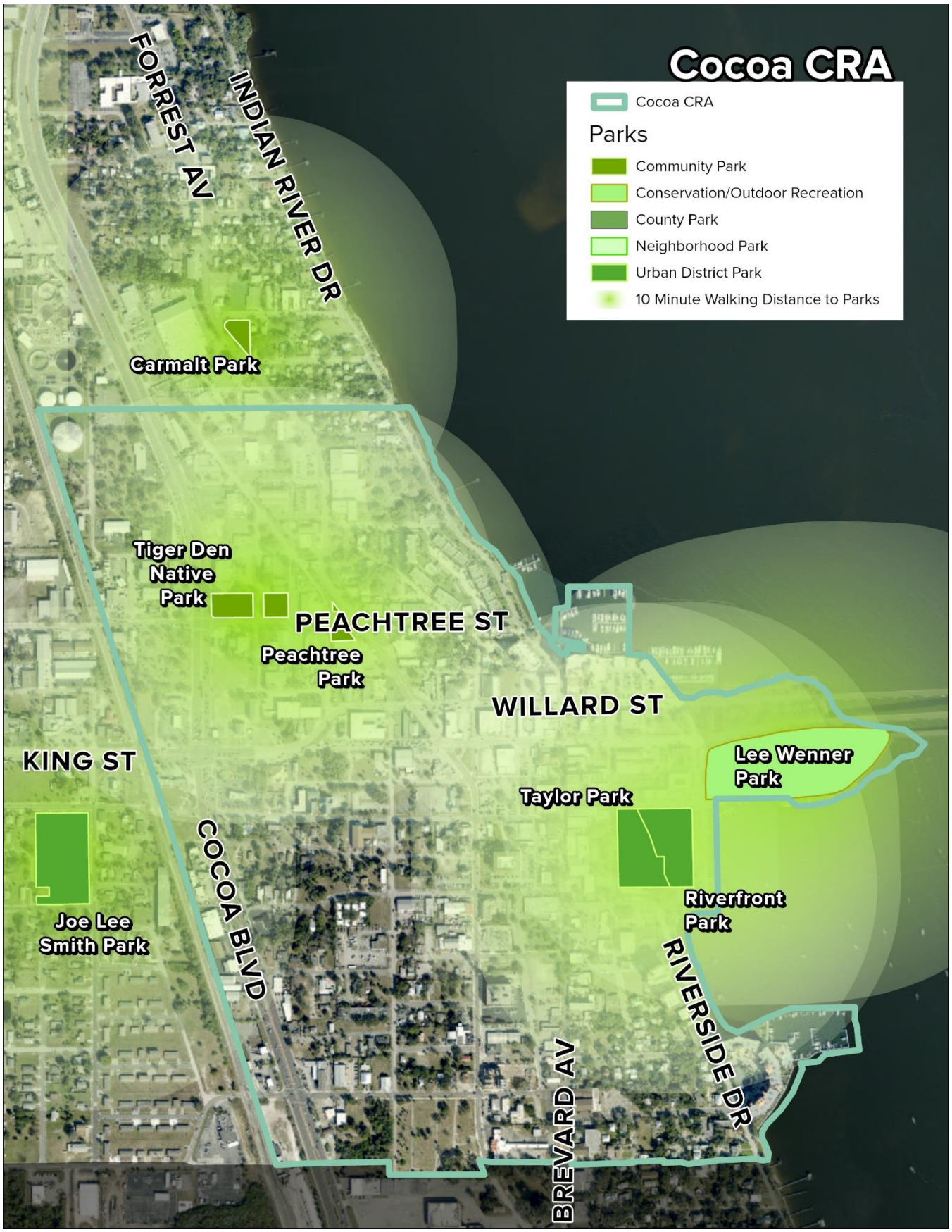
I – EMERGENCY SERVICES



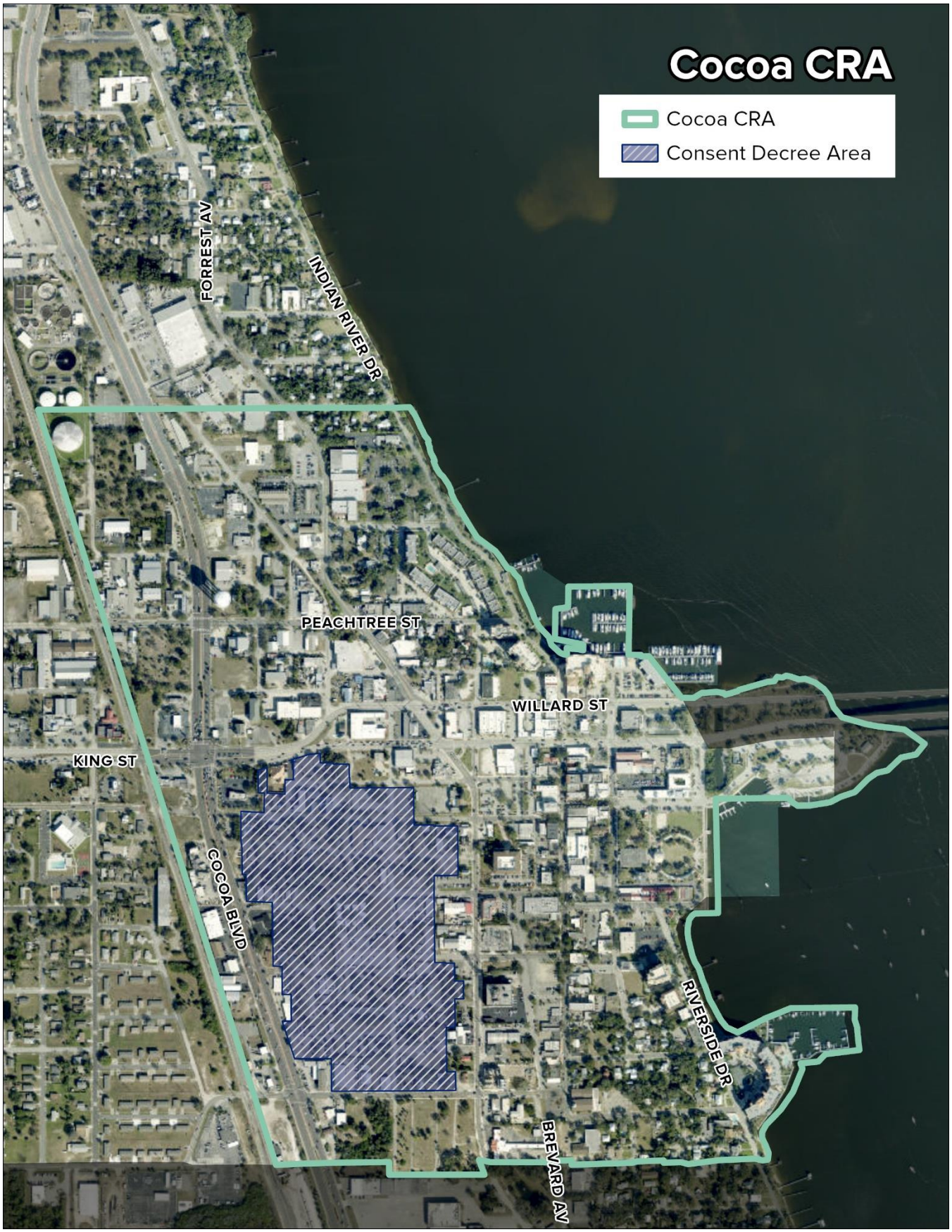
J – PUBLIC FACILITIES & SERVICES



K – PARKS


Cocoa CRA
Cocoa CRA
Parks
Community Park
Conservation/Outdoor Recreation
County Park
Neighborhood Park
Urban District Park
10 Minute Walking Distance to Parks
FORREST AV
INDIAN RIVER DR
Carmalt Park
Tiger Den Native Park
PEACHTREE ST
Peachtree Park
WILLARD ST
KING ST
Lee Wenner Park
Taylor Park
COCOA BLVD
Joe Lee Smith Park
Riverfront Park
RIVERSIDE DR
BREVARD AV

L – CONSENT DECREE AREA



Cocoa Community Redevelopment Area

Progress Report

November 11, 2024

TO:	Ryan Browne, Cocoa Redevelopment Coordinator
FROM:	Laura Canary, Inspire Project Manager
CC:	Charlene Neuterman, Cocoa Community Services Director
	Jared Beck, Inspire Director of Redevelopment
DATE:	November 11, 2024
SUBJECT:	Cocoa CRP Update Progress Report (September – October)

PROJECT OVERVIEW

Inspire is preparing an update to the Cocoa Community Redevelopment Plan. The project includes a robust public involvement plan, including virtual and in-person engagement opportunities. Inspire will utilize the assessments and insight of the local community and economic conditions gathered through the existing conditions analysis to develop a cohesive vision reflective of the shared community values, objectives and goals to guide the Community Redevelopment Plan Update.

SCHEDULE

This project spans roughly seven (8) months from kickoff, with the final Community Redevelopment Plan going to City Council for adoption on March 25, 2025. **Because of hurricanes, we needed to reschedule the Open House and Community Workshop and therefore there was a minor delay to the schedule.*

PROGRESS (SEPTEMBER – OCTOBER)

Project meetings are held biweekly to provide timely progress, schedule and budget updates. At the forefront of the project, and central to the public input plan, a project logo and website was developed to create a cohesive messaging and communications strategy throughout the project. The project website features a community survey and interactive map. To date the project website has had 41 visitors, 35 survey responses, and four comments on the map. The project's first community meeting, an Open House, was held on October 30, 2024, from 11 am – 7 pm at City Hall. The purpose of the Open House was to explain the project and planning effort, provide an overview of the process and schedule, and discuss initial opportunities and constraints for the district.

The existing condition analysis was completed in September, and the initial findings were used to inform the Open House materials and engagement exercises. Additionally, an existing conditions base map series was developed for the Plan Update.

PROGRESS BY TASK

TASK 1- KICK-OFF & DATA COLLECTION

Task 1.1 Project Management

- Bi-weekly meetings held on 9/4, 9/18, 10/2, and 10/16

Task 2- COMMUNITY ENGAGEMENT

Task 2.3 Stakeholder Interviews

- Conducted on 10/30

Task 2.4 Community Meetings

- Open House on 10/30

Completed Deliverables:

Stakeholder Interviews on 10/30

TASK 3- EXISTING CONDITIONS & TRENDS ANALYSIS

- Analysis and summary completed on 9/24

Completed Deliverables:

Existing Conditions Summary - Tech Memo #2

TASK 4- COMMUNITY REDEVELOPMENT PLAN UPDATE

- Outline, Document Template, and History

ACTION ITEMS/ NEXT STEPS

Community Engagement Summary

Plan Development

Cocoa Community Redevelopment Area

Public Engagement Memo

December 2, 2024

TO: Ryan Browne, Project Manager, Redevelopment Coordinator

FROM: Laura Canary, Project Manager, Inspire Placemaking Collective

CC: Charlene Neuterman, Jared Beck

DATE: December 2, 2024

SUBJECT: Cocoa Community Redevelopment Area – Public Engagement Summary

EVENT:

Open House
October 30, 2024
City of Cocoa Council Chambers
65 Stone St, Cocoa, FL, 32922
11:00 AM – 7:00 PM

PUBLIC NOTICE:

This event was promoted using the following outreach methods in both English and Spanish:

- Mailed postcard
- Yard sign
- City of Cocoa Calendar
- City of Cocoa Monthly E-newsletter
- Project Website: https://www.inspire-engagement.com/cocoa-cra-plan-update
- Facebook: https://www.facebook.com/CityofCocoa/
- LinkedIn: https://www.linkedin.com/company/city-of-cocoa/
- Twitter / X: @CityofCocoa

PURPOSE:

An Open House was held on October 30th in the City of Cocoa Council Chambers in the City Hall with the goal of introducing the project team, the project scope, and gathering preliminary data on the priorities and shared vision of the community. There were approximately 20-30 attendees including residents, business owners, CRA Board members, and the Inspire and City of Cocoa project teams.

The Engagement Boards/Activities presented included the following and can be found in the Appendix of this memo:

- PowerPoint presentation
- Community Redevelopment Agencies 101
- Tax Increment Financing 101
- Where do you Live / Work / Play?
- CRA Prioritization board
- What would you like to see in the Community Redevelopment Area?
- Placemaking in the Community Redevelopment Area should feature…
- Share Your Thoughts…

WHAT WE LEARNED:

The **Live / Work / Play** board prompts participants to discuss with the project team if they live in the CRA and for how long, if they work in the area or own a business in the CRA, and what attracts them to the CRA otherwise. We learned that several attendees both live and work within the CRA, or just outside of the boundaries. Importantly, many participants that attended the Open House are retirees, which is aligned with the average age of the residents in the CRA.

The **Prioritization** board asked participants what the Agency should prioritize, which resulted in the following ranking:

1. Attracting Visitors
2. Public Spaces
3. Infill Development
4. Resilience
5. Housing Options

Participants recognize that while the Cocoa CRA is their own neighborhood, it is also a place where neighbors and visitors come to participate in events, socialize, and find community. Integrating the enhancements that make the Cocoa CRA an attractive place for people to visit is crucial to keeping the heart of Cocoa a vibrant place for all residents to enjoy. Alongside that, enhancing public spaces was important to participants. Participants were keenly focused on public spaces along and interacting with the waterfront, noting there could be many more opportunities for activities such as kayak and paddleboard rentals, public boat slips, and walkable access to restaurants and other things to do. Achieving a walkable, vibrant community will require infill development at specific sites throughout the Cocoa CRA. Participants pointed out several parcels that are either vacant or underutilized that have been holding the community back from reaching the vision they see for the CRA.

The **Placemaking** board prompted participants preference for what kind of placemaking features they would like to see within the CRA. The board provided placemaking features that are implemented through transportation infrastructure, landscaping, public programming, or even private investment. The features were ranked as follows:

Placemaking Preferences			
1	Architectural Interest (10)	11	Walking/Biking Trails (4)
2	Improved Landscaping (10)	12	Wayfinding (3)
3	Decorative Lighting (10)	13	Bicycle Facilities (3)
4	Gateway (10)	14	Food Truck Parks (2)
5	Open-air Market/Pavilion (7)	15	Dog Park (2)
6	Public Art/Murals (5)	16	Outdoor Dining (1)
7	Historic Signage (5)	17	Pedestrian Plaza (1)
8	Waterfront Engagement (5)	18	Festival Street (1)
9	Pocket Park (4)	No votes	Movable furniture, flexible parking plaza, public transit, family-friendly activity areas
10	Photo Opp Sign (4)		

The most popular elements included improved landscaping, architectural interest, decorative lighting, and gateway signage. Notably, some elements did not receive any votes but were discussed at length with participants and stakeholders, such as the need for public transit (trolleys) and family-friendly activity areas (retail targeted towards men, children, and niche markets).

In the **What Would You Like To See** board, participants were able to rank their priorities and preferences based on four areas. Within Streetscape Amenities, participants prioritized shade and landscaping elements the most, with wayfinding following. Within Active Businesses, the most highly preferred item was again, Architectural Interest. Active business frontages offering a variety in business types were also important to the community. Programming in general was not as important to the community, as many noted there are already many choices in events and programming with the CRA. Of the options provided, Community Volunteering was of higher interest to the participants. Similarly, mobility was less of a priority for the participants, but people seemed to be interested in elements that give way to enhanced walkability including wider sidewalks, pedestrian-only areas, and bicycle facilities.

The **Share Your Thoughts** board received a variety of suggestions from participants regarding the future of the Cocoa CRA. The comments ranged from infrastructure improvements and public safety to enhancements for recreation and placemaking. These suggestions can be categorized into short-term (1-3 years), medium-term (3-6 years), and long-term (6-15 years) priorities for the CRA.

Short-Term (1-3 Years)

Several suggestions focused on immediate improvements to public safety, infrastructure, and public amenities. These could be realistically implemented within the next few years:

- **Lighting**: Increased lighting throughout the CRA, including improvements in both quantity and character that matches the historic charm of the Village. This could include enhanced lighting for public spaces, walkways, and the waterfront area.
- **Police Presence and Safety**: There were calls for additional police patrols, including dedicated foot patrols, village-specific police presence, and enforcement around areas like mooring fields and day docks. A police substation in the CRA was also suggested as a potential short-term improvement.

- **Sidewalk and Maintenance**: Participants emphasized the need for better maintenance of existing infrastructure, such as grading and sidewalk upkeep, while preserving trees and green spaces.
- **Kayak and Paddleboard Concessions**: A request for kayak/paddleboard rentals at Lee Wenner Park could be achieved relatively quickly, improving access to the waterfront and promoting recreational activities.
- **Civic Center Upgrade**: Repeated suggestions to upgrade the civic center indicate a desire for improvements to a key community facility that can accommodate future programming and events.

Medium-Term (3-6 Years)

Several ideas appeared feasible within a 3 to 6-year timeframe, involving larger infrastructure projects and continued community engagement:

- **Waterfront Improvements**: The community expressed interest in enhancing the entire waterfront area, with suggestions including resilient day-slip dockage, a sustainable mooring field, and upgraded docks. Additionally, there was support for maintaining and improving the waterfront as a central feature of the CRA.
- **Dog Parks**: Participants showed interest in revisiting efforts of having a dog park in the CRA, which aligns with the Village's character of being pet-friendly. Special attention to maintenance and noise mitigation should be given to address concerns from residents
- **Placemaking and Public Art**: A placemaking grant could fund enhancements like decorative lighting, public art, and new signage. This would help to reinforce the CRA's identity and create a more vibrant, welcoming environment.
- **Fishing Pier**: A fishing pier, with or without an associated harbor master building, was proposed as a key recreational feature along the waterfront.
- **Food Truck Park**: Establishing a designated area for food trucks was another suggestion that could enhance the area's vibrancy and appeal to visitors. Smaller vacant parcels could offer a good opportunity site in the short term while a longer-term accommodation is worked out.

Long-Term (6-15 Years)

Some suggestions were more aspirational or tied to larger-scale projects that would take longer to plan and implement:

- **Art Center**: Establishing an art center could serve as a long-term cultural anchor for the CRA, contributing to the community's artistic identity and drawing both residents and visitors to the area.
- **Harbor Patrol and Marina Improvements**: A dedicated harbor patrol and improvements to the marina, including a potential mooring field at Cocoa Yacht Basin, were mentioned as long-term infrastructure priorities that would help manage the CRA's waterfront effectively.
- **Micro-Transit**: The concept of a micro-transit system, perhaps linked to parking shuttles, would be a longer-term investment in mobility infrastructure that could improve access and connectivity within the CRA.
- **Homelessness and Enforcement**: Several comments highlighted the need to address homelessness through enforcement and control measures, potentially through a combination of services and dedicated efforts over the long term.

General Themes

The community has a clear desire for improvements to both the aesthetic and functional aspects of the CRA, with a focus on:

1. **Waterfront**: Enhancing the waterfront for both residents and visitors, with activities like kayaking, paddleboarding, and fishing, as well as improving dockage and mooring fields.

2. **Safety and Policing**: Addressing safety concerns through increased police presence, foot patrols, and enforcement, particularly in key areas like mooring fields and day docks.
3. **Public Spaces**: Improving public spaces with amenities such as better lighting, dog parks, and public art, while also focusing on maintaining the existing infrastructure.
4. **Civic Engagement and Recreation**: Upgrading key community facilities, such as the civic center and creating new recreational opportunities, like a food truck park or an art center.

These diverse ideas will be considered in developing a comprehensive strategy to guide future development within the Cocoa CRA, ensuring a balance of immediate improvements and long-term investments for the community's continued vitality.

STAKEHOLDER INTERVIEWS:

As part of the ongoing update to the Cocoa Community Redevelopment Plan, several stakeholder interviews were conducted during the Open House held on October 30, 2024, at the City Council Chambers to gather input on the challenges, assets, and opportunities within the Cocoa CRA. When describing the Cocoa Community Redevelopment Area (CRA), stakeholders view the CRA as the heart of the City, as many people within the City and surrounding areas come to the Village for entertainment, events, dining, and shopping. Therefore, stakeholders see the Historic Village as the central asset to the CRA, providing a unique charm that defines the area. Key historic sites like the Derby Street Chapel, Porcher House, The Historic Cocoa Village Playhouse (CVP), and the Harrison Corridor are viewed as valuable cultural sites. Community spaces like Riverfront Park, Taylor Park, and the Brevard County Library are also seen as integral to the area's vibrant atmosphere. Additionally, the **waterfront** is a significant but underutilized asset, offering potential for more recreational opportunities.

While the Cocoa CRA has many strengths, stakeholders identified several challenges. **Parking** was noted as being inadequate during events, although not an issue otherwise. Concerns about leadership being disconnected from their constituents suggest a need for more collaborative visionary thinking to support growth. Another key concern is the architecture of the Village detracting from its appeal, including vacant lots and deteriorating building façades. **Building height regulations** (currently allowing up to 100 feet) contrast sharply with the Village's historic structures. **Homelessness and affordability** for both housing and businesses were cited as barriers to attracting new residents and businesses. Additionally, the **lack of business and housing variety**, especially for specialized retail and family-oriented options, is limiting the area's potential. Finally, safety concerns, particularly for bicyclists on Indian River Drive and the reputation of crime in some parts of the CRA, pose challenges for both residents and visitors.

Stakeholders were clear about the types of businesses they want to avoid in the CRA. There is a strong resistance to **large chains**, **motels**, **vape shops**, **kava/kratom shops**, and **new manufacturing**, which are seen as incompatible with the Village's historic, pedestrian-oriented nature. There is also a call for **improved safety**, including **more lighting** and the establishment of a **police substation** to address crime. In addition, stakeholders emphasized the need for **stronger landscaping regulations** to protect heritage trees and ensure that new development aligns with the historic character of the area.

Looking forward, stakeholders expressed a strong interest in **enhancing the waterfront** with amenities such as a Harbor Master, kayak rentals, boat launch, and a fishing pier. Improvements in **landscaping** and

more **cohesive signage** to improve the Village's visual identity were also mentioned. There is a desire for more **public art**, **gateway signage** to better mark the entrance to Cocoa Village, and a **trolley service** to help with parking. **Boutique hotels** or a bed and breakfast would support tourism, and the repurposing of historic buildings like the Bank Building for apartments or the SunTrust Building for the Chamber of Commerce was suggested. There is also a desire for a greater variety of **specialized retail**, catering to men, children, and niche markets. In terms of redevelopment, the **western CRA area** is seen as a good opportunity for **mixed-use development**, and stakeholders hope for a greater focus on **walkability** and residential options that would bring more people to the Village.

The feedback from stakeholders reflects both a strong appreciation for Cocoa Village's historic charm and creative spirit, as well as a shared vision for its future growth. Addressing the identified challenges—especially around parking, affordability, and safety—while capitalizing on the area's assets and opportunities, will be key to shaping the CRA's redevelopment strategies.

EVENT:

Open House
November 6, 2024
City of Cocoa Council Chambers
65 Stone St, Cocoa, FL, 32922
9:00 AM – 11:00 AM

PUBLIC NOTICE:

This event was promoted using the following outreach methods in both English and Spanish:

- Mailed postcard
- Yard sign
- City of Cocoa Calendar
- City of Cocoa Monthly E-newsletter
- Project Website: https://www.inspire-engagement.com/cocoa-cra-plan-update
- Facebook: https://www.facebook.com/CityofCocoa/
- LinkedIn: https://www.linkedin.com/company/city-of-cocoa/
- Twitter / X: @CityofCocoa

PURPOSE:

An Open House was held on November 6th in the City of Cocoa Council Chambers in the City Hall with the goal presenting the findings from the previous public engagement, ensuring the public felt aligned with the focus areas gleaned from then, and prompting more focused engagement on specific priorities and approaches to addressing the CRA's challenges and goals. There were two resident attendees and two Council members, as well as the Inspire and City of Cocoa project teams.

The Engagement Boards/Activities presented included the following and can be found in the Appendix of this memo:

- PowerPoint presentation
- Community Redevelopment Agencies 101
- Tax Increment Financing 101
- Where do you Live / Work / Play?
- Focus Areas maps
- Focus Areas budget exercise

WHAT WE LEARNED:

There was a discussion among attendees and the project teams regarding the enhanced parking at Lee Wenner Park. There was a concern over the removal of trees to accommodate additional parking. The City's Project Manager explained the details of the project and provided an overview of the process, including that the project was identified as a priority in the Cocoa Waterfront Master Plan.

Cocoa Community Redevelopment Area

Open House Materials & Public Input

October 30, 2024

JOIN US FOR AN OPEN HOUSE!



Join us for a Cocoa Community Redevelopment Agency (CRA) Open House. Members of the community are invited to learn about the CRA, the Community Redevelopment Plan update, and provide input on types of projects and programming they would like to see in the Cocoa Community Redevelopment Area.

October 9, 2024

11 am - 7 pm

Cocoa City Hall
65 Stone St, Cocoa, FL 32922
(in Council Chambers)

Visit the project website to learn more!

SCAN HERE!

www.inspire-engagement.com/cocoa-cra-plan-update

City of Cocoa
Community Services Dept.
ATTN: Ryan Browne
65 Stone St.
Cocoa, FL 32922

COCOA
REDEVELOPMENT AGENCY

JOIN US FOR AN OPEN HOUSE!

ACOMPÁÑENOS A UNA JORNADA DE PUERTAS ABIERTAS!

RESCHEDULED!

¡CAMBIO DE FECHA!



Join us for a Cocoa Community Redevelopment Agency (CRA) Open House. Members of the community are invited to learn about the CRA, the Community Redevelopment Plan update, and provide input on types of projects and programming they would like to see in the Cocoa Community Redevelopment Area.

Invitamos a los miembros de la comunidad a una jornada de puertas abiertas que ofrece la Agencia de Reurbanización Comunitaria (CRA) de Cocoa para informar al público sobre el propósito de la CRA, la actualización del Plan de Reurbanización Comunitaria, y para ofrecer al público la oportunidad de dar su opinión sobre los tipos de proyectos y programas que les gustaría ver en la zona CRA.

October 9, 2024

11 am - 7 pm

Cocoa City Hall
65 Stone St, Cocoa, FL 32922
(in Council Chambers)

Miércoles, Octubre 30

11 am - 7 pm

Ayuntamiento de la ciudad de Cocoa
65 Stone St, Cocoa, FL 32922
(en el salon del consejo municipal)

Visit the project website to learn more!

¡Para más información, visite la página web del proyecto!

SCAN HERE!

¡ESCANEA AQUI!

www.inspire-engagement.com/cocoa-cra-plan-update

City of Cocoa
Community Services Dept.
ATTN: Ryan Browne
65 Stone St.
Cocoa, FL 32922

—COCOA—
REDEVELOPMENT AGENCY

JOIN US FOR AN OPEN HOUSE!

September 26, 2024 | 11 am - 7 pm

Join us for a Cocoa Community Redevelopment Agency (CRA) Open House. Members of the community are invited to learn about the CRA, the Community Redevelopment Plan update, and provide input on types of projects and programming they would like to see in the Cocoa Community Redevelopment Area.

Visit: **www.inspire-engagement.com/cocoa-cra-plan-update**

SCAN TO LEARN MORE

Civic Center
430 Delannoy Ave.,
Cocoa, FL 32922

CRA PLAN UPDATE
COCOA

JOIN US FOR AN OPEN HOUSE!

RESCHEDULED! October 30, 2024 | 11 am - 7 pm

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SCAN TO LEARN MORE

Cocoa City Hall

65 Stone St, Cocoa, FL
32922 (in Council Chambers)

CRA PLAN UPDATE
COCOA

ACOMPÁÑENOS A UNA JORNADA DE PUERTAS ABIERTAS!

¡CAMBIO DE FECHA! Octubre 30, 2024 | 11 am - 7 pm

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Visite: www.inspire-engagement.com/cocoa-cra-plan-update

¡Escanea aqui!

Ayuntamiento de la ciudad de Cocoa

65 Stone St, Cocoa, FL 32922
(en el salon del consejo municipal)

CRA PLAN UPDATE
COCOA



VISIT THE PROJECT WEBSITE TODAY!

SHARE YOUR IDEAS FOR THE FUTURE OF THE COCOA CRA

https://www.inspire-engagement.com/cocoa-cra-plan-update



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https://www.inspire-engagement.com/cocoa-cra-plan-update

CRA 101


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COCOA
CITY OF COCOA
PARKING
CITY HALL
COCOA RIVERFRONT PARK
Historic Cocoa Village
SPEED LIMIT 15
STOP
MUNICIPAL PARKING
ONE WAY

CRA 101



What is a Community Redevelopment Area (CRA)?

An agency whose goal is to improve defined areas by reinvesting local property tax revenue in the area. A CRA benefits the entire community by eliminating blight, building wealth, and addressing the quality and inclusiveness of growth.

¿Qué es una Área de Reurbanización Comunitaria (CRA)?

Una Agencia cuyo objetivo es mejorar áreas designadas a través de reinvertir los impuestos de propiedad locales del área. El CRA beneficia a la comunidad eliminando el deterioro urbano, generando riqueza, y mejorando la calidad y la inclusividad del desarrollo.

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CRA 101

CRA's address the presence of:

blight, deterioration, and economic underdevelopment in specific regions. They focus on revitalizing areas suffering from issues like substandard infrastructure, inadequate housing, high crime rates, and economic stagnation. The goal is to encourage investment, improve living conditions, and stimulate economic growth in these designated areas.

Las CRA's abordan la presencia de:

la degradación, el deterioro urbano y el subdesarrollo económico *en regiones específicas. Se centran en revitalizar zonas que sufren problemas como infraestructuras deficientes, viviendas inadecuadas, altos índices de delincuencia y estancamiento económico. El objetivo es fomentar la inversión privada, mejorar las condiciones de vida y estimular el crecimiento económico en esas zonas.*

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How does a CRA address these issues?

By creating a Community Redevelopment Plan that guides the use of Tax Increment Financing (TIF) to pool local property tax revenue and spend it in a way that addresses the specific needs of the designated area.

¿Cómo responde la Agencia a estos temas?

Mediante la creación de un Plan de Reurbanización Comunitaria que oriente el uso del ***Financiamiento del Incremento de Impuestos (TIF)*** *para reunir los ingresos de impuestos de propiedades locales y utilizarlos para abordar las necesidades específicas del área designada.*

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Things CRAs Can Pay For:

Cosas que puede pagar la Agencia:



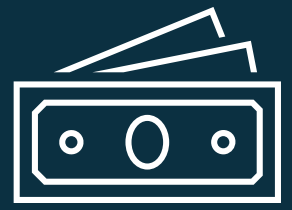
Capital Expenditures

Gastos de Capital



Incentives & Grants

Incentivos y Subvenciones



Cost Sharing / Allocation for Services

Cofinanciación y Asignación de servicios



Land Acquisition

Adquisición de Tierras



Community Policing

Vigilancia Comunitaria

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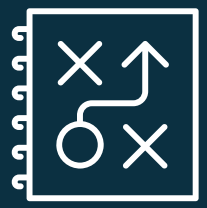
CRA 101







Community Redevelopment Plan is the Blueprint of the CRA

- If a program or project is ***not*** contained in the Plan it ***cannot*** be undertaken.
- Can only do projects in the plan, in the budget, and in the CRA area.
- Strategic planning is key to carry out the plan.

El Plan de Reurbanización Comunitaria es el plan de acción para la Agencia

- *Si un programa o proyecto **no está** incluido en el Plan **no se puede** ejecutar.*
- *Sólo puede realizar proyectos que estén en el plan, en el presupuesto, y en la zona CRA.*
- *La planificación estratégica es clave para llevar a cabo el plan.*

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TAX INCREMENT FINANCING (TIF)







What is Tax Increment Financing (TIF)?

- As property values within the CRA boundaries increase over time, the additional property tax revenue collected is referred to as the “TIF” and funds the projects established in the Community Redevelopment Plan.
- TIF funded projects and programs encourage private sector investment within the CRA

¿Que es el Financiamiento de Incremento de Impuestos (TIF)?

- *A medida que el valor de las propiedades dentro de los límites de la CRA aumenta con el tiempo, los ingresos de impuestos adicionales sobre la propiedad recaudados se denominan “TIF” y financian los proyectos establecidos en el Plan de Reurbanización de la Comunidad.*
- *Los proyectos y programas financiados por el TIF fomentan la inversión del sector privado dentro del CRA - las inversiones privadas generalmente siguen a las inversiones públicas /del CRA*

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BASE YEAR & VALUE IS SET

AÑO BASE Y EL VALOR SON ESTABLECIDOS

COCOA REDEVELOPMENT AGENCY

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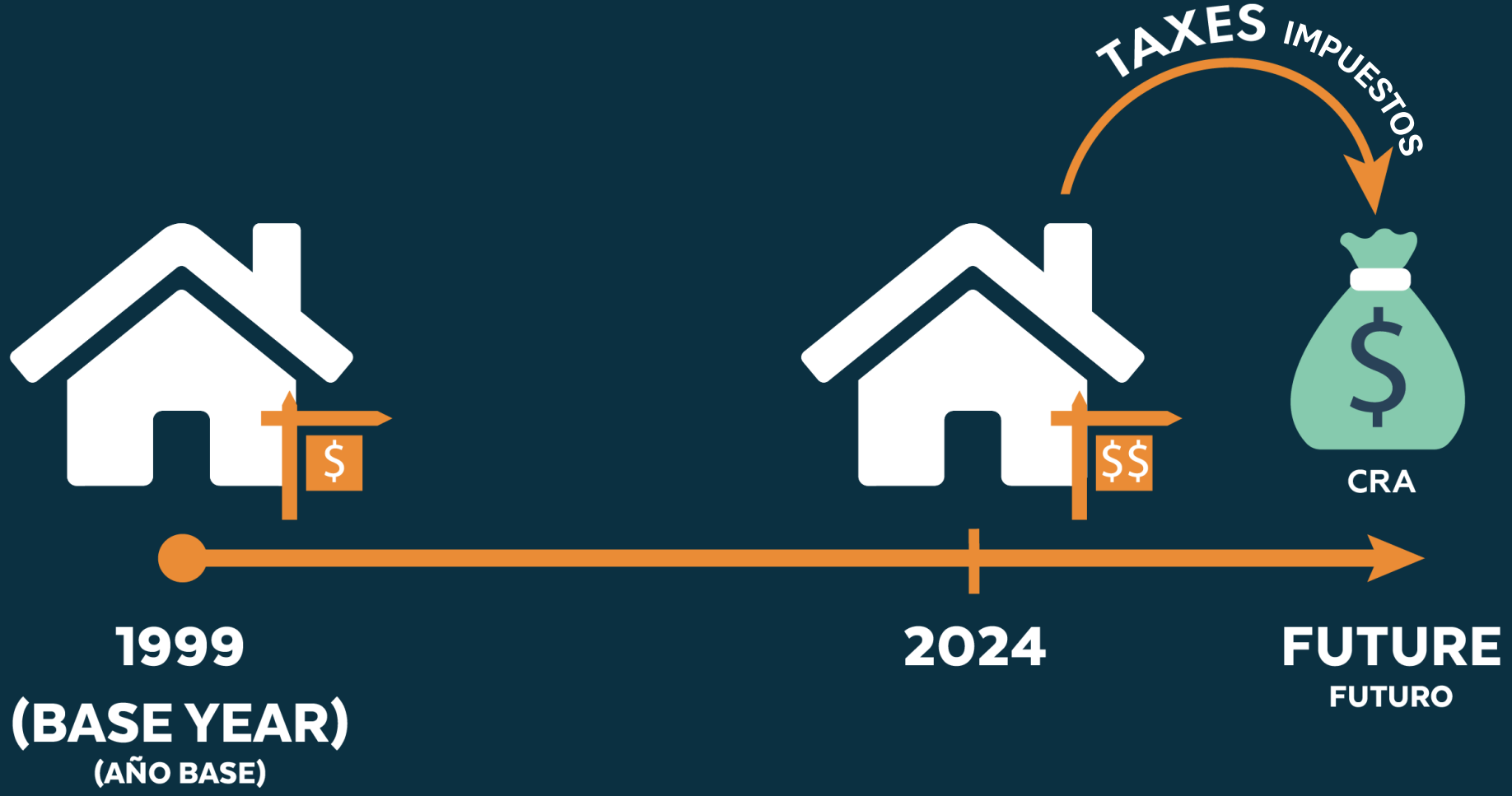

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COCOA CRA

Established:
April 1981

Operational Timeframe:
Sunsets in 2041

Area:
286 acres

Approximately 20 acres of vacant parcels



COCOA REDEVELOPMENT AGENCY

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SIGN IN SHEET

CRA PLAN UPDATE
COCOA

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Don Rogers	
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SIGN IN SHEET

Name (first and last)	**Email**
Janne Etz	(Agency member)
Larry Brown	Diamond Square (CRA)

Placemaking in the Cocoa Community Redevelopment Area should feature...

El Área de Reurbanización Comunitaria de Cocoa debe ofrecer los siguientes...

Pick your TOP 5 Choices

Elija sus 5 mejores opciones

Open Air Market / Pavilion — Mercado Abierto / Pabellones: 8	**Photo Opp** — Oportunidad de photo: 5	**Gateway** — Portal de Entrada: 10	**Architectural Interest** — Interés arquitectónico: 11
Improved Landscape — Mejora de paisajismo: 10	**Historic Signage** — Señalización cultural: 5	**Walking/Biking Trails** — Senderos para peatones y ciclistas: 4	**Decorative Lighting** — Iluminación decorativa: 10
Flexible Parking Plaza — Áreas flexibles: 0	**Public Art/Murals** — Murales y obras de arte público: 6	**Movable Furniture** — Muebles movibles: 0	**Outdoor Dining** — Comedor al aire libre: 1
Designated Food Truck Park — Areas designadas para Food Trucks: 3	**Pocket Park** — Mini-parques: 4; Dog Park: 2	**Wayfinding** — Señalización orientativa: 3	**Public Transit** — Transporte público: 1
Family-Friendly activity areas — Areas para actividades familiares: 0	**Pedestrian Plaza** — Plazas peatonales: 1	**Festival Street** — Calle para festivales: 2	**Bicycle Facilities** — Estaciones de bicicletas: 3

Waterfront engagement: 5

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What would you like to see in the Cocoa Community Redevelopment Area?

¿Qué le gustaría ver en el Área de Reurbanización Comunitaria de Cocoa?

Pick your TOP 5 Choices

Elija sus 5 mejores opciones

Streetscape Amenities

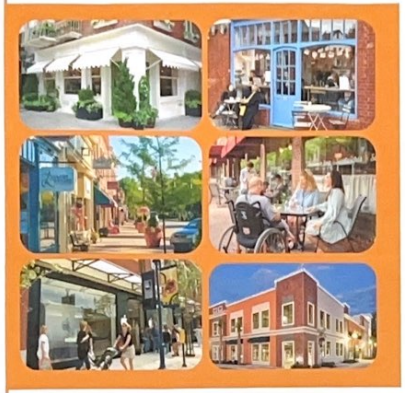
instalaciones del paisaje urbano



- Seating areas 4
  Áreas para sentarse
- Shade elements 9
  Elementos de sombra
- Landscaping 9
  Paisajismo
- Public plazas 2
  Plazas públicas
- Wayfinding signage 5
  Señalización orientativa

Active Businesses

Negocios activos



- Active building frontages 5
  Fachadas interactivas
- Architectural interest 13
  Interés arquitectónico
- Variety in business types 5
  Variedad en los tipos de negocio
- Pedestrian-oriented 2
  Orientada a los peatones
- Multi-use buildings 2
  Edificio multiuso

Programming

Programación



- Live music 3
  Música en vivo
- Community Events 4
  Eventos Comunitarios
- Festivals 4
  Festivales
- Business partnership events 1
  Eventos de colaboración empresarial
- Community volunteering 4
  Servicio comunitario voluntario

Mobility

Movilidad



- Wider sidewalks 3
  aceras más anchas
- ADA accessibility 0
  Accesibilidad ADA
- Bicycle facilities 4
  instalaciones para bicicletas
- Improved transit stops 0
  Paradas de tránsito mejoradas
- Pedestrian-only areas 3
  Zonas peatonales dedicadas

CRA PLAN UPDATE COCOA

Inspire PLACEMAKING COLLECTIVE

The CRA should prioritize...

El CRA debe priorizar...

Resilience
Resistencia o capacidad de recuperacion



7

Attracting Visitors
Atraer al turismo



12

Infill Development
Reutilizacion de terrenos vacantes an areas urbanas



7

Housing Options
Opciones de vivienda



2

Public Spaces
Espacios publicos



9

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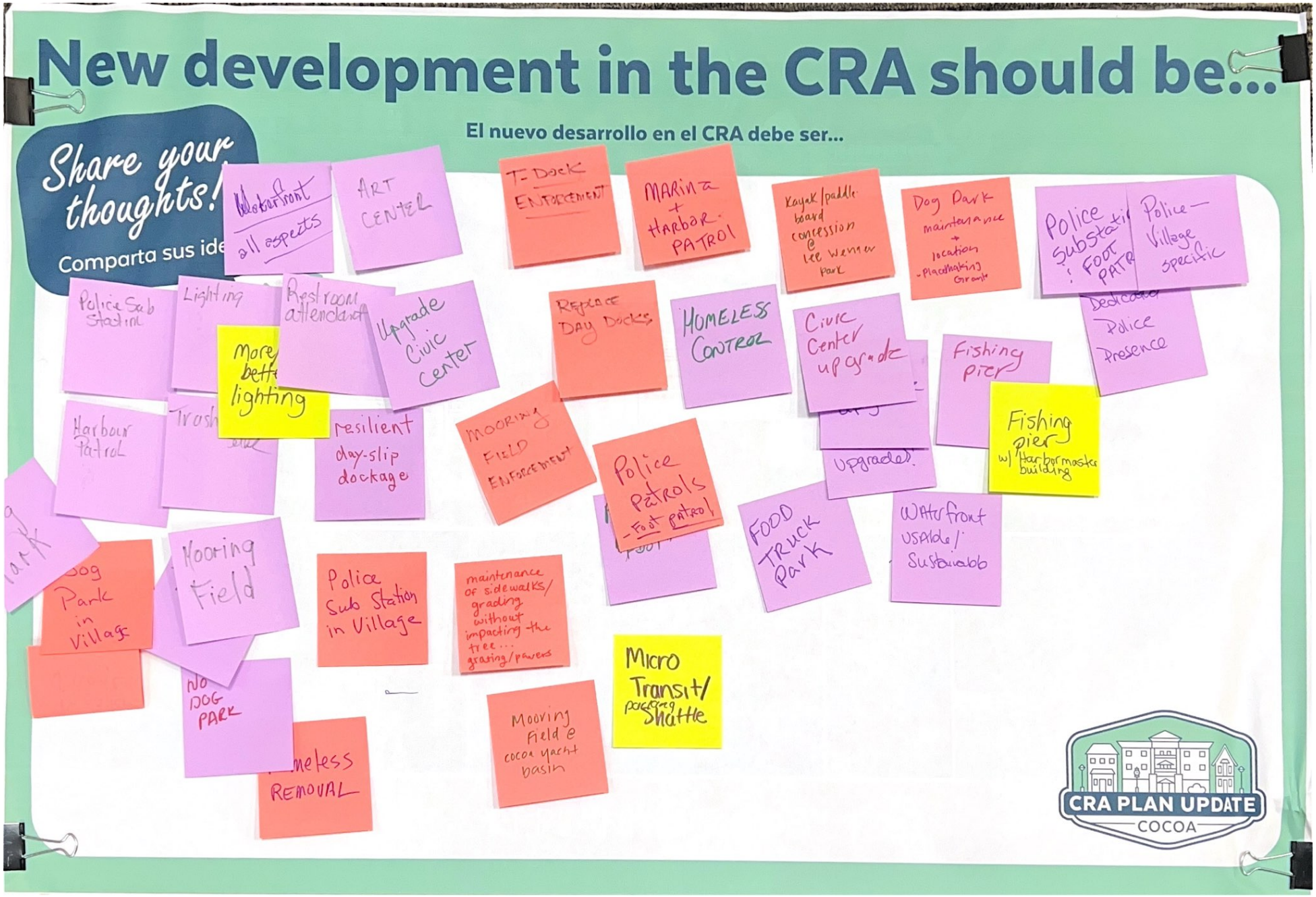
COCOA


New development in the CRA should be...
El nuevo desarrollo en el CRA debe ser...
Share your thoughts!
Comparta sus ide
Waterfront all aspects
ART CENTER
T-Dock ENFORCEMENT
MARINA + HARBOR PATROL
Kayak/paddle board concession @ Lee Wenner Park
Dog Park maintenance + location - Placemaking Grant
Police Substati FOOT PATR
Police — Village specific
Police Sub Station
Lighting
Restroom attendant
Upgrade Civic Center
More better lighting
REPLACE DAY DOCKS
HOMELESS CONTROL
Civic Center upgrade
Fishing pier
Dedicated Police Presence
Harbour Patrol
Trash
resilient day-slip dockage
MOORING FIELD ENFORCEMENT
Police Patrols - Foot patrol
Upgrade?
Fishing pier w/ Harbormaster building
FOOD TRUCK PARK
Waterfront USABle/ Sustainable
Mooring Field
Dog Park in Village
Police Sub Station in Village
maintenance of sidewalks/ grading without impacting the tree... grating/pavers
NO DOG PARK
Micro Transit/ passing Shuttle
Mooring Field @ cocoa yacht basin
meless REMOVAL
CRA PLAN UPDATE
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Cocoa Community Redevelopment Area

Workshop Materials & Public Input

November 18, 2024

JOIN US FOR A COMMUNITY WORKSHOP

PARTICIPE EN UN SEMINARIO COMUNITARIO



#2

Learn about the Cocoa Community Redevelopment Agency (CRA) and provide input on the 2024 Community Redevelopment Plan Update.

Infórmese sobre la Agencia de Reurbanización Comunitaria (CRA) de Cocoa y aporte su opinión sobre la actualización del Plan de Reurbanización Comunitaria para 2024.

November 6, 2024
6 de Noviembre, 2024

9 am - 11 am

Cocoa City Hall
Ayuntamiento de la ciudad de Cocoa
65 Stone St, Cocoa, FL 32922
(in Council Chambers)
(en el salon del consejo municipal)

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SCAN HERE!

¡ESCANEA AQUI!

www.inspire-engagement.com/cocoa-cra-plan-update

City of Cocoa
Community Services Dept.
ATTN: Ryan Browne
65 Stone St.
Cocoa, FL 32922

COCOA
REDEVELOPMENT AGENCY

JOIN US FOR A COMMUNITY WORKSHOP

November 6, 2024 | 9 am - 11 am

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SCAN TO LEARN MORE

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CRA PLAN UPDATE
COCOA

PARTICIPE EN UN SEMINARIO COMUNITARIO

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Ayuntamiento de la ciudad de Cocoa

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(en el salon del consejo municipal)

CRA PLAN UPDATE

COCOA


CRA PLAN UPDATE
COCOA
SPEED LIMIT 15
STOP
STOP
MUNICIPAL PARKING
ONE WAY
CITY
COCOA RIVE
PARK

INTRODUCTION & CRA OVERVIEW

PLAN UPDATE

NEXT STEPS

COCOA
REDEVELOPMENT AGENCY

CRA PLAN UPDATE
COCOA

Inspire
PLACEMAKING COLLECTIVE

INTRODUCTION & CRA 101

CRA 101



What is a Community Redevelopment Area (CRA)?

An agency whose goal is to improve defined areas by reinvesting local property tax revenue in the area. A CRA benefits the entire community by eliminating blight, building wealth, and addressing the quality and inclusiveness of growth.

¿Qué es una Área de Reurbanización Comunitaria (CRA)?

Una Agencia cuyo objetivo es mejorar áreas designadas a través de reinvertir los impuestos de propiedad locales del área. El CRA beneficia a la comunidad eliminando el deterioro urbano, generando riqueza, y mejorando la calidad y la inclusividad del desarrollo.

COCOA REDEVELOPMENT AGENCY

CRA PLAN UPDATE COCOA

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CRA 101

CRA's address the presence of:

blight, deterioration, and economic underdevelopment in specific regions. They focus on revitalizing areas suffering from issues like substandard infrastructure, inadequate housing, high crime rates, and economic stagnation. The goal is to encourage investment, improve living conditions, and stimulate economic growth in these designated areas.

Las CRA's abordan la presencia de:

la degradación, el deterioro urbano y el subdesarrollo económico *en regiones específicas. Se centran en revitalizar zonas que sufren problemas como infraestructuras deficientes, viviendas inadecuadas, altos índices de delincuencia y estancamiento económico. El objetivo es fomentar la inversión privada, mejorar las condiciones de vida y estimular el crecimiento económico en esas zonas.*

COCOA REDEVELOPMENT AGENCY

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How does a CRA address these issues?

By creating a Community Redevelopment Plan that guides the use of Tax Increment Financing (TIF) to pool local property tax revenue and spend it in a way that addresses the specific needs of the designated area.

¿Cómo responde la Agencia a estos temas?

*Mediante la creación de un Plan de Reurbanización Comunitaria que oriente el uso del **Financiamiento del Incremento de Impuestos (TIF)** para reunir los ingresos de impuestos de propiedades locales y utilizarlos para abordar las necesidades específicas del área designada.*

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CRA 101

Things CRAs Can Pay For:

Cosas que puede pagar la Agencia:



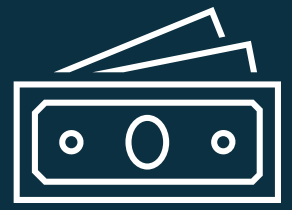
Capital Expenditures

Gastos de Capital



Incentives & Grants

Incentivos y Subvenciones



Cost Sharing / Allocation for Services

Cofinanciación y Asignación de servicios



Land Acquisition

Adquisición de Tierras



Community Policing

Vigilancia Comunitaria

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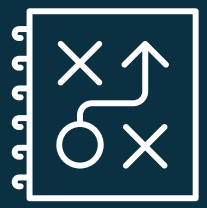
CRA 101







Community Redevelopment Plan is the Blueprint of the CRA

- If a program or project is ***not*** contained in the Plan it ***cannot*** be undertaken.
- Can only do projects in the plan, in the budget, and in the CRA area.
- Strategic planning is key to carry out the plan.

El Plan de Reurbanización Comunitaria es el plan de acción para la Agencia

- *Si un programa o proyecto **no está** incluido en el Plan **no se puede** ejecutar.*
- *Sólo puede realizar proyectos que estén en el plan, en el presupuesto, y en la zona CRA.*
- *La planificación estratégica es clave para llevar a cabo el plan.*

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REDEVELOPMENT AGENCY

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TAX INCREMENT FINANCING (TIF)







What is Tax Increment Financing (TIF)?

- As property values within the CRA boundaries increase over time, the additional property tax revenue collected is referred to as the “TIF” and funds the projects established in the Community Redevelopment Plan.
- TIF funded projects and programs encourage private sector investment within the CRA

¿Que es el Financiamiento de Incremento de Impuestos (TIF)?

- *A medida que el valor de las propiedades dentro de los límites de la CRA aumenta con el tiempo, los ingresos de impuestos adicionales sobre la propiedad recaudados se denominan “TIF” y financian los proyectos establecidos en el Plan de Reurbanización de la Comunidad.*
- *Los proyectos y programas financiados por el TIF fomentan la inversión del sector privado dentro del CRA - las inversiones privadas generalmente siguen a las inversiones públicas /del CRA*

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BASE YEAR & VALUE IS SET

AÑO BASE Y EL VALOR SON ESTABLECIDOS

COCOA REDEVELOPMENT AGENCY

CRA PLAN UPDATE COCOA

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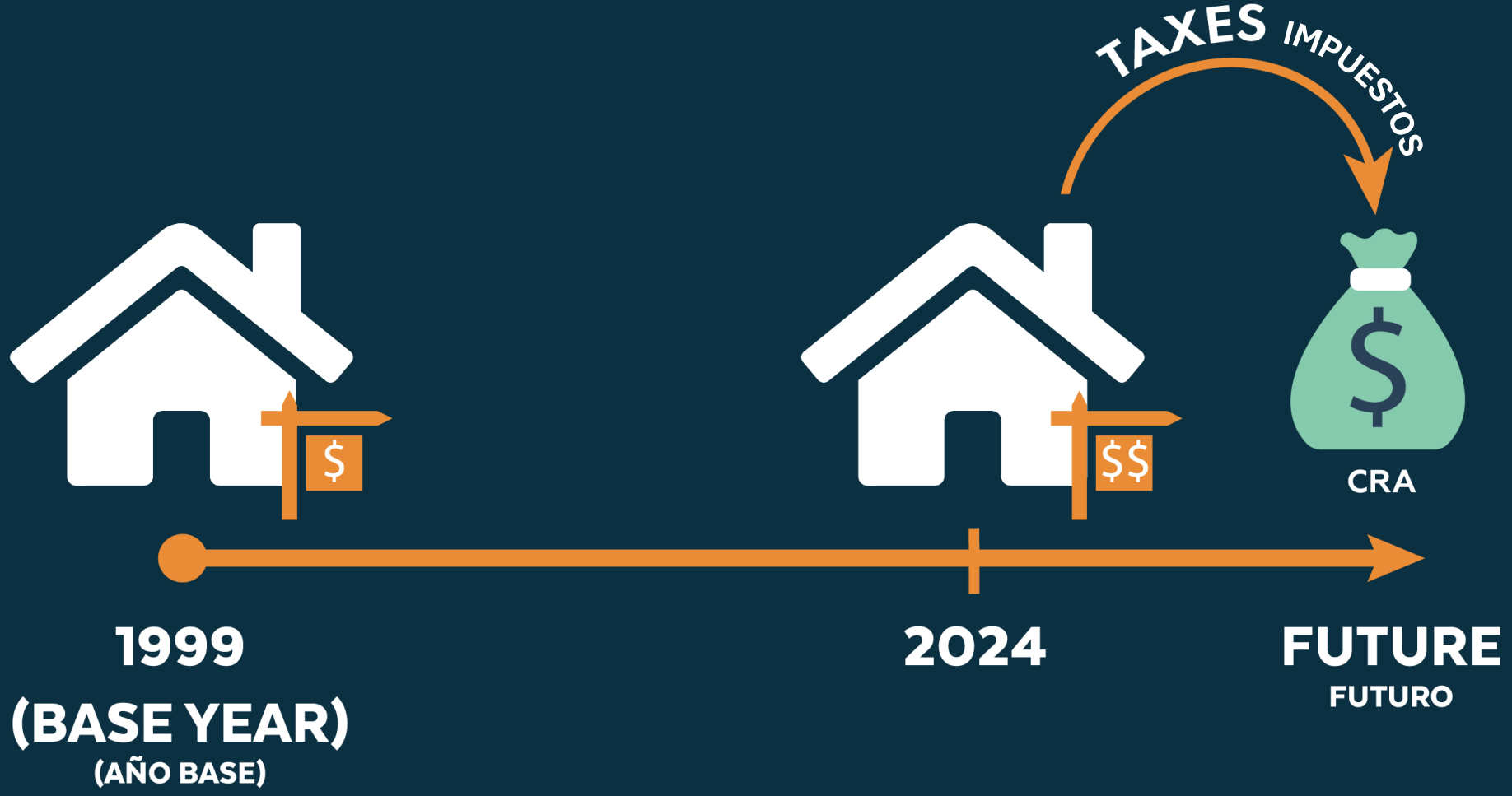
CRA 101



COCOA
REDEVELOPMENT AGENCY

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COCOA CRA

Established:
April 1981

Operational Timeframe:
Sunsets in 2041

Area:
286 acres

Plans/Updates:
1981
1997
2018/2022



COCOA REDEVELOPMENT AGENCY

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Plan Update

SCOPE

Cocoa Community Redevelopment Plan Update
Task 1: Kickoff & Data Collection
Task 1.1 Project Management
Task 1.2 Kick-off Meeting and Site Tour
Task 1.3 Coordination with Brevard County
Task 2: Community Engagement
Task 2.1 Project Branding
Task 2.2 Interactive Website & Virtual Engagement Tools
Task 2.3 Stakeholder Interviews
Task 2.4 Community Meetings
Task 3: CRA Existing Conditions: Data & Analysis
Task 3.1 Existing Conditions and Trends Analysis
Task 4: Community Redevelopment Plan Update Draft
Task 4.1 TIF Revenue Projections
Task 4.2 Development of Strategic Framework & GOPs
Task 4.3 Five-Year CRA Budget Worksheets
Task 4.4 Master Plan Components
Task 4.5 Draft Community Redevelopment Plan
Task 5: Presentation of Community Redevelopment Plan
Task 5.1 Resolutions & Ordinance;
Task 5.2 Documentation and Incorporation of Comments and Revisions
Task 5.3 -5.6 Presentations of Draft Plan to Cocoa CRA Board, Planning Agency, City Council

PLANNING APPROACH

What is the data telling us?
What/Where are the gaps?

Kick-Off → **Public Involvement** → **Data Collection & Analyses** → **Strategy Formation** → **Plan Development**

COMPREHENSIVE + STRATEGIC

FOCUSED ON IMPLEMENTATION

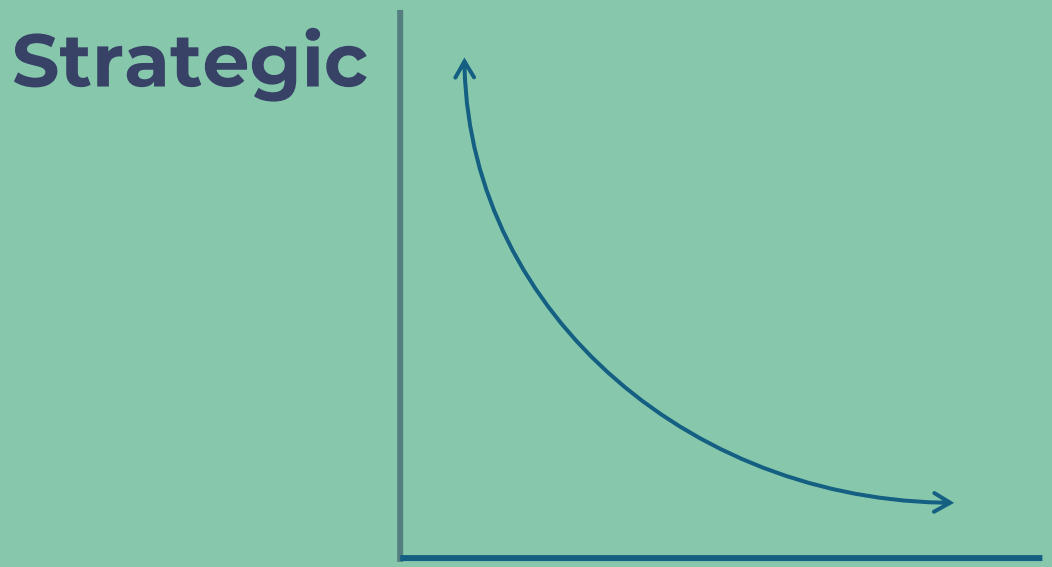
Qualitative

Stakeholder Interviews
Workshops/Public Input
Surveys
Website Input
Site Tours

Quantitative

GIS Mapping
Demographics
Comparable Research
Transportation
Real Estate Market
TIF Projections

PLAN UPDATE



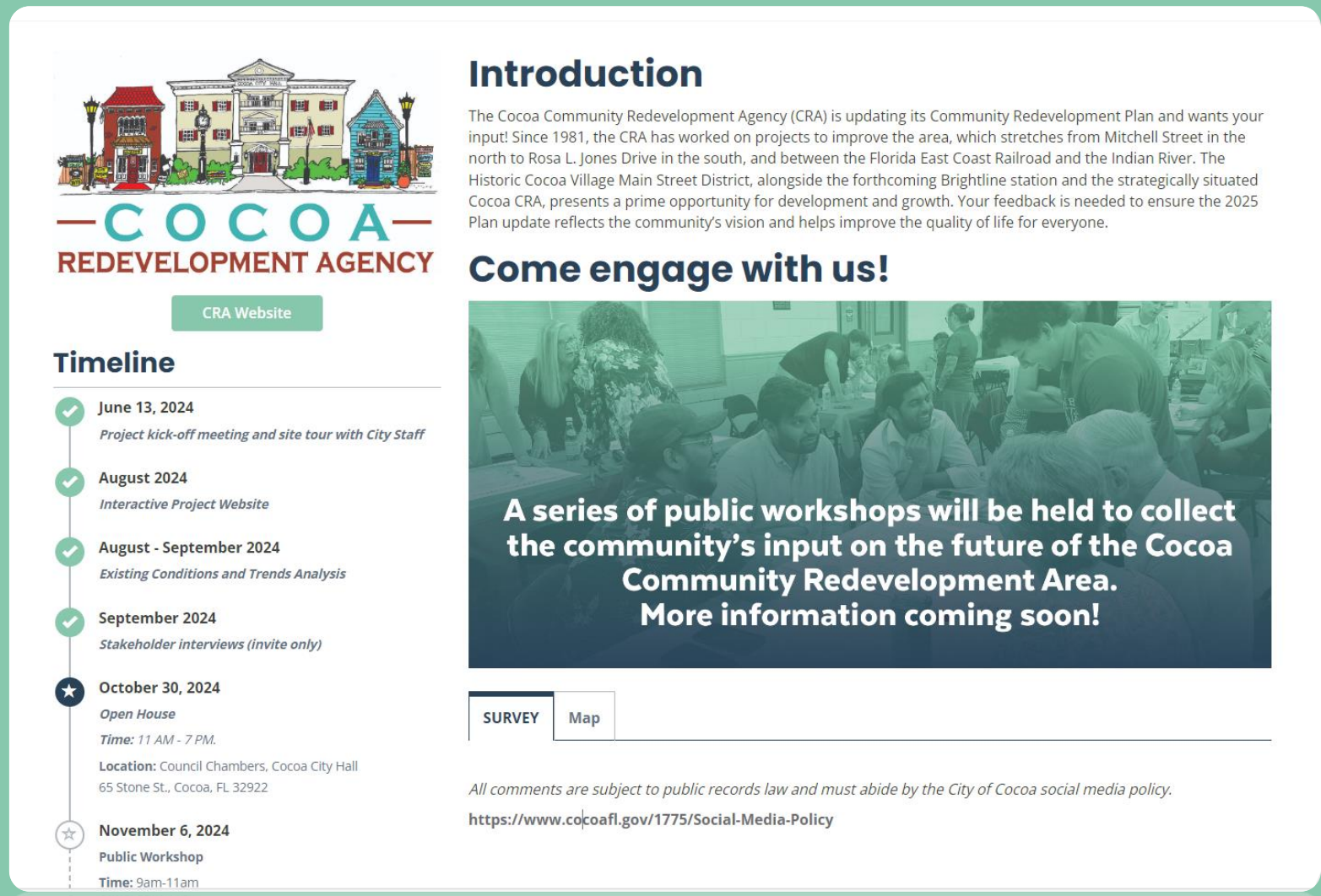
CRA Action Plan and Phased Prioritization

+

Goals, Objectives, and Policies

PLAN DEVELOPMENT

- ✓ Site Tour
- ✓ Existing Conditions
- ✓ Community Engagement
  - ✓ Website (Interactive Map)
  - ✓ Stakeholder Interviews
  - ✓ Open House
  - ❑ Workshop



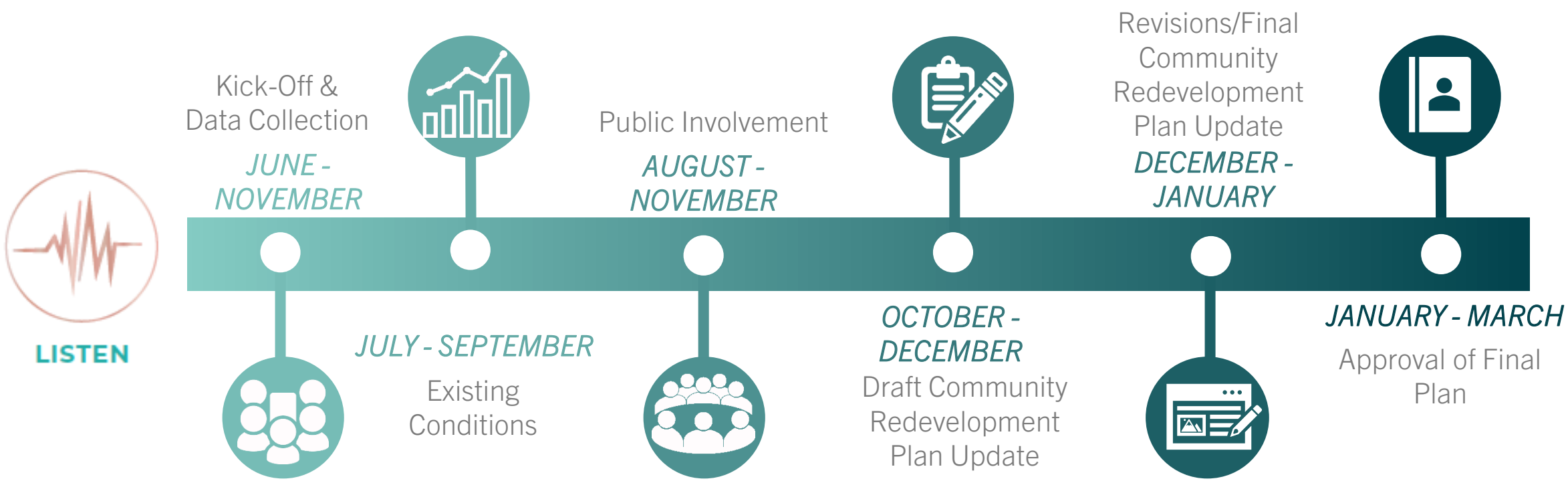
FINDINGS

FOCUS AREAS:

- Public Spaces
- Housing
- Economic Development
- Transportation / Mobility
- Safety, Infrastructure & Resiliency
- Waterfront

Next Steps

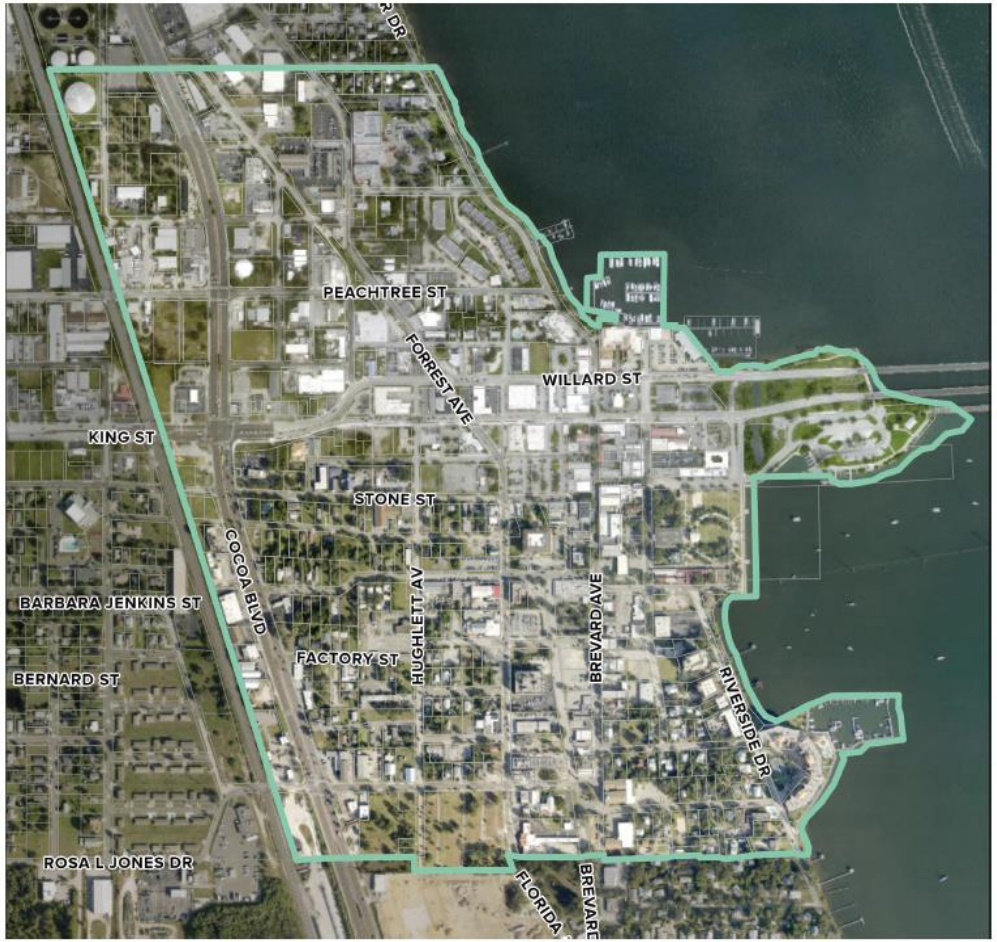
TIMELINE


LISTEN
Kick-Off &
Data Collection
JUNE -
NOVEMBER
JULY - SEPTEMBER
Existing
Conditions
Public Involvement
AUGUST -
NOVEMBER
OCTOBER -
DECEMBER
Draft Community
Redevelopment
Plan Update
Revisions/Final
Community
Redevelopment
Plan Update
DECEMBER -
JANUARY
JANUARY - MARCH
Approval of Final
Plan

ENGAGEMENT ACTIVITIES

CRA PLAN UPDATE
COCOA

Please show us the areas where you would like to see improvements or changes!



Public Spaces

Parks, Recreation, Civic Center, Public Realm, Dog Park

Housing

Missing Middle, Live-Work, Multi-Family Opportunities

Economic Development

Mixed-Use Development, Business Support, RFP's

Transportation/Mobility

Walkability, Complete Streets, Parking Shuttle, BrightLine Connection

Safety, Infrastructure & Resiliency

CPTED (Crime Prevention Through Environmental Design), Stormwater/Flooding, Infrastructure Maintenance, Tree Coverage

Waterfront

Public Boat Slips, Fishing Pier, Mooring Field

ENGAGEMENT ACTIVITIES

Public Spaces Espacios Públicos

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COCOA

1 COIN

Smaller projects and upkeep such as adding in a playground, picnic areas, landscape improvements, public art

Proyectos menores y mantenimiento como agregar un parques recreacionales, áreas de picnic, mejoras de paisajismo, arte público









2 COINS

Larger efforts and enhancement projects such as a dog park and pocket parks

Mayores esfuerzos y proyectos de mejoramiento como un parque para perros y pequeños parques urbanos







3 COINS

Transformational projects such as the Civic Center Upgrade

Proyectos de transformacion como la renovación del Centro Cívico







Thank You

Inspire
PLACEMAKING COLLECTIVE

Project Manager
LAURA CANARY
727-272-0212
lcanary@inspireplacemaking.com

Director of Redevelopment
JARED BECK
239-821-2765
jbeck@inspireplacemaking.com

SIGN IN SHEET

Name (first and last)	**Email**
Wanda Shultz	
Marilyn Green	mlgreen20@gmail.com

Where do you Live/Work/Play?

¿Dónde vives? ¿Trabajas? ¿Juegas?



CRA PLAN UPDATE
COCOA

Please show us the areas where you would like to see improvements or changes!



Public Spaces

Parks, Recreation, Civic Center, Public Realm, Dog Park

POCKET PARKS!

Housing

Missing Middle, Live-Work, Multi-Family Opportunities

Economic Development

Mixed-Use Development, Business Support, RFP's

Transportation/Mobility

Walkability, Complete Streets, Parking Shuttle, BrightLine Connection

TROLLEY
FREEBIE
GOLF CARTS

Safety, Infrastructure & Resiliency

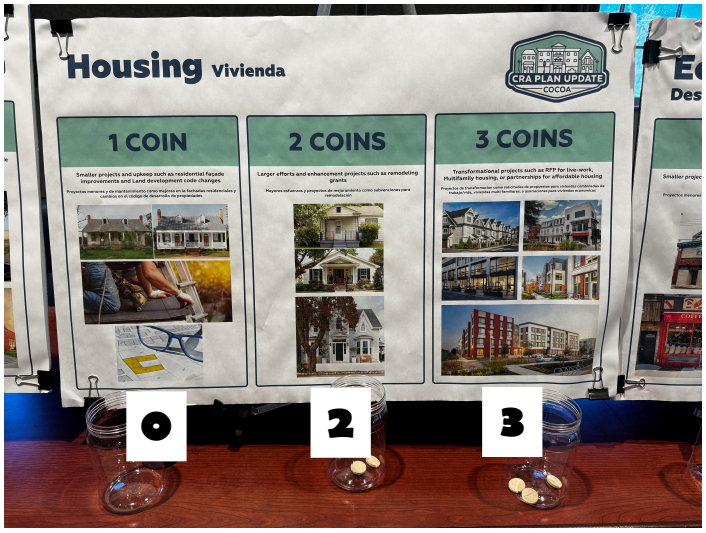
CPTED (Crime Prevention Through Environmental Design), Stormwater/Flooding, Infrastructure Maintenance, Tree Coverage

Waterfront

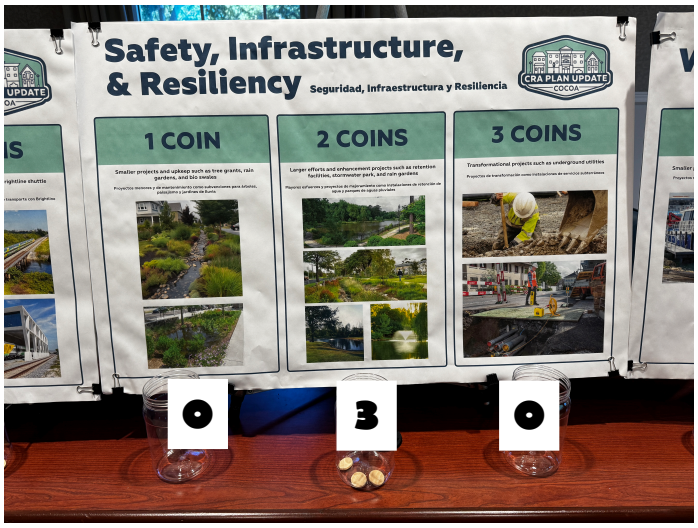
Public Boat Slips, Fishing Pier, Mooring Field

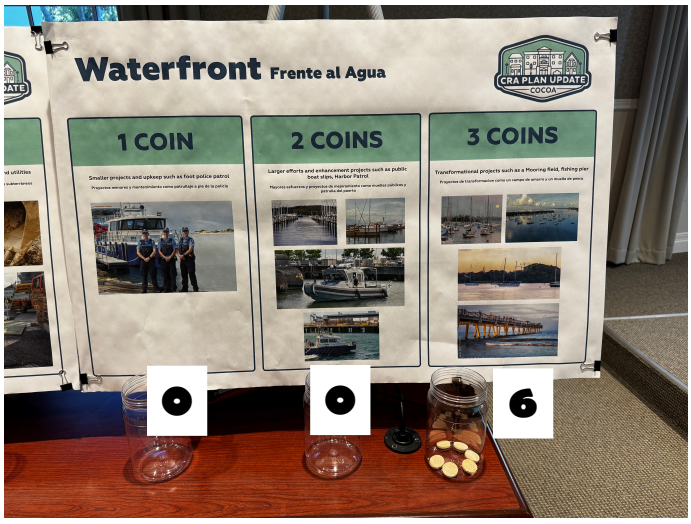
Workshop Activity: CRA Coin Budget Exercise













Cocoa Community Redevelopment Plan

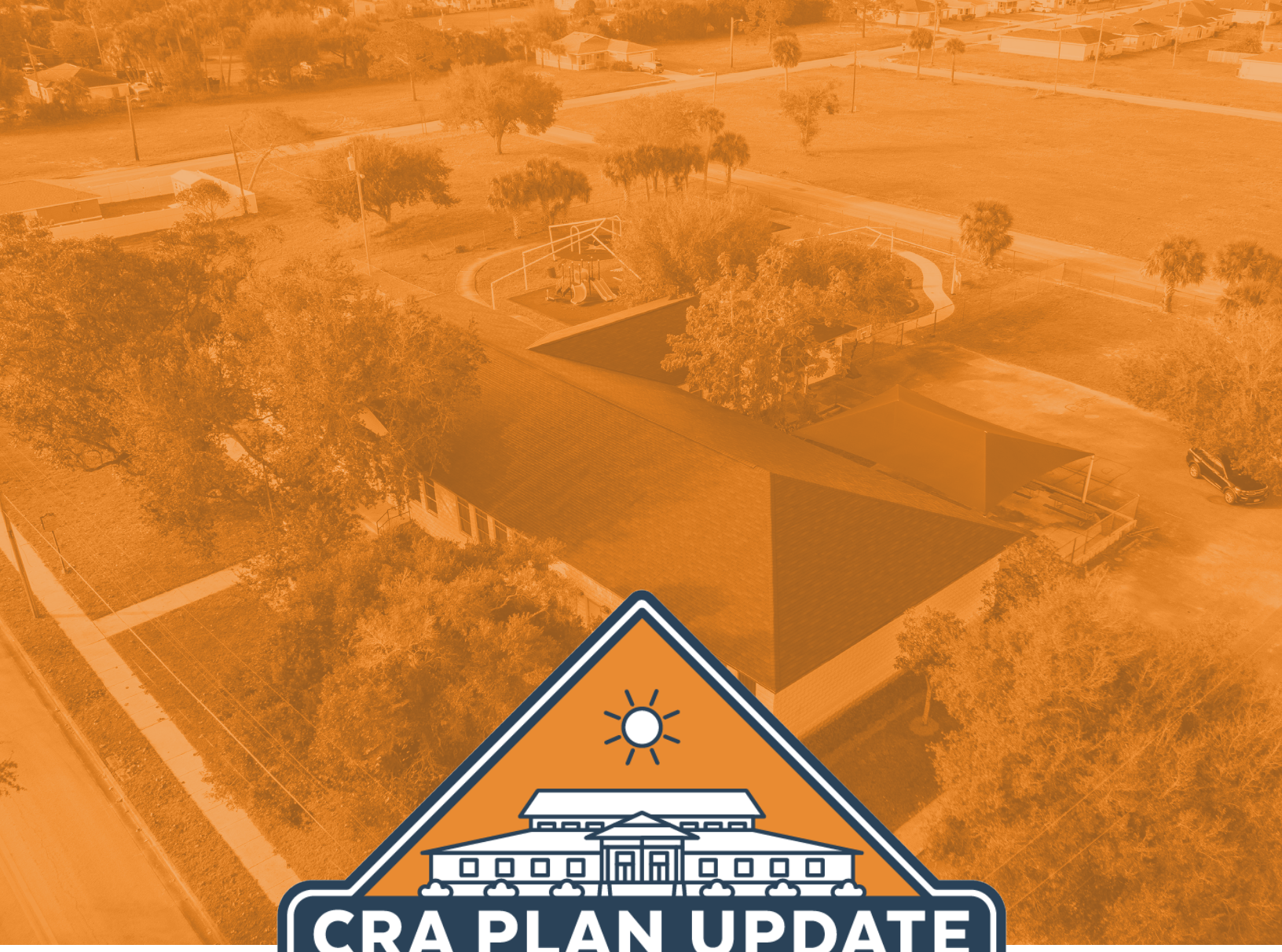
Public Input Results

exported from Social Pinpoint on

December 20, 2024

Cocoa Community Redevelopment Area

Legal Description



CRA PLAN UPDATE

DIAMOND SQUARE

APPENDIX

(Supplemental Materials)

Diamond Square Community Redevelopment Area

Legal Description

RESOLUTION NO. 98-19

A RESOLUTION OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; MAKING FINDINGS; FINDING THAT A BLIGHTED AREA AND A SLUM AREA EXISTS WITHIN A SPECIFIC BOUNDARY GENERALLY FOLLOWING THE BOUNDARIES OF CENSUS TRACT 626 IN THE SOUTHWESTERN PORTION OF THE CITY; DECLARING THAT ONE OR MORE SLUM OR BLIGHTED AREAS AND ONE OR MORE AREAS IN WHICH THERE IS A SHORTAGE OF HOUSING AFFORDABLE TO RESIDENTS OF LOW OR MODERATE INCOME, INCLUDING THE ELDERLY EXISTS; DECLARING THAT THE REHABILITATION, CONSERVATION AND REDEVELOPMENT OF SUCH SLUM AND BLIGHTED AREAS, INCLUDING THE DEVELOPMENT OF AFFORDABLE HOUSING FOR LOW AND MODERATE INCOME RESIDENTS, INCLUDING THE ELDERLY, IS NECESSARY IN THE INTEREST OF PROMOTING THE PUBLIC HEALTH, SAFETY, MORALS, AND WELFARE OF THE RESIDENTS OF COCOA; DETERMINING THAT THERE IS A NEED FOR THE CREATION OF A COMMUNITY REDEVELOPMENT AGENCY TO CARRY OUT THE REDEVELOPMENT PURPOSES OF CHAPTER 163, PART III, FLORIDA STATUTES, WITHIN THE SLUM AND BLIGHTED AREA; NAMING THE AGENCY FOR SAID DISTRICT, THE CENSUS TRACT 626 COMMUNITY REDEVELOPMENT AGENCY; DECLARING THE BOARD OF COMMISSIONERS OF SAID COMMUNITY REDEVELOPMENT DISTRICT SHALL CONSIST OF CITIZENS APPOINTED PURSUANT TO SECTION 163.356, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 163.410, Florida Statutes, on August 19, 1997, the Board of County Commissioners of Brevard County, Florida, adopted Brevard County Resolution No. 97-161, delegating authority to the City Council of the City of Cocoa to create and operate a Chapter 163, Florida Statutes, Community

Redevelopment Agency generally known as Census Tract 626 and within the area described on Exhibit "A," a copy of which is attached hereto and by this reference incorporated herein; and

WHEREAS, within the area described in the attached Exhibit "A," the Community Redevelopment Agency shall be known as the Census Tract 626 Community Redevelopment Agency; and

WHEREAS, pursuant to Section 163.340(7), Florida Statutes, a "slum area" is defined as follows:

> "Slum area" means an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air, sanitation, or open spaces; high density of population and overcrowding; the existence of conditions which endanger life or property by fire or other causes; or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, or welfare;

WHEREAS, pursuant to Section 163.340(8), Florida Statutes, a "blighted area" is defined as follows:

> "Blighted area" means either:
>
> (a) An area in which there are a substantial number of slum, deteriorated, or deteriorating structures and conditions which endanger life or property by fire or other causes or one or more of the following

factors which substantially impairs or arrests the sound growth of the county or municipality and is a menace to the public health, safety, morals, or welfare in its present condition and use:

1. Predominance of defective or inadequate street layout;

2. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

3. Unsanitary or unsafe conditions;

4. Deterioration of site or other improvements;

5. Tax or special assessment delinquency exceeding the fair market value of the land; and

6. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or

(b) An area in which there exists faulty or inadequate street layout; inadequate parking facilities; or roadways, bridges, or public transportation facilities incapable of handling the volume of traffic flow into or through the area, either at present or following proposed construction;

WHEREAS, a 94-page Finding of Necessity Report calling for the redevelopment of the Census Tract 626 Neighborhood Area was prepared by Design Studios West of Sarasota, Florida and dated January 20, 1997 (hereinafter: the "Study");

WHEREAS, the Study has made factual findings of "blight" and "slum" conditions as described in the paragraphs above;

WHEREAS, the City Council acknowledges receipt of the Study, and finds that based on the Study and other evidence and testimony presented by the City's Community Development Department, that Census Tract 626, as described in Exhibit "A," constitutes a Chapter 163, Part III, Florida Statutes, "blighted area" and "slum area;"

WHEREAS, based on the Study and other evidence and testimony presented by the City's Community Development Department, the City Council finds that creation of a Community Redevelopment Area for the Census Tract 626 Area, as described in Exhibit "A,"

would meet the intent and requirements set forth in and would be consistent with the requirements set forth in Section 163.335(1), Florida Statutes; and

WHEREAS, the rehabilitation, conservation and redevelopment or a combination thereof, of the aforesaid area is necessary in the interest of the public health, safety, morals and welfare of the residents of the City of Cocoa, and in the interest of implementing the intent of the Florida Legislature as expressed in the Community Redevelopment Act of 1969, as amended, by

revitalizing the area economically and socially, thereby improving the tax base, promoting sound growth and providing improved infrastructure; and

WHEREAS, the State of Florida has found and declared that the preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities, increasing their ability to accomplish their other respective purposes; and

WHEREAS, the City Council of the City of Cocoa desires to create the Census Tract 626 Community Redevelopment Agency, to be composed of an independent governing board of commissioners consisting of lay citizens, who either own property or are residents of the Community Redevelopment Agency's "area of operation."

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, that:

SECTION 1. The area of Cocoa more fully described in Exhibit "A" is hereby found and declared to be a "blighted area" and a "slum area," as defined and within the purpose and intent of Chapter 163, Part III, Florida Statutes.

SECTION 2. Pursuant to the provisions of Section 163.355, Florida Statutes, it is hereby found and declared that:

(a) The rehabilitation, conservation or redevelopment, or a combination thereof, of the area described in Exhibit "A" is necessary in the interest of public health, safety, morals, and welfare of the citizens of the City of Cocoa;

(b) That one or more slum or blighted areas exist within the area described in Exhibit "A;" and

(c) That area described in Exhibit "A" is appropriate for a community redevelopment pursuant to Chapter 163, Part III, Florida Statutes.

SECTION 3. There is a need for a community redevelopment agency to function and carry out the community redevelopment purposes as specified in Chapter 163, Part III, Florida Statutes.

SECTION 4. The City Council of the City of Cocoa, Florida, hereby declares that the new Community Redevelopment Agency for the area described in Exhibit "A:"

(a) Shall be named the Census Tract 626 Community Redevelopment Agency; and

(b) Pursuant to Section 163.356(1), Florida Statutes, the City Council shall appoint as a board of commissioners, lay citizens who are either residents of, or own businesses, practice a profession, or perform a service for compensation, or serve as an officer or director of a corporation or other business entity so engaged within the area of operation of the Census Tract 626 Commuinty Redevelopment Agency.

Section 5. This resolution shall become effective immediately upon adoption.

This resolution was adopted at a regular meeting of the City Council on the 24th day of March, 1998.

CITY OF COCOA, FLORIDA, a Florida Municipal Corporation, by and through its duly elected City Council

By: Michael Ashley Hill
Michael Hill, Mayor

ATTEST:

Joan Clark
Joan Clark, City Clerk

Exhibit A

DESCRIPTION TO DEFINE LIMITS OF THE CITY OF COCOA

626 REDEVELOPMENT AREA

Beginning at the intersection of the Easterly line of the Florida East Coast Railroad, a 100.00 foot wide strip of land, and the South line of the North half of the Southwest quarter of Section 33, Township 24 South, Range 36 East; Thence West, along said South line of the North half of the Southwest quarter of Section 33, to the West line thereof; Thence continue West, along the South line of the North half of the Southeast quarter of Section 32, Township 24 South, Range 36 East, to the West line of said Southeast quarter of Section 32; Thence continue West, 691.95 feet along the North line of the South half of the Southwest quarter of said Section 32, to a point on the West right of way line of Aurora Street; Thence North, along the West right of way line of Aurora Street to the Southeast corner of Lot 11, Block "D" of Pinegrove Park Unit No. 2, Third Addition, according to the plat thereof recorded in Plat Book 19, page 46 of the Public Records of Brevard County, Florida; Thence West, along the South line of aforesaid Lot 11, a distance of 97.00 feet to Southwest corner thereof; Thence North, along the West line of aforesaid Lot 11, a distance of 110.00 feet to the Southeast corner of Lot 23, Block "D: of aforesaid Pinegrove Park, Unit No. 2, Third Addition; Thence West, along the South line of Lot 23, Block "D", and along the South lines of Lots 9 and 12, a distance of 400.00 feet to the West right-of-way of Gardenia Avenue; Thence South, along the West right-of-way of Gardenia Avenue, a distance of 5.00 feet to the Southeast corner of Lot 16, Block "F" of Pinegrove Park, Unit No. 2, Third Addition; Thence West, along the South line of aforesaid Lot 16, a distance of 128.86 feet to a point on the West line of Block "F" of Pinegrove Park, Unit No. 2, Third Addition, according to the plat thereof recorded in Plat Book 19, Page 46, of the Public Records of Brevard County, Florida; Thence North, along the West line of said block "F" and the West line of Cocoa Village Subdivision, according to the Plat thereof recorded in Plat book 18, page 19, of the Public Records of Brevard County, Florida, a distance of 1183.75 feet to the South right of way line of Jackson Street; Thence East, along the South right of way line of Jackson Street, a distance of 686.19 feet to the East right of way line of Aurora Street; Thence South along the east right of way line of Aurora Street, a distance of 500.00 feet to a point which is on the North line of Block "A", Pinegrove Park, Unit No. 2, First Addition, as recorded in Plat Book 17, page 88, Public Records of Brevard County, Florida; Thence East, along the North line of said Block "A", a distance of 631.29 feet to the East line of the Northeast quarter of the Southwest quarter of said Section 32; Thence North, along the East line of aforesaid quarter section and the East line of the Southeast quarter of the Northwest quarter of said Section 32, a distance of 1180.90 feet to a point which is the Easterly projection of the South line of a tract of land described in Deed Book 344, page 182, of the Public Records of Brevard County, Florida; Thence West, along the aforementioned line, a distance of 230.00 feet to a point which is the Southwest corner of the tract of land described in Deed Book 344, Page 182; Thence North, along the West line of said described tract of land, as described in Deed Book 344, page 182, Public Records of Brevard County, Florida, a distance of 200.00 feet to the South right of way line of State Road 520, Thence East, along the South right of way line of State Road 520, a distance of 230.00 feet to the East line of the Southeast quarter of the Northwest quarter of said Section 32; Thence North, along the East line of the Southeast quarter of the Northwest quarter, of said Section 32, to the South line of Lots 19, 20, and 21 of

Barlow's Subdivision, according to the plat thereof recorded in Plat Book 3, Page 5, of the Public records of Brevard County, Florida; Thence West, along aforesaid South line of Lots 19, 20, and 21, to the West property line of aforesaid Lot 21; Thence North, along the West property line of aforesaid Lot 21, to the South right of way of Lake Drive; Thence Southeasterly, along the South right of way line of Lake Drive, to the East line of the Northeast quarter of the Northwest quarter of said Section 32; Thence North, along the East line of the Northeast quarter of the Northwest quarter of Section 32, to the centerline of West School Street; Thence, East, along said centerline of West School Street and said centerline projected Easterly, to the West line of Lot 49, Block "A", of the Plat of C. L. Hughlett's Washington Heights Addition to Cocoa, Florida, as recorded in Plat Book 0, at page 18, of the Public Records of Brevard County, Florida; Thence, North, along the West line of said Lot 49, and said West line of Lot 49 projected Northerly, to the Southwest corner of Lot 33, Block "A", of said Plat of C. L. Hughlett's Washington Heights Addition to Cocoa, Florida; Thence East, along the South line of Lots 33 through 48 inclusive Block "A", of said Plat of C. L. Hughlett's Washington Heights Addition to Cocoa, Florida, to the Southeast corner of Lot 48; Thence continuing East, to the Southwest corner of Lot 27, Block "B" of said Plat of C. L. Hughlett's Washington Heights Addition to Cocoa, Florida; Thence East, along the South line of Lots 27 through 32 inclusive, of Block "B", of said Plat of C. L. Hughlett's Washington Heights Addition to Cocoa, Florida, and said South line extended Easterly, to the Easterly line of the Florida East Coast Railroad, a 100.00 foot wide strip of land; Thence Southeasterly, along said Easterly line of the Florida East Coast Railroad, to the Point of Beginning.

CERTIFICATION:

I HEREBY CERTIFY: That the SPECIFIC PURPOSE of this Survey is to define the Boundaries of the area denoted as "The City of Cocoa - 626 Redevelopment Area". I FURTHER CERTIFY: That the attached Legal Description was prepared under my direction and is true and correct to the best of my knowledge and belief. This survey meets the Minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors in chapter 61 G 17 - 6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

_____

John R. Campbell
Professional Land Surveyor No. 2351
State of Florida

Prepared by:
CAMPBELL SURVEYING AND MAPPING OF BREVARD INC.
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Diamond Square Community Redevelopment Area

Kick off Meeting

June 13, 2024

Diamond Square CRA

Community Redevelopment Plan Update

Kickoff

June 13, 2024

1. Project Overview

2. Project Schedule
    - Meeting Dates/Schedule - public hearing and workshop options (CRA; City Council; P&Z Board)
    - Briefing Schedule (bi-weekly)

3. Project Points of Contact:
    - Status Reports and Updates
    - Project Website
    - Submission of Public Engagement Materials (social media, invitations, advertisements, flyers)
    - Potential Meeting Venues (stakeholder interviews, focus groups, public workshops)

4. Public Involvement Plan
    - Project Brand
    - Project Website (cross-marketing opportunities)
    - Stakeholder Interviews - identification of key stakeholders and thought leaders
        - City / CRA
        - Elected Officials
        - Community Partners
        - Neighborhood Groups (associations/other)
        - Civic Organizations
        - Local Business Community
    - Potential Community Meeting Venues
    - Community Events

5. Resources and Data Requests:
    - CRA Annual Budget
    - CRA Annual Report
    - Previous Community Redevelopment Plan(s)
    - City's Comprehensive Plan
    - City's Land Development Code
    - City's Capital Improvement Plan (CIP for past 5 years)
    - CRA's Establishing Documents (resolution and ordinance)
    - City GIS Data / Shapefiles
    - City Property Appraiser Data – Brevard County (for all parcels in CRA)
    - City Business Tax Receipt Records (BTRs for past 5 years for business located in the CRA)
    - CRA/City Special Projects Information (key developments; new business openings, business recruitment)
    - Relevant Report, Studies, and Concurrent Planning Efforts

6. Familiarization Tour
    - Special Site of Interest
    - Successful Application of CRA Programming and Projects

7. Discussion

TO:	Ryan Browne, Cocoa Redevelopment Coordinator
FROM:	Laura Canary, Inspire Project Manager
CC:	Charlene Neuterman, Cocoa Community Services Director
	Jared Beck, Inspire Director of Redevelopment
DATE:	August 8, 2024
SUBJECT:	Cocoa Diamond Square CRA - Kickoff Summary and Action Items

ATTENDANCE

Inspire Project Team:

- Laura Canary, Project Manager
- Laura Martinez, Planner
- Gaby Castro, Planner
- Erik Bredfeldt, Director of Economic Development (virtual)

City of Cocoa:

- Stockton Whitten, City Manager
- Charlene Neuterman, Community Services Director
- Ryan Browne, Redevelopment Coordinator

PROJECT OVERVIEW

The Diamond Square CRA was established on June 9, 1998, and is anticipated to sunset in 2032. Given the Diamond Square CRA is a post-charter agency, the Agency will be pursuing County approval for a six-year operational timeframe extension. There is a cap on funds at $150,000 which the County can request the funds back in the event that the TIF revenue exceeds that amount. The first year that the revenue was exceeded was in 2023. The CRA's main objective has been to "build up the community", which means that capturing the community's vision for itself during the public engagement phase is crucial. The community has expressed a strong desire for affordable housing and traditional live-work development, with residential units located above street-level commercial space. Diamond Square is currently a food desert; the addition of an affordable grocery store could provide the community with access to fresh and healthy produce.

SCHEDULE

This project spans roughly seven (8) months from kickoff, with City Council anticipated to adopt the final redevelopment plans at its March 25, 2025 meeting. The most recent schedule was provided to staff on the week of July 29, 2024.

The Diamond Square CRA Board meets on the third Monday of the month. City Council meetings occur bimonthly on the first and fourth Tuesdays of every month. Planning and Zoning meetings are held on the first Wednesday of the month. Inspire will present the first draft of the update at the CRA board's January meeting and intends to submit a final draft incorporating subsequent comments and revisions to the Board in February/March '25. The CRA Board doesn't meet in February so depending on the anticipated completion date of the final draft and meeting schedule, a special Diamond Square CRA Board meeting may be scheduled.

Check-in meetings between Inspire and City Staff will be facilitated virtually on a bi-weekly basis. The first check-in meeting occurred on Wednesday, July 26th. All subsequent check-in meetings will occur on Wednesdays at 11:00 A.M., unless rescheduled by a member of Inspire or City Staff.

PROJECT POINTS OF CONTACT

- Ryan Browne, *Project Management*
- Charlene Neuterman, *Project Management*
- Samantha Senger, *Communications, Economic Development*
- Ashlee Malone, *GIS*
- Justin Berke, *GIS*
- Gail Bantugan, *Leisure Services Manager*
- Kristin Eick, *City Attorney*

PUBLIC INVOLVEMENT PLAN

Inspire will create an interactive project website using Social Pinpoint, which will notify visitors of planned community engagement events and enable them to provide relevant feedback. The website will be ADA compliant, and all comments will be reviewed before publication to ensure compliance with the City's communications regulations.

All marketing materials for the public engagement phase of the project will be available in Spanish, including the Social Pinpoint website, social media posts and printed materials such as utility bill mailers.

Invitations for stakeholder interviews will be sent to the District County Commissioner's Office. Potential stakeholders include faith and community leaders involved in the local ministerial alliance.

Potential venues for community meetings and stakeholder interviews include the Joe Lee Smith Community Center, Emma Jewel Charter Academy and the Leon and Jewel Collins Museum of African American History & Culture.

DATA REQUEST

Inspire submitted a GIS data request form for the Cocoa and Diamond Square CRA plan updates on June 19, 2024. Requested data includes the location of all public facilities, transportation infrastructure, planning data (i.e., parcels, jurisdictions, zoning, FLU, overlays, CRAs), EMA flood zones, brownfield sites and land use land cover.

TOUR OBSERVATIONS

- Much like other parts of the City, Diamond Square suffers from a high vacancy rate. Overgrown vegetation is a frequent site on these lots, many of which are used for parking.
- Yard signs seem to be the preferred method of marketing/communication.
- R.E.A.L. Church, led by pastor Jarvis Wash, has a presence in the community.
- Unhoused people are sleeping at the corner of Provost and Peachtree.
- Most bus stops are not accessible and the Space Coast Area Transit hub next to Provost Park requires significant improvements.
- Provost Park is currently undergoing a $1.5 million renovation funded by ARPA/City to add new fields, lighting, fencing, parking facilities and restrooms. The park plays a significant role in the community's history because it was once home to an African American baseball league team.
- The neighborhood is historically predominantly Black but has become more diverse in recent years; Emma Jewel Charter Academy. A large portion of the Hispanic community is concentrated north of SR 520.
- Bezos Academy is set to establish a Montessori school
- Main entrance to the City, State Road 520 and U.S. 1, is overgrown and needs beautification along with more enticing uses. – *SR 452/U.S. 1 Visioning*
- Harry T. Moore Center was previously a school for Black Americans in 1923 but now is an African American Museum.
- Aurora Street has lots of tree canopy. Residents like to preserve the trees.
- The 'Five Points' area needs to be redeveloped but has been neglected.
- Pockets of light industrial area throughout CRA (Wilson Avenue).

ACTION ITEMS/ NEXT STEPS

- Inspire provided an updated schedule to staff on July 31, 2024.
- A request for GIS data was submitted on June 19, 2024.
- A follow-up GIS meeting was held on August 1, 2024
- Project branding materials are tentatively due on Wednesday, August 14th, 2024.
- The Existing Conditions Analysis will tentatively be prepared by September 6, 2024.
- Inspire will continue to communicate with staff regarding any changes to dates or services rendered.

Diamond Square Community Redevelopment Area

Progress Report

September 11, 2024

TO:	Ryan Browne, Cocoa Redevelopment Coordinator
FROM:	Laura Canary, Inspire Project Manager
CC:	Charlene Neuterman, Cocoa Community Services Director
	Jared Beck, Inspire Director of Redevelopment
DATE:	September 11, 2024
SUBJECT:	Diamond Square CRP Update Progress Report (June - August)

PROJECT OVERVIEW

Inspire is preparing an update to the Diamond Square Community Redevelopment Plan. The project includes a robust public involvement plan, including virtual and in-person engagement opportunities. Inspire will utilize the assessments and insight of the local community and economic conditions gathered through the existing conditions analysis to develop a cohesive vision reflective of the shared community values, objectives and goals to guide the Community Redevelopment Plan Update.

SCHEDULE

This project spans roughly seven (8) months from kickoff, with the final Community Redevelopment Plan going to City Council for adoption on March 25, 2025. The most recent schedule was provided to staff on the week of July 29, 2024.

PROGRESS (JUNE – AUGUST)

The kickoff meeting and site tour was conducted on June 13, 2024. There was short break in the schedule, due to a delay in the issuance of the PO, which was issued on July 18, 2024. Project meetings are held biweekly to provide timely progress, schedule and budget updates. At the forefront of the project, and central to the public input plan, a project logo and website was developed to create a cohesive messaging and communications strategy throughout the project. The project website features a community survey and interactive map. The project's first community meeting, an Open House, is scheduled for September 26, 2024 from 11 am – 7 pm at the Civic Center. The purpose of the Open House is to explain the project and planning effort, provide an overview of the process and schedule, and discuss initial opportunities and constraints for the district.

As part of the Existing Conditions and Trends Analysis, a data request form was submitted to the City and two follow-up meetings were held to explicitly discuss GIS data and resources. The Analysis is underway, and the initial findings will be used to inform the Open House materials and engagement exercises. Additionally, an existing conditions base map series is being developed for the Plan Update.

PROGRESS BY TASK

TASK 1- KICK-OFF & DATA COLLECTION

Task 1.1 Project Management

- Bi-weekly meetings held on 6/26, 7/10, 7/24, 8/7, 8/21

Task 1.2 Kick-off Meeting & Site Tour

- Kick-off Meeting and Site Tour on 6/13

Completed Deliverables:

Finalized Project Schedule

Kick-off Meeting and Site Tour Summary – Tech Memo#1

Task 2- COMMUNITY ENGAGEMENT

Task 2.1 Project Branding

- Communications follow-up meeting held on 8/29

Task 2.2 Interactive Project Website & Virtual Engagement Tools

Task 2.3 Stakeholder Interviews

Task 2.4 Community Meetings

Completed Deliverables:

Project Logo

Interactive Project Website

Social Media Campaign Materials

TASK 3- EXISTING CONDITIONS & TRENDS ANALYSIS

- GIS Follow-up meeting on 8/1

ACTION ITEMS/ NEXT STEPS

- Existing Conditions and Trends Analysis
- Prepare workshop materials and PowerPoint for Cocoa CRA Open House

Diamond Square Community Redevelopment Area

Existing Conditions Memo

September 26, 2024

TO: Ryan Browne, Project Manager, Redevelopment Coordinator

FROM: Laura Canary, Project Manager, Inspire Placemaking Collective

CC: Charlene Neuterman, Jared Beck

DATE: September 26, 2024

SUBJECT: Diamond Square Community Redevelopment Area - Existing Conditions

Inspire conducted an evaluation of existing conditions of the Diamond Square CRA's context, demographics, transportation network, infrastructure, and economics. Below are the findings.

CONTEXT

The Diamond Square Community Redevelopment Area encompasses 430.9 acres and is located along the southern border of the City of Cocoa within Brevard County. The general boundaries are Pineda Street on the west, School Street on the north, the Florida East Coast Railroad on the east, and Rosa L. Jones Drive on the south. *Please refer to Map A.*

Approximately half (54%) of the land area within the CRA is comprised of residential uses, followed by commercial (25%) and ancillary uses including institutional and parks and open space. The current zoning provides an opportunity for a greater increase in residential uses, approximately 67%, slightly greater commercial uses (34%), followed by a limited allocation for ancillary uses. The Future Land Use Map better aligns designated future land uses with what currently exists, while also incorporating a mixed-use category. *Please refer to Maps B, C, and D.*

Existing Land Use

Diamond Square CRA Existing Land Use		
Existing Land Use	**Acres**	**Percent of CRA**
1200: Medium Density, 2>5 dwelling units/acre	192.61	45 %
1400: Commercial and Services	101.66	24 %
1300: High Density, 6 or more dwelling units/acre	38.47	9 %
1700: Institutional	26.70	6 %
1850: Parks and Zoos	18.41	4 %
8140: Roads and Highways	15.20	4 %
4340: Upland Mixed - Coniferous / Hardwood	14.73	3 %
1900: Open Land (Urban)	11.27	3 %
8330: Water Supply Plants (Including pumping stations)	8.60	2 %
8120: Railroads	1.06	0 %
1100: Low Density, <2 dwelling units/acre	0.38	0 %
8340: Sewage Treatment	0.03	0 %
2240: Abandoned Tree Crops	0.02	0 %

Zoning

Diamond Square CRA Zoning		
Zoning	**Acres**	**Percent of CRA**
RU-1-7 Single-Family Residential	171.7	52 %
C-W Wholesale Commercial	56.5	17 %
C-G General Commercial	29.2	9 %
C-N Neighborhood Commercial	24.9	8 %
RU-2-15 Multiple Family Dwelling	22.8	7 %
M-1 Light Industrial and Warehouse	11.4	3 %
Zoning Not Assigned	9.6	3 %
INST Institutional	3.2	1 %
P-S Professional, Offices and Services	3.1	1 %
C-P Commercial Parkway	0.09	0%

Future Land Use

Diamond Square CRA FLU		
Future Land Use Category	**Acres**	**Percent of CRA**
Medium Density Residential	103.56	32 %
Commercial	94.78	29 %
Low Density Residential	62.69	19 %
Institutional	24.77	8 %
Recreation / Open Space	18.85	6 %
Mixed-Use	14.20	4 %
Industrial	3.76	1 %
Neighborhood Commercial	0.94	1 %

TRANSPORTATION

The CRA has access to major roadways including Cocoa Boulevard, King Street, and Fiske Boulevard as well as a number of internal local roadways. Roadway connectivity is restricted by the number of dead ends streets. The area is serviced by the Space Coast Area Transit Authority. There are 19 bus stops located within the CRA boundaries, with most of the CRA being within a ¼ mile (10 minute) walking distance of a stop. The bicycle facilities along King Street, Peachtree Street, and Fiske Boulevard are not protected in any capacity, and are often wedged between vehicular lanes with a speed limit of 25 to 40 miles per hour. Accordingly, with no protections for cyclists, safety is a huge concern for transportation within the CRA, particularly as growth leans into alternative modes of transportation such as bicycles and micromobility options. *Please refer to Map E.*

DEMOGRAPHICS

The CRA has a population of 2,313 residents, with a median age of 37.3 years old. The Median Household income is $48,305 as compared to $78,575 in Brevard County. The residents are primarily composed of a Black Alone population (51.6 percent), with the next race/ethnicity group being of Hispanic Origin (27.2 percent). Over one third of the population has had some college-level education, with no degree. Half of the residents work in Service Industries (52.0 percent), followed by Finance/Insurance/Real Estate (11.2 percent). Over half of the population lives alone or in a 2-person household, while 40 percent live in a 3 or more person household. Over half of the housing stock is occupied by renters, with 14 percent of the housing stock being vacant. Most of the housing stock is single-family residential units, with more than 60% of them built between the two-decade period spanning from 1940 to 1969.

2024 Total Population: 2,313
2024 Median Age: 37.3
2024 Housing Units: 1,060
2024 Total Households: 912
2024 Average Household Size: 2.53
2024 Median Household Income: $48,305
2024 Average Household Income: $56,548
Tapestry Segmentation: Modest Income Homes (12D); City Commons (11E)

2024 Population by Race/Ethnicity	
Total	2,313
White Alone	21.2%
Black Alone	51.6%
American Indian Alone	1.1%
Asian Alone	0.4%
Pacific Islander Alone	0.2%
Some Other Race Alone	13.3%
Two or More Races	12.2%
Hispanic Origin	27.2%
Diversity Index	79.2

2020 Household by Size	Diamond Square Percent %	Brevard County Percent %
Total	861	255,723
1 person	33.3%	29.7%
2 person	26.2%	39.4%
3+ person	40.5%	30.9%

U.S. Census Bureau. "Occupancy Characteristics." *American Community Survey, ACS 1-Year Estimates Subject Tables, Table S2501*, 2022, https://data.census.gov/table/ACSST1Y2022.S2501?t=Housing:Housing Units&g=050XX00US12009.

Tenure	Percent (%)
Total	1,060
Owner Occupied Housing Units	29.9 %
Renter Occupied Housing Units	56.1 %
Vacant Housing Units	14.0 %

Educational Attainment (Residents 25 years or older)	CRA	Brevard County	State of Florida
	%	%	%
Total	1,519	472,034	16,104,410
Less than 9th Grade	2.2%	2.3 %	4.2 %
9th - 12th Grade, No Diploma	12.2%	4.3 %	5.9 %
High School Graduate	23.6%	24.6 %	27.1 %
GED/Alternative Credential	7.0%	*	*
Some College, No Degree	37.6%	21.4 %	18.4 %
Associate's Degree	8.6%	11.3 %	10.2 %
Bachelor's Degree	6.7%	20.9 %	21.4 %
Graduate/Professional Degree	2.2%	15.1 %	12.9 %

**included in High School Graduate category*

U.S. Census Bureau. "Educational Attainment." American Community Survey, ACS 1-Year Estimates Subject Tables, Table S1501, 2022, https://data.census.gov/table/ACSST1Y2022.S1501?g=050XX00US12009

INDUSTRY (2024)	CRA: % Employed	County: % Employed
Total	948	288,985
Agriculture/Mining	0.0%	0.2 %
Construction	8.1%	6.7 %
Manufacturing	7.0%	11.8 %
Wholesale Trade	0.8%	2.0 %
Retail Trade	9.6%	12.3 %
Transportation/Utilities	8.9%	6.0 %
Information	0.0%	1.1 %
Finance/Insurance/Real Estate	11.2%	6.1 %
Services	52.0%	*33.7 %
Public Administration	2.4%	◦5.3 %

** includes "Other services, except public administration", "Arts, entertainment, and recreation, and accommodation and food services", and "Educational services, and health care and social assistance"*

◦ includes "Professional, scientific, and management, and administrative and waste management services"

U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 1-Year Estimates Data Profiles, Table DP03, 2022, https://data.census.gov/table/ACSDP1Y2022.DP03?g=050XX00US12009.

Type of Housing	% of Total
Total	1,199
1-unit, detached	53.2%
1-unit, attached	15.3%
2 units (duplex)	6.5%
3 to 4 units (triplex or quadplex)	10.3%
5 to 9 units	6.5%
10 to 19 units	2.0%
20 to 49 units	3.9%
50 or more units	0.8%
Mobile home	1.3%

Home Build Period	Percent (%)
Total	1,199
Built 2020 or later	0.0%
Built 2010 to 2019	4.0%
Built 2000 to 2009	11.7%
Built 1990 to 1999	1.1%
Built 1980 to 1989	8.8%
Built 1970 to 1979	7.1%
Built 1960 to 1969	38.1%
Built 1950 to 1959	24.9%
Built 1940 to 1949	1.7%
Built 1939 or earlier	2.8%

INFRASTRUCTURE

Within the CRA most of the streets are two lane neighborhood roadways. Many of the neighborhoods have sidewalks on one or both sides of the street however, some segments appear to be poorly maintained with debris covering the path or cracks that reduce accessibility and safety. There are some areas, such as Davis Street, S Wilson Ave, and generally, residential roads located south of King Street, that have none. The entire CRA is served by AC/overhead utility lines and minimal level of street lighting. There is no pedestrian lighting within the neighborhoods. The CRA does not have any area of Flood Zone.

Utilities

There is one Domestic Wastewater Treatment Program located just outside of the CRA boundaries. All powerlines within the CRA are AC/Overhead powerlines, which may present a concern during storm events. *Please refer to Map F*.

Vacant Parcels

The CRA has 63.21 acres of vacant land currently, amounting to 19 percent of the CRA. Of these 63.21 acres, 38.55 acres are owned by the State, County, City, or Housing Authority. *Please refer to Map G*.

Government Owned Parcels

The City of Cocoa owns 42 parcels amounting to over 80 acres within the CRA, a number of which are dedicated park space. The Cocoa Housing Authority owns 33 parcels amounting to just over 33 acres. The State of Florida owns two (2) parcels amounting to approximately nine (9) acres, which are dedicated to the Emma Jewel Charter Academy. Lastly, Brevard County owns two (2) parcels amounting to approximately five and a half (5.5) acres, most of which are dedicated to the Brevard County Transit Service. *Please refer to Map H*.

Emergency Services

The CRA is within the City of Cocoa Police District #1 and has one police station just outside its boundaries located on King Street. There is also one fire station, Fire Station #46, that lies within the Fire Quadrant District #2. There are no medical facilities within the CRA boundaries, and the nearest medical facility, Wuesthoff Memorial Hospital, is located approximately one (1) mile south. *Please refer to Map I*.

Public Services and Facilities

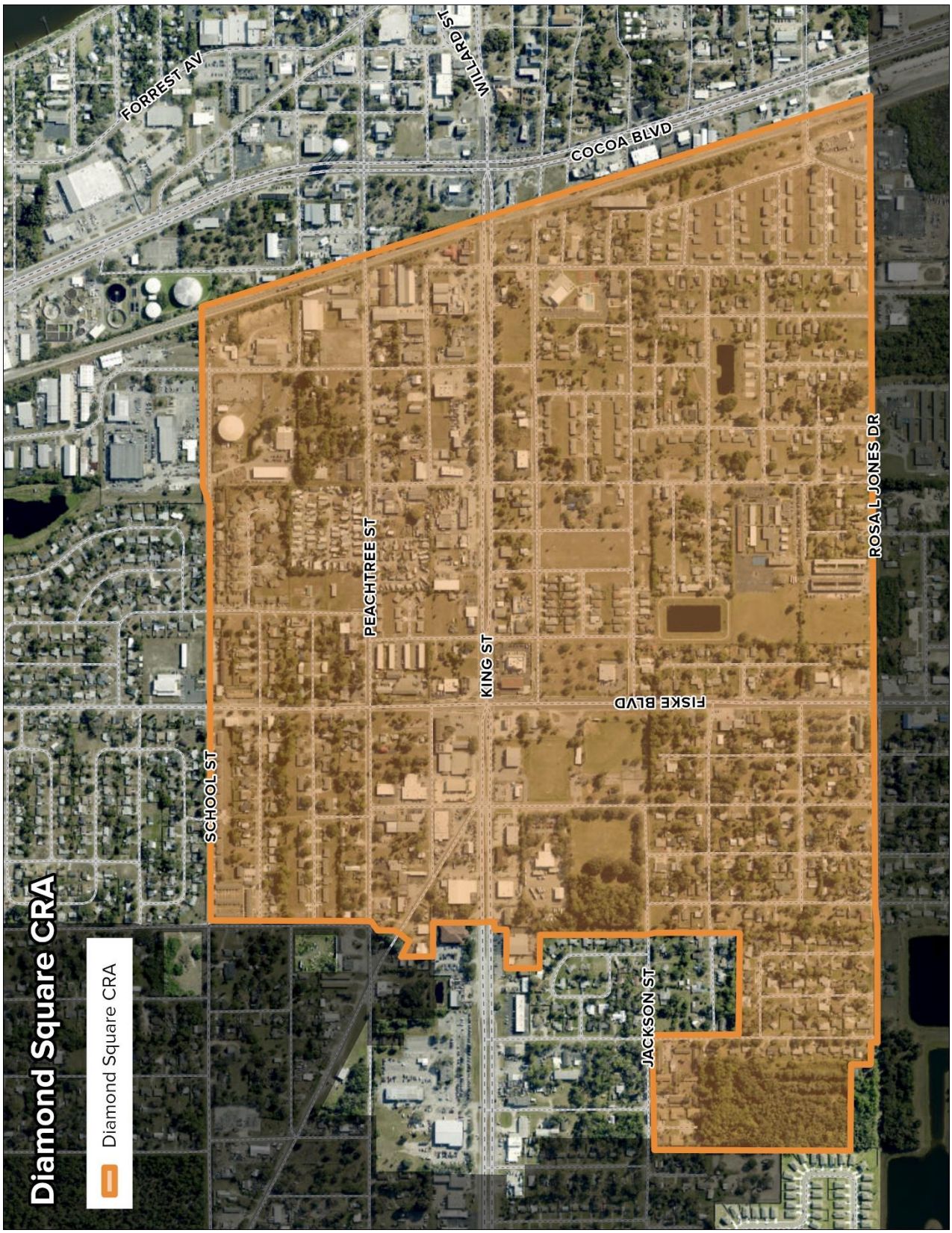
There is one Charter school within the CRA boundaries, namely, Emma Jewel Charter Academy. There is also one City-owned public facility, the Leon and Jewel Collins Museum of African American History and Culture at the Harry T. Moore Center. *Please refer to Map J*.

Parks

The CRA has three urban district parks within the CRA boundaries. Much of the CRA is within a ¼ mile – or 10-minute walk distance of a park. There are some residential areas, particularly in the northwest corner and along the southern boundary, that are not within a 10-minute walking distance of a park that may show an opportunity for a pocket park or some other form of open/green/blue space. *Please refer to Map K*.

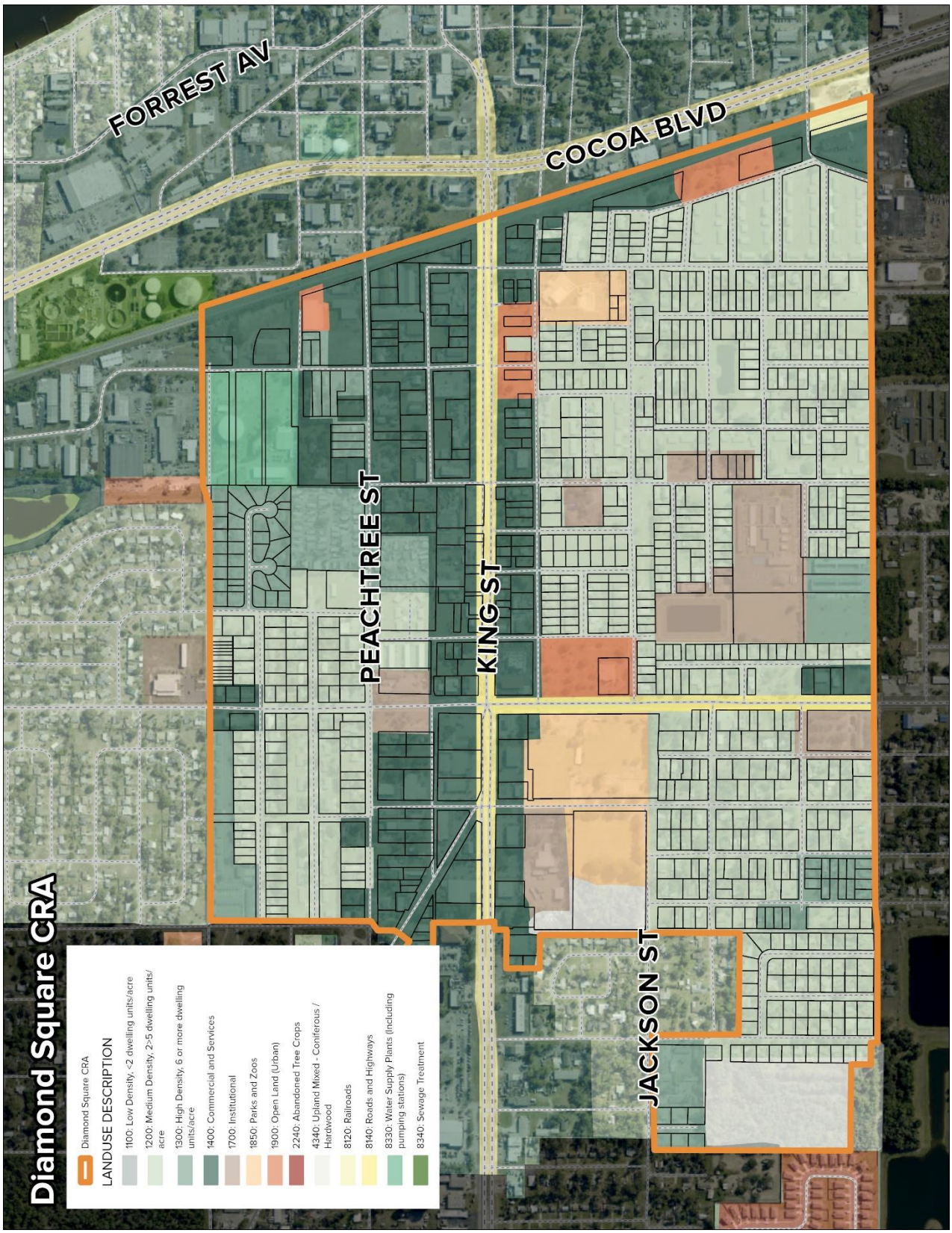
MAP SERIES

A	Context
B	Existing Land Use
C	Zoning
D	Future Land Use
E	Transportation
F	Utilities
G	Vacant Parcels
H	Government Owned Parcels
I	Emergency Services
J	Public Services & Facilities
K	Parks

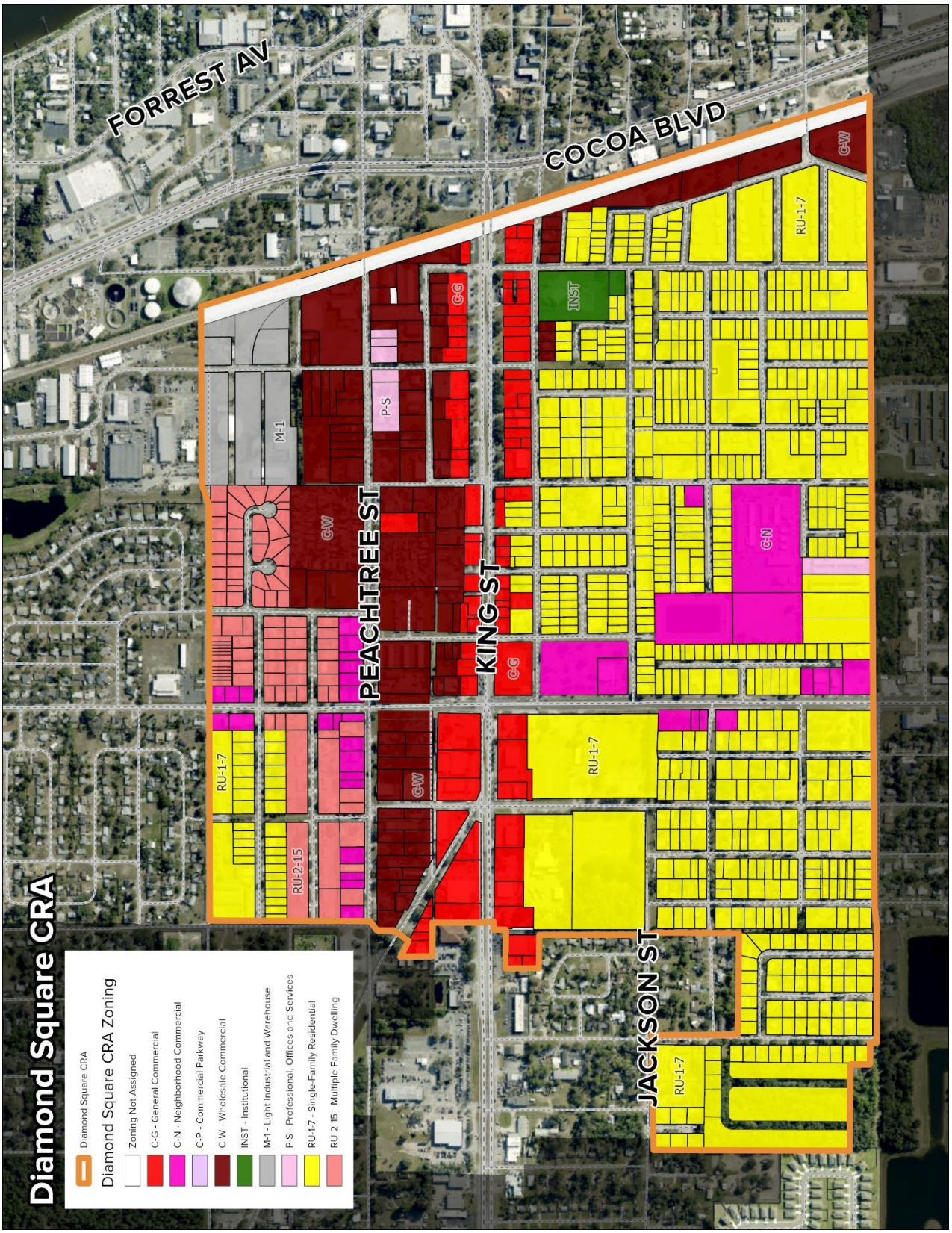

Diamond Square CRA
Diamond Square CRA
FORREST AV
WILLARD ST
COCOA BLVD
PEACHTREE ST
KING ST
FISKE BLVD
ROSA L JONES DR
SCHOOL ST
JACKSON ST

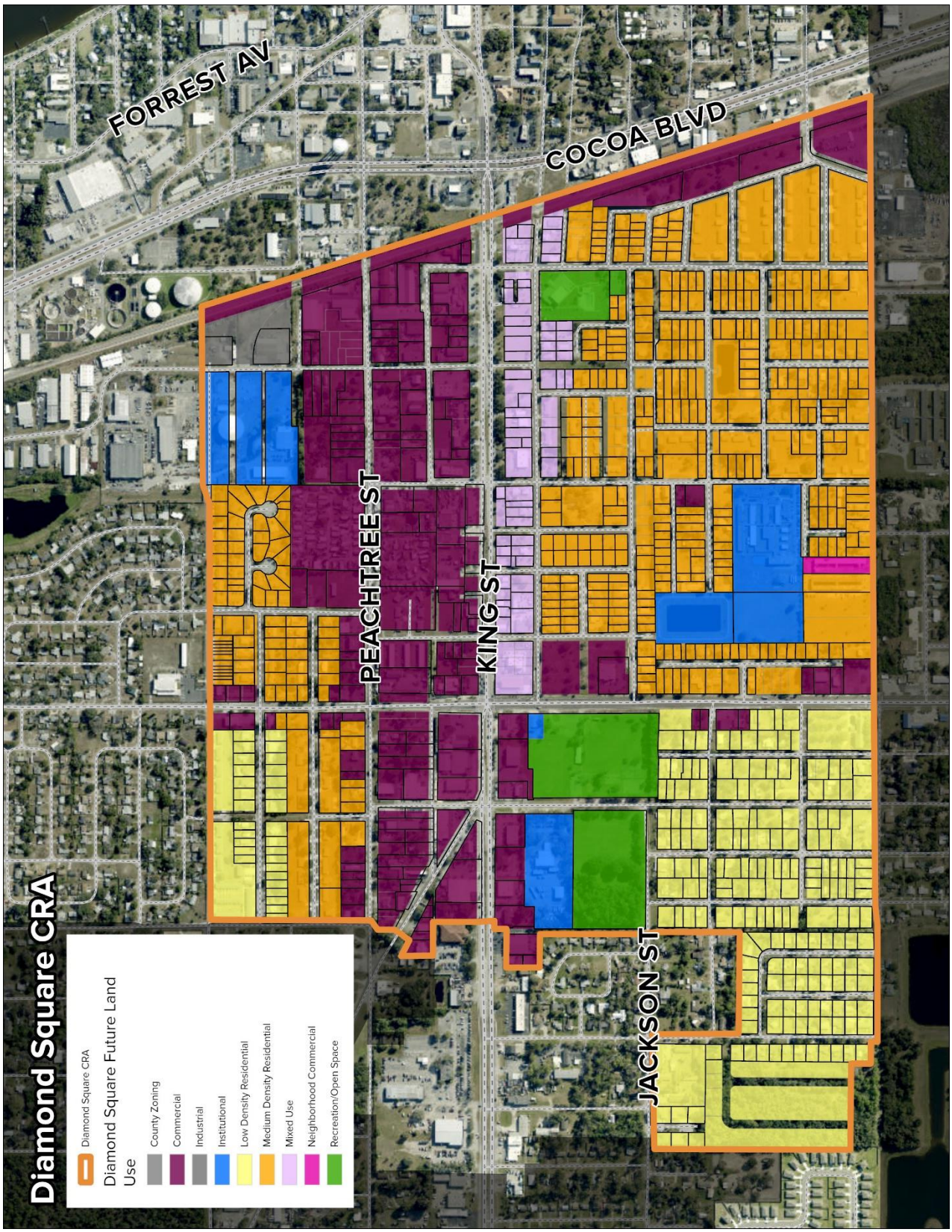
A – CONTEXT

B- EXISTING LAND USE

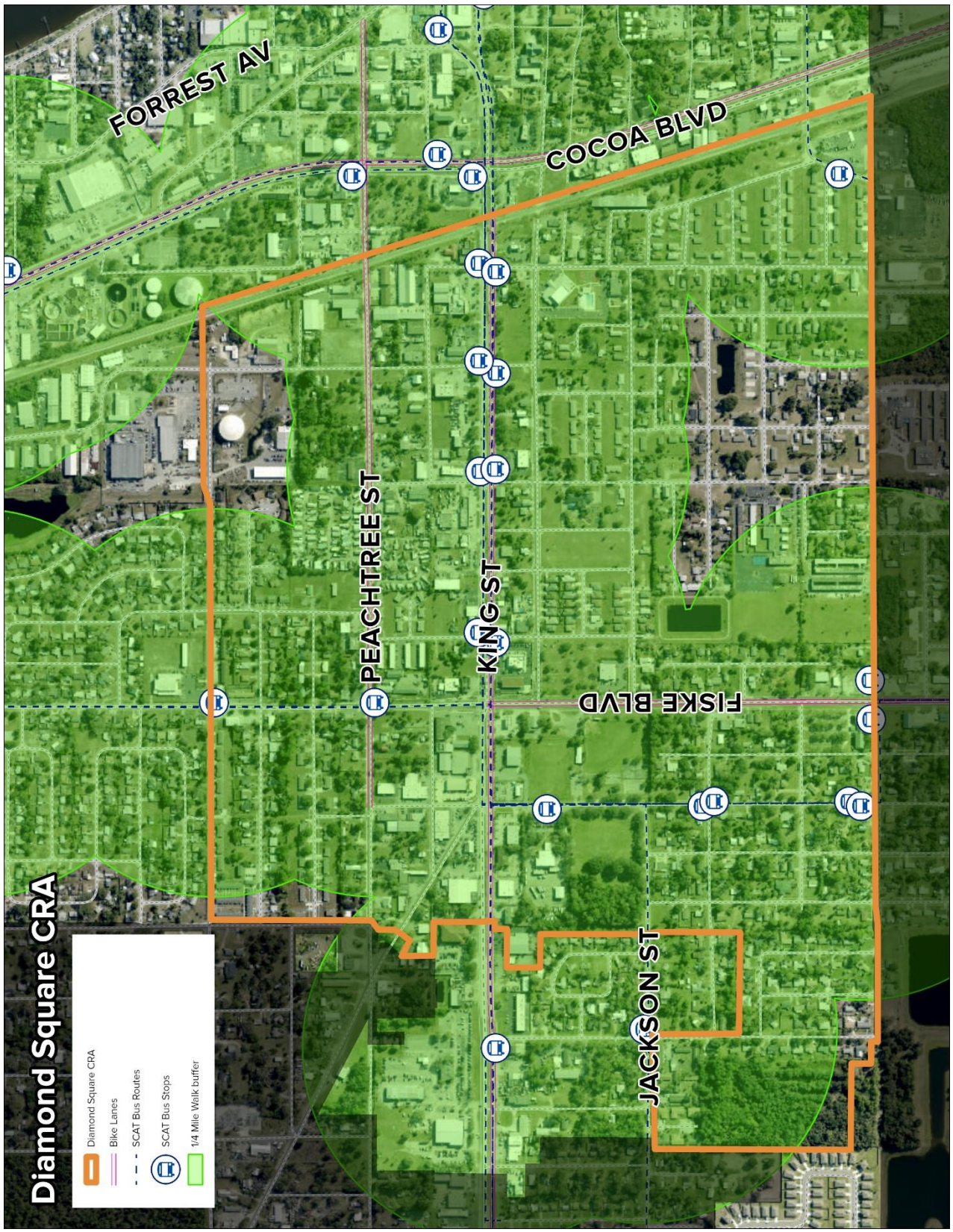


C - ZONING

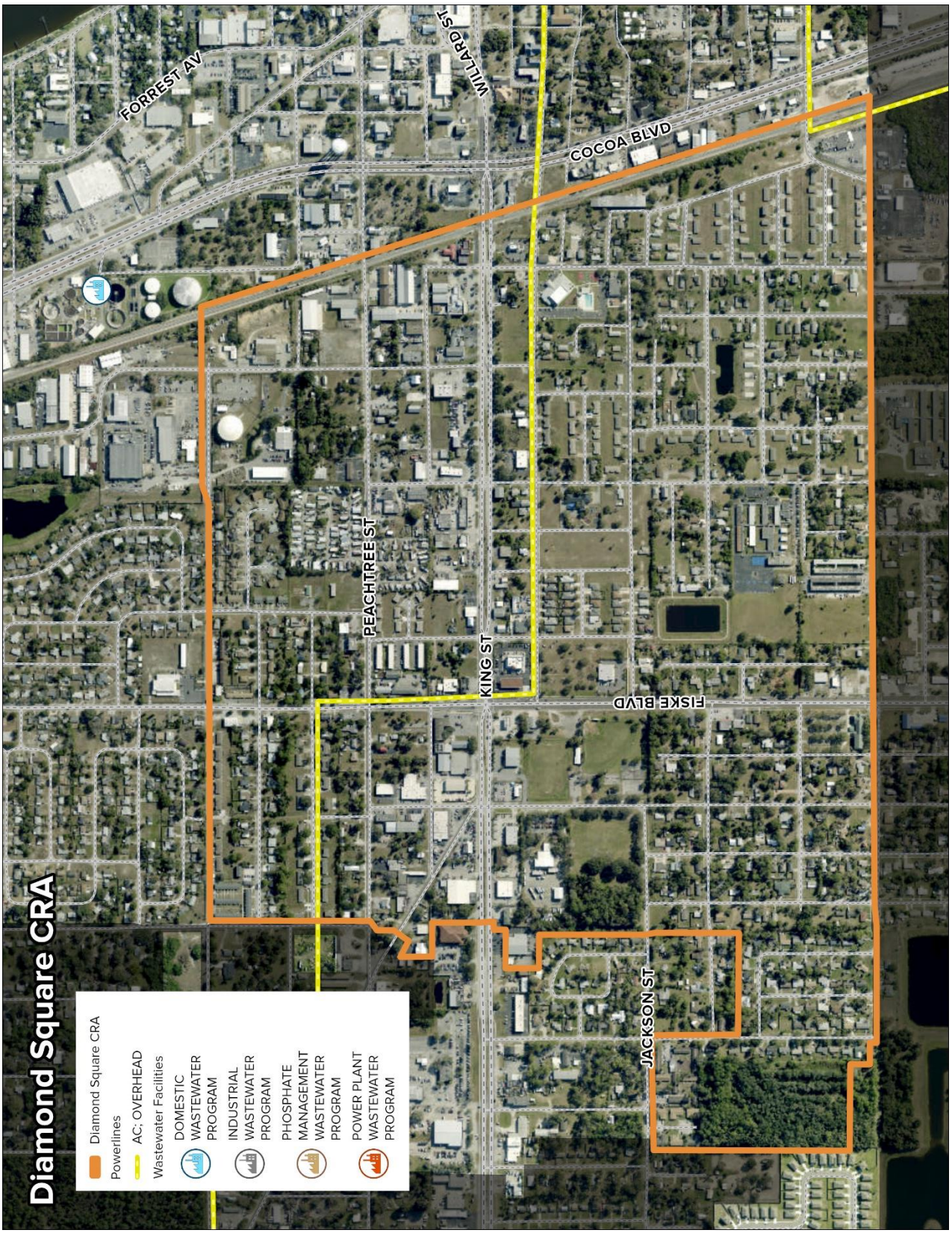

Diamond Square CRA
Diamond Square CRA
Diamond Square CRA Zoning
Zoning Not Assigned
C-G - General Commercial
C-N - Neighborhood Commercial
C-P - Commercial Parkway
C-W - Wholesale Commercial
INST - Institutional
M-1 - Light Industrial and Warehouse
P-S - Professional, Offices and Services
RU-1-7 - Single-Family Residential
RU-2-15 - Multiple Family Dwelling
FORREST AV
COCOA BLVD
PEACHTREE ST
KING ST
JACKSON ST
M-1
P-S
G-G
C-W
INST
C-N
RU-1-7
RU-2-15



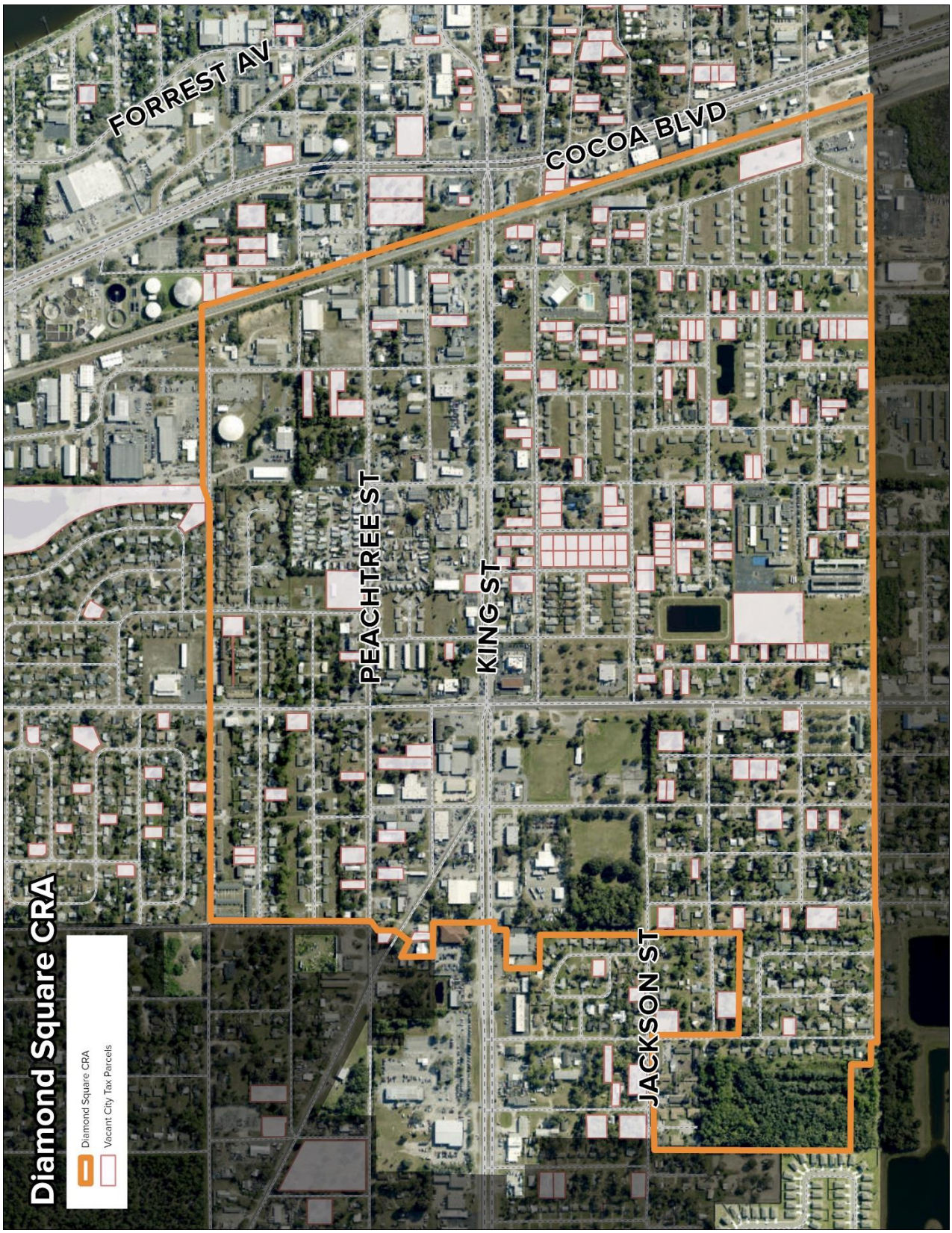
D – FUTURE LAND USE


FORREST AV
COCOA BLVD
PEACHTREE ST
KING ST
FISKE BLVD
JACKSON ST
Diamond Square CRA
Diamond Square CRA
Bike Lanes
SCAT Bus Routes
SCAT Bus Stops
1/4 Mile Walk buffer

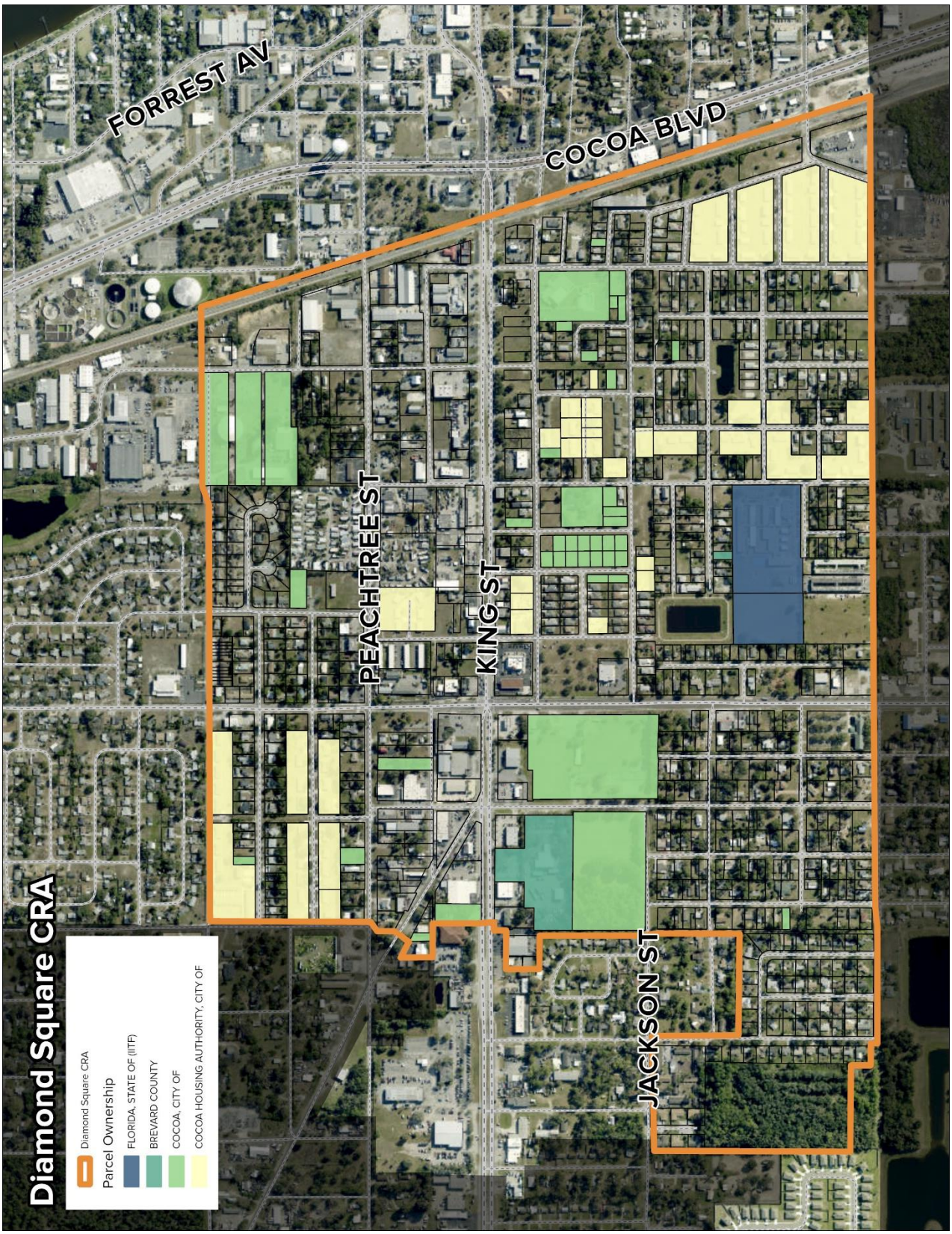
F – UTILITIES


Diamond Square CRA
Diamond Square CRA
Powerlines
AC; OVERHEAD
Wastewater Facilities
DOMESTIC WASTEWATER PROGRAM
INDUSTRIAL WASTEWATER PROGRAM
PHOSPHATE MANAGEMENT WASTEWATER PROGRAM
POWER PLANT WASTEWATER PROGRAM
FORREST AV
WILLARD ST
COCOA BLVD
PEACHTREE ST
KING ST
FISKE BLVD
JACKSON ST

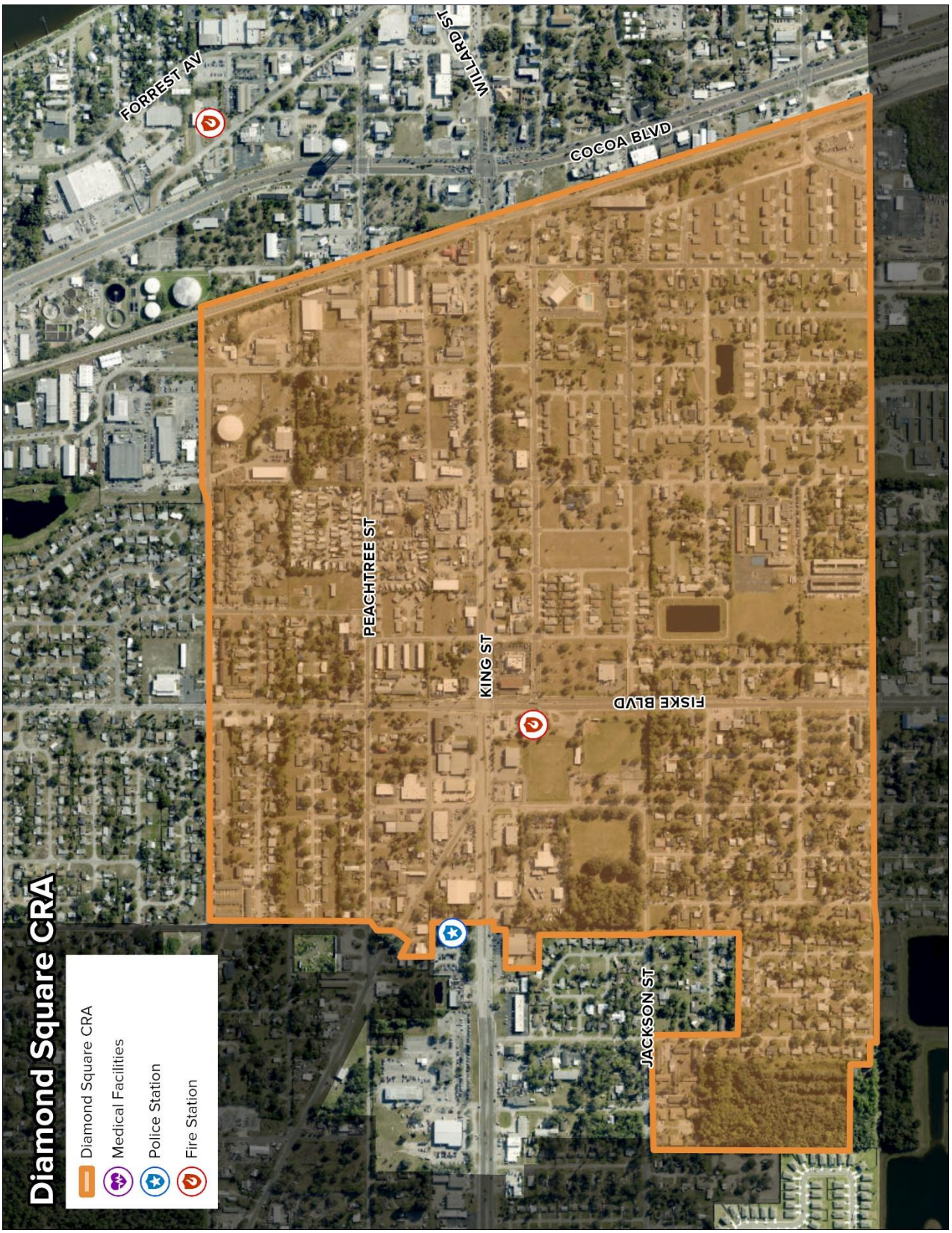
G – VACANT PARCELS



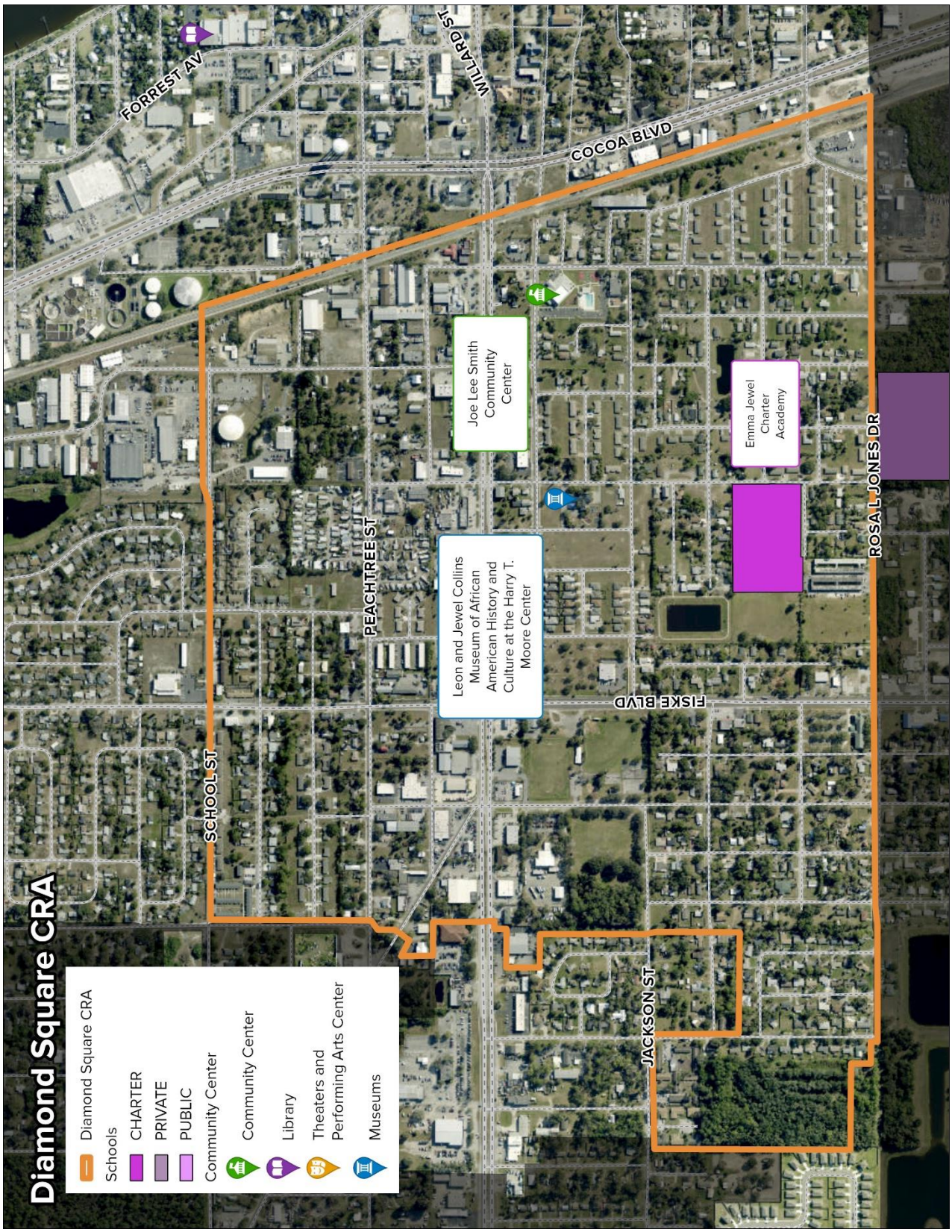
H – GOVERNMENT OWNED PARCELS



I – EMERGENCY SERVICES



J – PUBLIC SERVICES & FACILITIES



K - PARKS


Diamond Square CRA
Diamond Square CRA
Parks
Community Park
Conservation/Outdoor Recreation
County Park
Neighborhood Park
Urban District Park
10 Minute Walking Distance to Parks
Carl E. Anderson Park
Carmalt Park
Fern and Prospect Park
Tiger Den Native Park
Peachtree Park
Provost Park
Joe Lee Smith Park
FORREST AV
WILLARD ST
COCOA BLVD
PEACHTREE ST
KING ST
FISKE BLVD
JACKSON ST

Diamond Square Community Redevelopment Area

Progress Report

November 11, 2024

TO:	Ryan Browne, Cocoa Redevelopment Coordinator
FROM:	Laura Canary, Inspire Project Manager
CC:	Charlene Neuterman, Cocoa Community Services Director
	Jared Beck, Inspire Director of Redevelopment
DATE:	November 11, 2024
SUBJECT:	Cocoa CRP Update Progress Report (September – October)

PROJECT OVERVIEW

Inspire is preparing an update to the Cocoa Community Redevelopment Plan. The project includes a robust public involvement plan, including virtual and in-person engagement opportunities. Inspire will utilize the assessments and insight of the local community and economic conditions gathered through the existing conditions analysis to develop a cohesive vision reflective of the shared community values, objectives and goals to guide the Community Redevelopment Plan Update.

SCHEDULE

This project spans roughly seven (8) months from kickoff, with the final Community Redevelopment Plan going to City Council for adoption on March 25, 2025. **Because of hurricanes, we needed to reschedule the Open House and Community Workshop and therefore there was a minor delay to the schedule.*

PROGRESS (SEPTEMBER – OCTOBER)

Project meetings are held biweekly to provide timely progress, schedule and budget updates. At the forefront of the project, and central to the public input plan, a project logo and website was developed to create a cohesive messaging and communications strategy throughout the project. The project website features a community survey and interactive map. To date the project website has had 17 visitors, nine survey responses, and one comment on the map. The project's first community meeting, an Open House, was held on September 25, 2024, from 11 am – 7 pm at the Joe Lee Smith Recreation Center. The purpose of the Open House was to explain the project and planning effort, provide an overview of the process and schedule, and discuss initial opportunities and constraints for the district.

The existing condition analysis was completed in September, and the initial findings were used to inform the Open House materials and engagement exercises. Additionally, an existing conditions base map series was developed for the Plan Update.

PROGRESS BY TASK

TASK 1- KICK-OFF & DATA COLLECTION

Task 1.1 Project Management

- Bi-weekly meetings held on 9/4, 9/18, 10/2, and 10/16

Task 2- COMMUNITY ENGAGEMENT

Task 2.3 Stakeholder Interviews

- Conducted on 9/25

Task 2.4 Community Meetings

- Open House on 9/25

Completed Deliverables:

Stakeholder Interviews on 9/25

TASK 3- EXISTING CONDITIONS & TRENDS ANALYSIS

- Analysis and summary completed on 9/26

Completed Deliverables:

Existing Conditions Summary - Tech Memo #2

TASK 4- COMMUNITY REDEVELOPMENT PLAN UPDATE

- Outline, Document Template and History

ACTION ITEMS/ NEXT STEPS

Plan Development

Diamond Square Community Redevelopment Area

Public Engagement Memo

October 15, 2024

TO:	Ryan Browne, Project Manager, Redevelopment Coordinator
FROM:	Laura Canary, Project Manager, Inspire Placemaking Collective
CC:	Charlene Neuterman, Jared Beck
DATE:	October 15, 2024
SUBJECT:	Diamond Square Community Redevelopment Area – Public Engagement Summary

EVENT:

Open House
September 25, 2024
Joe Lee Smith Community Center
415 Stone St, Cocoa, FL, 32922
11:00 AM – 7:00 PM

PUBLIC NOTICE:

This event was promoted using the following outreach methods in both English and Spanish:

- City of Cocoa Calendar
- City of Cocoa Monthly E-newsletter
- Project Website: https://www.inspire-engagement.com/diamond-square-cra-plan
- Mailed postcard
- Yard sign
- Facebook: https://www.facebook.com/CityofCocoa/
- LinkedIn: https://www.linkedin.com/company/city-of-cocoa/
- Twitter / X: @CityofCocoa

PURPOSE:

An Open House was held on September 25th in the Dr. Joe Lee Smith Community Center with the goal of introducing the project team, the project scope, and gathering preliminary data on the priorities and shared vision of the community. There were approximately 15-20 attendees including residents, business owners, CRA Board members, and the Inspire and City of Cocoa project teams.

The Engagement Boards/Activities presented included the following and can be found in the Appendix of this memo:

- PowerPoint presentation
- Community Redevelopment Agencies 101
- Tax Increment Financing 101
- Where do you Live / Work / Play?
- CRA Prioritization board
- What would you like to see in the Community Redevelopment Area?
- Placemaking in the Community Redevelopment Area should feature…
- Share Your Thoughts…

WHAT WE LEARNED:

The **Live / Work / Play** board prompts participants to discuss with the project team if they live in the CRA and for how long, if they work in the area or own a business in the CRA, and what attracts them to the CRA otherwise. We learned that several attendees both live and work within the CRA, or just outside of the boundaries. Participants often visited Provost Park or Joe Lee Smith Community Center for recreation or regularly attended one of the many churches within the CRA. Many attendees also noted that they often visit the Cocoa Historic Village for leisure.

The **Prioritization** board asked participants what the Agency should prioritize, which resulted in the following ranking:

1. Public Spaces
2. Housing options
3. Infill development
4. Attracting visitors
5. Resilience

Participants felt very strongly about wanting better placemaking within the CRA, in addition to safer street design. Participants also felt there was a lack of housing options, denoting single-family housing as not satisfying the demand for missing middle housing, as well as a need for housing façade improvements. Next, alongside improved public spaces, participants hoped for improved commercial façades and options, including more local businesses and a grocery store in the CRA. Participants spoke to the need for infill development and improved public spaces as being crucial to attracting visitors. Lastly, participants recounted several areas where flooding is an issue and they'd like to see better utility and stormwater infrastructure.

The **Placemaking** board prompted participants preference for what kind of placemaking features they would like to see within the CRA. The board provided placemaking features that are implemented through transportation infrastructure, landscaping, public programming, or even private investment. The features were ranked as follows:

Placemaking Preferences			
1	Public Transit (8)	11	Pocket Parks (3)
2	Improved Landscaping (6)	12	Outdoor Plaza (3)
3	Family-friendly Activity Areas (5)	13	Festival Street (3)
4	Decorative Lighting (5)	14	Sports Facilities (2)
5	Cultural Signage (5)	15	Food Truck Parks (2)
6	Open-air Market/Pavilion (4)	16	Architectural Interest (2)
7	Community Center Enhancements (4)	17	Picnic Areas (2)
8	Gateway (4)	18	Public Art/Murals (1)
9	Pedestrian Walkway (3)	19	Outdoor Dining (1)
10	Walking/Biking Trail (3)	20	Corner Stores (0)

Participants noted public transit as being the area where improvements were most needed, specifically with more installations of bus shelters, benches, and service information. Several of the preferred placemaking features could be achieved through a comprehensive streetscape improvement project that would address the desire for Improved Landscaping, Decorative Lighting, Cultural Signage, Gateways, Pedestrian Walkways, Walking/Biking Trails, and a Festival Street. Equally, the desire for safe and inclusive destinations is evident as Family-friendly activity areas is the third most desired placemaking feature, along with an open-air market, pocket parks and outdoor plazas.

The **"What would you like to see in the CRA…"** board extended beyond just placemaking features, and more into focus areas including local businesses, programming, and mobility preferences. The "Neighborhood Improvements" segment affirmed the community's desire for an improved public realm through street trees, lighting, and landscaping, as well as the strong desire for housing options beyond single-family housing. Additional comments included the need for proactive preventative crime deterrent design strategies in the public realm.

The "Local businesses" segment indicated a strong desire for health facilities, as well as storefront façade improvements. Notably, corner stores did not receive any votes both in the placemaking features board and this board – this is due to the perception that the existing corner stores are often attracting unwanted behavior thereby deterring visitors in the area. Crime Prevention Through Environmental Design (CPTED) design principles should be integrated throughout the CRA.

The results of the "Programming" segment leaned more towards organized and programmed features such as a farmer's market and community events rather than open/self-guided features such as parks & open space, or a community garden. This may be due to the existing large areas of land being widely underutilized or vacant, and a concern of open spaces ultimately being unkept or attracting unwanted behavior. Additionally, participants noted most events that residents attend occur outside of the Diamond

Square CRA boundaries. The desire to have events or destinations that residents can walk and bike to was mentioned by participants on multiple occasions.

Lastly, the "Mobility" segment reaffirmed the community's desire for improved bus stop facilities and services. The participants noted a widespread desire for safer pedestrian infrastructure that included protected crosswalks, wider sidewalks, and protected bike paths, particularly along larger corridors.

The **Share Your Thoughts** was an open-ended board that allowed participants to leave general comments. Many of the comments speak to consistent themes such as the need for affordable housing, general neighborhood maintenance, concerns of safety, and a desire for more destinations. The comments were as follows:

- Neighborhood watch
- Affordable housing with amenities to support the community
- Intergenerational public spaces & programming
- Complete the road work
- Businesses need to paint and keep up exterior façade
- Grocery store
- Owner-occupied housing
- Restaurants
- Medical facility
- Bring a local college hub to the area

STAKEHOLDER INTERVIEWS:

Several stakeholder interviews were conducted during the Open House held on September 25th, 2024 at the Dr. Joe Lee Smith Community Center. When describing the Diamond Square Community Redevelopment Area (CRA), stakeholders recount the Diamond Square CRA as having once been a vibrant neighborhood with restaurants, businesses, and visitor attractions. Some stakeholders attributed the decline in Diamond Square to the urban renewal movement, which led to businesses closing, residents being displaced, as well as deterioration and crime.

However, stakeholders felt that in recent years, the CRA board has been productive, and successful in coining new opportunities and listening to the residents. Residents are beginning to notice growth and improvements made throughout the CRA and have begun to rebuilt trust, although stakeholders agreed there was still work to be done. Multiple stakeholders mentioned that **improvements in publicity of the many programs and opportunities the City and CRA have to offer will help to continue rebuilding trust with Diamond Square residents** and thereby improve the perception of the neighborhood. Stakeholders pointed out the **need for capacity building and establishing partnerships with other organizations to secure funding and support long-term goals**.

There is strong support for the various community organizations that serve as pillars in Diamond Square. **Operation New Hope**, for example, was mentioned for its role as a one-stop shop for residents seeking assistance. Another key asset is the **Leon and Jewel Collins Museum of African American History and**

Culture, which plays an important role in celebrating and preserving the community's rich history. The **Joe Lee Smith Community Center** was mentioned positively by several participants, particularly for the youth programs it offers. Local parks—**Provost Park** and **Gilmore Community Park**—were recognized as important public spaces, albeit could benefit from additional amenities, increased safety measures, and more programming to better serve the needs of all age and ethnic groups present in the Diamond Square CRA.

A significant focus was placed on housing for many reasons. The community members expressed pride in the Residential Paint and Beautification Grants, the First-Time Homebuyer Assistance Program, as well as the Michael C. Blake subdivision, which offers affordable housing. Residents recognized the potential for these programs to make a significant impact but also highlighted the need to increase awareness and participation. However, one notable challenge discussed was the lack of age diversity in the neighborhood. Many younger residents had moved away, partly due to affordability issues, but also because the area lacks housing types that appeal to them. This issue had re-emerged as there seems to be renewed interest for younger generations to return or stay in the neighborhood. The majority of the CRA's housing stock is single-family residential so there is a **strong desire and need for missing middle housing options**, such as townhomes, duplexes, live-work units, and multifamily buildings that can accommodate a diverse range of age, income levels, and household sizes. Further, residents are interested in **programs and partnerships that will help them increase incomes**, enabling more people to afford housing within the CRA. They suggest that the CRA should look into partnerships with schools, organizations, and businesses to create opportunities for local residents to build skills and access higher-paying jobs.

Another issue raised was the **lack of awareness and proper dissemination of information regarding the programs and opportunities** offered by the City and CRA. Many stakeholders indicated that while there are good programs in place, residents often don't know about programs or how to access them. This information gap was especially concerning for the elderly population, with some suggesting that a lack of technological literacy may be a barrier to reaching this demographic. Stakeholders also mentioned a lingering distrust in the CRA, stemming from a history of perceived lack of transparency regarding how the CRA and City operate. To address these concerns, several participants recommended **leveraging the network of churches and other community organizations within the neighborhood as trusted sources** for sharing information about programs and events occurring in the community.

Residents are eager to see an increase in sit-down restaurants, both chain and local, retail options, as well as other supporting businesses such as a bank and healthcare facility. In terms of recreation and public spaces, residents are looking for additional amenities such as a **community pool**, more **programmed events** in the parks, and safer, more engaging spaces for teens. High school dropout rates and increasing involvement of young people in problematic behavior were raised as concerns. Stakeholders stressed **the need for more recreational and educational programs that could engage youth, encourage positive community involvement, and provide alternatives to undesired behavior**. There is a desire to see more **entertainment options**, including a **movie theater** and spaces for music and community festivals—particularly **jazz, Latin, and gospel** events. The **return of the MLK and Juneteenth festivals** was also mentioned as an important cultural event that should be brought back to the community. Overall, residents hope to have more intergenerational entertainment opportunities within walking distance in their community.

The absence of sufficient commercial development was identified as a critical barrier to neighborhood revitalization. There is a clear need for more businesses to be located in the CRA, but many stakeholders noted that the **existing building stock and lack of mixed-use zoning and other development regulations limit opportunities for commercial growth**. Additionally, several business owners are **not maintaining their properties, leading to vacant storefronts, overgrown lots, and a general sense of neglect**. This, in turn, affects the overall perception of the CRA, deterring new businesses and residents from entering the area. Loitering and unwanted activity in front of businesses was also highlighted as a challenge that affects safety and makes it difficult for the community to attract visitors or new businesses.

While there is a clear vision for the kinds of businesses and amenities residents want, there were also strong objections to certain types of establishments. The community expressed a strong desire to avoid alcohol establishments, gas stations, hookah bars, smoke shops, corner stores, car washes, service stations, and marijuana dispensaries, all of which were seen as potentially contributing to unwanted activities and loitering. Residents are looking for businesses that contribute to the community's vibrancy rather than detract from it.

Several stakeholders raised concerns about crime, loitering, and homelessness within the neighborhood, contributing to a negative perception of the CRA. One approach to enhancing the community's safety and perception was the **use of Crime Prevention Through Environmental Design (CPTED) principles**, which focus on designing the built environment in ways that naturally deter criminal activity. This could include improvements such as better lighting, increased visibility, and maintaining well-kept properties. Beautification efforts and improved property maintenance were also suggested as effective strategies to not only enhance the neighborhood's aesthetic appeal but also **foster a greater sense of pride and ownership among residents**. While some residents have received grants for home improvements, many others, particularly senior homeowners, continue to struggle with maintaining their properties.

Transportation and connectivity were also highlighted as important areas for improvement. There is a need for more **bus stops**, an upgraded **bus depot**, and additional **bus shelters** to enhance access to public transportation. The community also expressed interest in having more **pedestrian-friendly commercial corridors** and the potential for **mixed-use development** along key streets such as King Street, Rosa L. Jones Drive, and Stone Street, which was once the commercial hub for the neighborhood. There is also a specific concern about safety along Fiske Boulevard, particularly at major intersections like SR 520 (W. King St.) and Peachtree St., which could benefit from a **Complete Streets redesign** to achieve improved safety, walkability, and make the public realm more inviting and accessible for all ages. It's important to note that Peachtree St. was redesigned as a Complete Street in 2015, and Stone St. was upgraded to a Complete Street in 2018. Before these projects, the streets lacked sidewalks and connectivity.

In conclusion, while Diamond Square faces some challenges, stakeholders are hopeful that with continued **targeted investments and efforts** in communication, housing options and affordability, public realm enhancements, business attraction, and capacity building, the **CRA can restore its potential as a vibrant and thriving community**.

Diamond Square Community Redevelopment Area

Open House Materials & Public Input

September 25, 2024

JOIN US FOR AN OPEN HOUSE!



Join us for a Diamond Square Community Redevelopment Agency (CRA) Open House. Members of the community are invited to learn about the CRA, the Community Redevelopment Plan update, and provide input on types of projects and programming they would like to see in the Diamond Square Community Redevelopment Area.

September 25, 2024

11 am - 7 pm

Joe Lee Smith Community Center
415 Stone St., Cocoa, FL 32922

Visit the project website to learn more!

SCAN HERE!

www.inspire-engagement.com/diamond-square-cra-plan

City of Cocoa
Community Services Dept.
ATTN: Ryan Browne
65 Stone St.
Cocoa, FL 32922

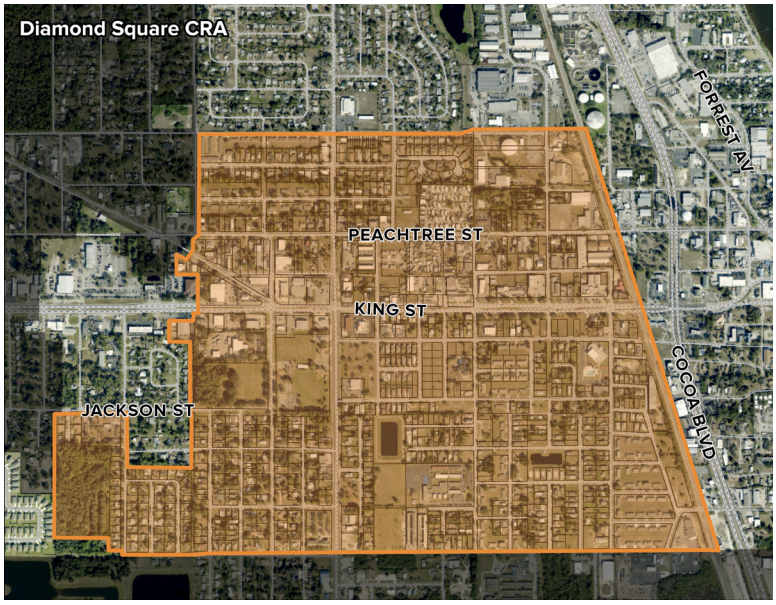
DIAMOND SQUARE HISTORIC COMMUNITY

Diamond Square CRA Redevelopment Plan Open House

Diamond Square Community Redevelopment Agency

CRA Established: March 1998
CRA Size: 431 acres
Operational Timeframe: Sunsets in 2032

CRA establecido: *Marzo de 1998*
Tamaño del CRA: *431 acres*
Agencia Termina: *2032*



What is a CRA?
An agency whose goal is to improve defined areas by reinvesting local property tax revenue in the area. A CRA benefits the entire community by eliminating blight, building wealth, & addressing the quality and inclusiveness of growth.

¿Qué es una Área de Reurbanización Comunitaria (CRA)?
Una Agencia cuyo objetivo es mejorar áreas designadas a través de reinvertir los impuestos de propiedad locales del área. El CRA beneficia a la comunidad eliminando el deterioro urbano, generando riqueza, y mejorando la calidad y la inclusividad del desarrollo.

CRAs address the presence of:
blight, deterioration, and economic underdevelopment in specific regions. They focus on revitalizing areas suffering from issues like substandard infrastructure, inadequate housing, high crime rates, and economic stagnation. The goal is to encourage investment, improve living conditions, and stimulate economic growth in these designated areas.

Las CRA's abordan la presencia de:
la degradación, el deterioro urbano y el subdesarrollo económico en regiones específicas. Se centran en revitalizar zonas que sufren problemas como infraestructuras deficientes, viviendas inadecuadas, altos índices de delincuencia y estancamiento económico. El objetivo es fomentar la inversión privada, mejorar las condiciones de vida y estimular el crecimiento económico en esas zonas.

Diamond Square CRA Redevelopment Plan Open House

How does a CRA address these issues?
By creating a Community Redevelopment Plan that guides the use of Tax Increment Financing (TIF) to pool local property tax revenue and spend it in a way that addresses the specific needs of the designated area..





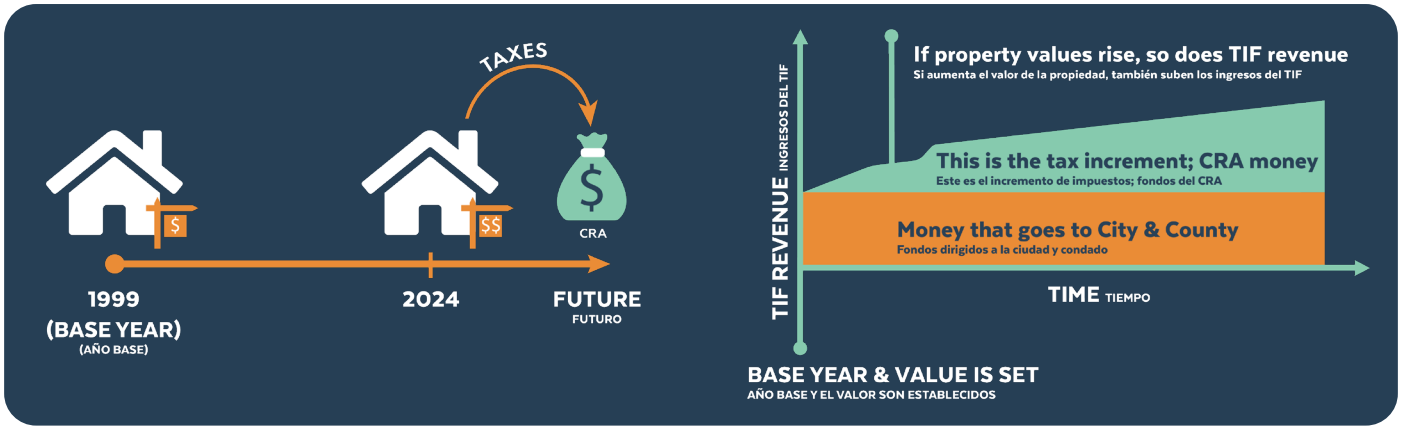
¿Cómo responde la Agencia a estos temas?
Mediante la creación de un Plan de Reurbanización Comunitaria que oriente el uso del Financiamiento del Incremento de Impuestos (TIF) para reunir los ingresos de impuestos de propiedades locales y utilizarlos para abordar las necesidades específicas del área designada.

What is Tax Increment Financing (TIF)?

- As property values within the CRA boundaries increase over time, the additional property tax revenue collected is referred to as the "TIF" and funds the projects established in the Community Redevelopment Plan.
- TIF funded projects and programs encourage private sector investment within the CRA

¿Que es el Financiamiento de Incremento de Impuestos (TIF)?

- *A medida que el valor de las propiedades dentro de los límites de la CRA aumenta con el tiempo, los ingresos de impuestos adicionales sobre la propiedad recaudados se denominan "TIF" y financian los proyectos establecidos en el Plan de Reurbanización de la Comunidad.*
- *Los proyectos y programas financiados por el TIF fomentan la inversión del sector privado dentro del CRA - las inversiones privadas generalmente siguen a las inversiones públicas /del CRA*



CRA 101



CRA 101



What is a Community Redevelopment Area (CRA)?

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DIAMOND SQUARE HISTORIC COMMUNITY EST. 1920

CRA PLAN UPDATE DIAMOND SQUARE

Inspire PLACEMAKING COLLECTIVE

CRA 101

CRA's address the presence of:

blight, deterioration, and economic underdevelopment in specific regions. They focus on revitalizing areas suffering from issues like substandard infrastructure, inadequate housing, high crime rates, and economic stagnation. The goal is to encourage investment, improve living conditions, and stimulate economic growth in these designated areas.

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CRA 101



How does a CRA address these issues?

By creating a Community Redevelopment Plan that guides the use of Tax Increment Financing (TIF) to pool local property tax revenue and spend it in a way that addresses the specific needs of the designated area.

¿Cómo responde la Agencia a estos temas?

*Mediante la creación de un Plan de Reurbanización Comunitaria que oriente el uso del **Financiamiento del Incremento de Impuestos (TIF)** para reunir los ingresos de impuestos de propiedades locales y utilizarlos para abordar las necesidades específicas del área designada.*

CRA 101

Things CRAs Can Pay For:

Cosas que puede pagar la Agencia:



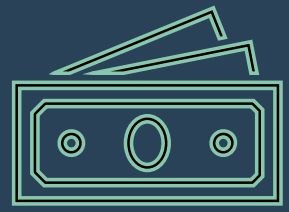
Capital Expenditures

Gastos de Capital



Incentives & Grants

Incentivos y Subvenciones



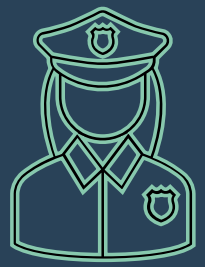
Cost Sharing / Allocation for Services

Cofinanciación y Asignación de servicios



Land Acquisition

Adquisición de Tierras



Community Policing

Vigilancia Comunitaria

CRA 101

Community Redevelopment Plan is the Blueprint of the CRA

- If a program or project is ***not*** contained in the Plan it ***cannot*** be undertaken.
- Can only do projects in the plan, in the budget, and in the CRA area.
- Strategic planning is key to carry out the plan.

El Plan de Reurbanización Comunitaria es el plan de acción para la Agencia

- *Si un programa o proyecto **no está** incluido en el Plan **no se puede** ejecutar.*
- *Sólo puede realizar proyectos que estén en el plan, en el presupuesto, y en la zona CRA.*
- *La planificación estratégica es clave para llevar a cabo el plan.*

TAX INCREMENT FINANCING (TIF)







What is Tax Increment Financing (TIF)?

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DIAMOND SQUARE HISTORIC COMMUNITY EST. 1999

CRA PLAN UPDATE DIAMOND SQUARE

Inspire PLACEMAKING COLLECTIVE

CRA 101



BASE YEAR & VALUE IS SET

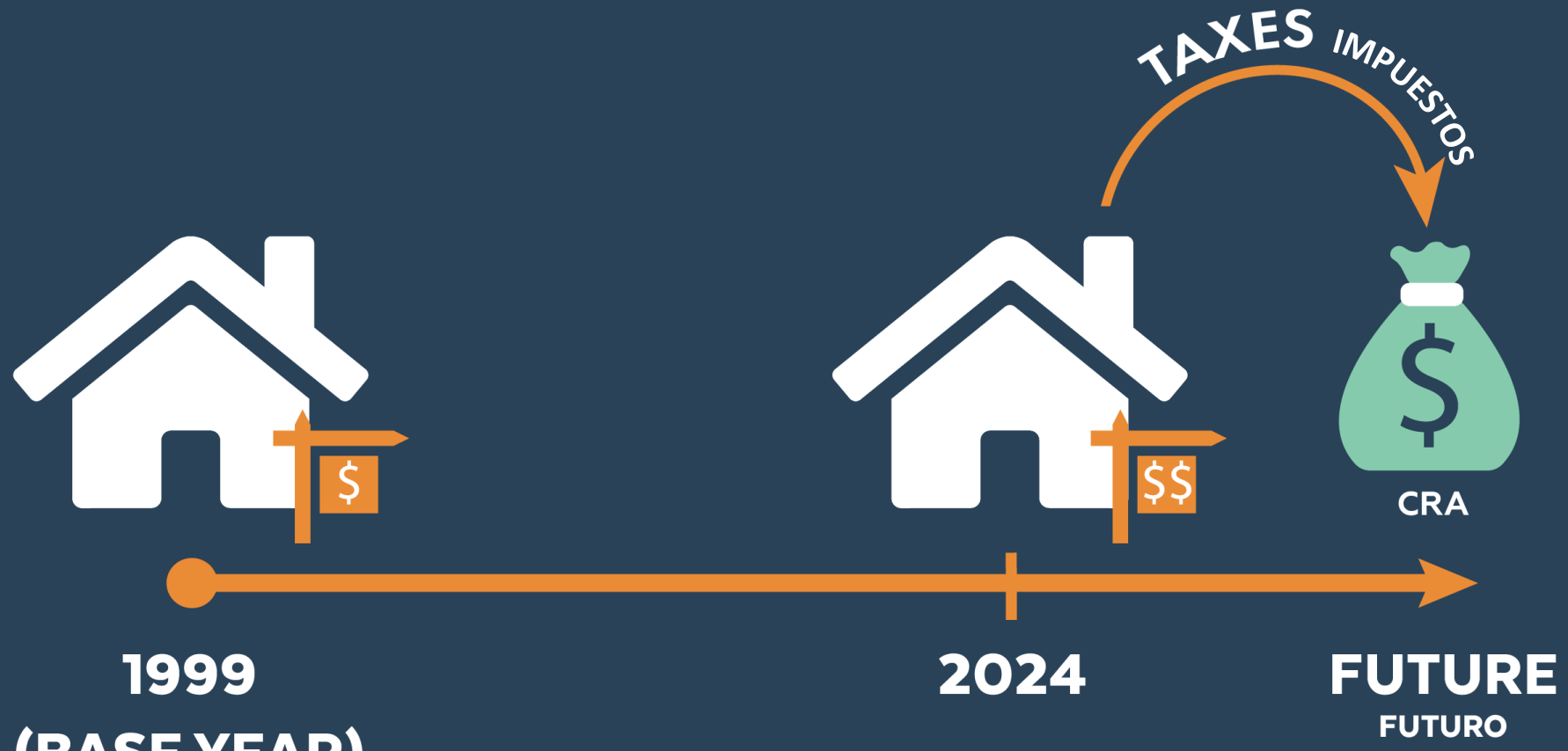
AÑO BASE Y EL VALOR SON ESTABLECIDOS

DIAMOND SQUARE HISTORIC COMMUNITY EST. 1998

CRA PLAN UPDATE — DIAMOND SQUARE

Inspire PLACEMAKING COLLECTIVE

CRA 101


TAXES IMPUESTOS
$
$$
CRA
1999
(BASE YEAR)
(AÑO BASE)
2024
FUTURE
FUTURO

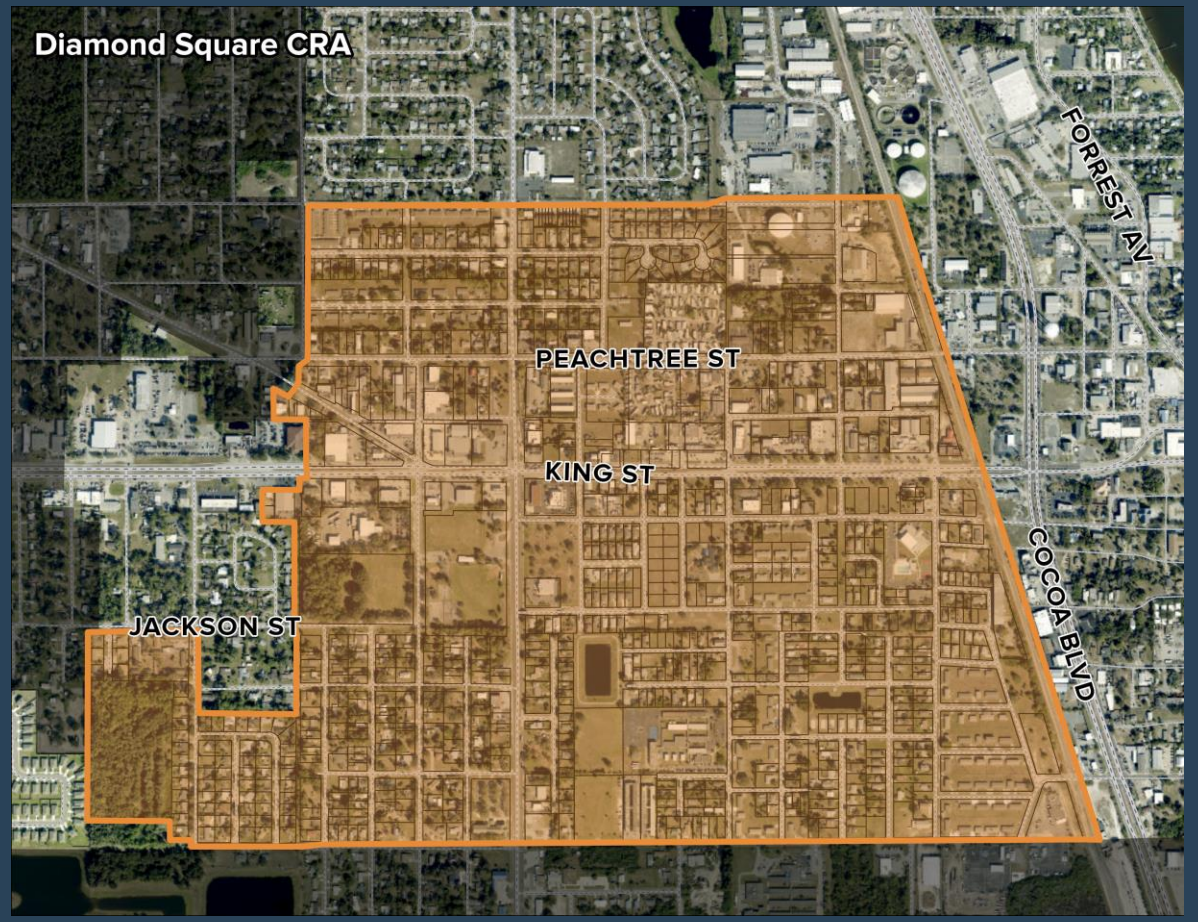
DIAMOND SQUARE CRA

Established:
March 1998

Operational Timeframe:
Sunsets in 2032

Area:
431 acres

Approximately 63 acres of vacant parcels



SIGN IN SHEET

Name (first and last)	**Email**
Tracy Moore	rcplm@bellsouth.net
~~JACK~~ Jack Beck	jbeck@inspireplacemaking.com
Ruth L. Williams	ruthie.Williams61@yahoo
Larry J. Brown	Brow3093@bellsouth.net
~~Jesse~~ Hall	Jesse@placepros.com
Gloria L Brown	NO EMAIL
Dean Williamson	~~Dean~~ Pastordean@cocoabaptist.org
Debra Clifford	delg-1121@yahoo.com
Marilyn Ross Smith	mSmith44122@gmail.com
Laura J. Brown	
Jackie Isom	
Tonya Robinson	

SIGN IN SHEET

Name (first and last)	**Email**
Brenda Fox	Diamond square board
RAMON RIVERA	RAMON@DIAMONDSQ.COM
THOMAS ALTIF	KAYAKSBY BO@GMAIL.COM
Crystal McQueen	crystalmcqueen@gmail.com
Anita Gibson	

DIAM. DIST.

~~Cocoa CRA~~ Community Redevelopment Plan Update

Stakeholder Interviews

September 26, 2024

INTERVIEW NOTES:

Briefly tell us about yourself and your involvement with the Cocoa CRA: Marilyn Ross Snider
Married for 32yrs, no children, fur baby, Ive Cocoa Resident for 33yrs, CRA member Almost 4yrs

The metropolitan Church - video announcement

How would you describe the Cocoa CRA?
Improving -
Being more strategic w/plans
Voice is being heard more
Starting to regain the trust of our community

Challenges:
1) Income - job opportunities offering income to afford hse purchase
2) Affordable homes

Assets:
Paint grant / facia grant
1st time homebuyer.
Inter generational

Areas of Focus:
Increasing participation in the 1st time home buyers prog
Partnering w/school + business to offer benefits D's working residents
(Ex. Operation New Hope) - one-stop shop; has infrastructure

offer benefits to increase income so residents can buy affordable housing

Desired Industries/Businesses:
Family restaurant (sit down)

Undesired Industries/Businesses:
Alcohol

Desired Amenities/Public Realm Improvements:

~~Enlarging~~ Widening sidewalks for bikes, golf carts

Additional parking at parks

Opportunities/Opportunity Sites:

Largest achievement or biggest representation of the Cocoa CRA:

Veteran Homes

Mike [redacted] Blake Subdivision

Signage -

Ideas for the Cocoa CRA:

Some churches do text alert or app notification

How would you like to describe the Cocoa CRA in the future?

Impactful
Caring
Inclusive

~~Questions~~: Stakeholders
VA
NCAAP
Masons
Top Ladies of Distinctions
sororities & fraternities
Volunteers of America - Johnny Woodberry
jwoodberry@voa-fla.org

DIAM. DIST.

~~Cocoa CR~~A Community Redevelopment Plan Update

Stakeholder Interviews

September 26, 2024

INTERVIEW NOTES:

Briefly tell us about yourself and your involvement with the Cocoa CRA:

Jackie Isom, Boardmember-Diamond CRA Advisory Board

How would you describe the ~~Cocoa~~ Diamond Square CRA?

- Productive
- Board tries to come up w/ whats next for the opportunity
- Need better outreach/communication about grants & programs provided

Challenges:

- not enough people notified about opportunities
- ~~Commer~~ lack of commercial/business
- need beautification
- homelessness
- Empty storefronts - overgrown property

Assets:

Museum - celebrating history,
Center - reaching out to kids

Areas of Focus:

- Public spaces
- commercial stores (grocery store)
- restaurants options

Desired Industries/Businesses:

- bank

Undesired Industries/Businesses:

- hookah bars
- gas stations, 7-11, dollar generals

Desired Amenities/Public Realm Improvements:

- Parks with safety measures

Opportunities/Opportunity Sites:

- ~~[illegible]~~ pedestrian friendly commercial spaces
- Message Board to entice (invite) visitors, let them know whats happening

Largest achievement or biggest representation of the ~~Cocoa~~ (Diamond Square) CRA:

- Provost Park + Gilmore Park
- Affordable + Veteran ~~Pa~~ Housing
- Pre-doing community cente

Ideas for the ~~Cocoa~~ (Diamond Sq) CRA:

Diamond Square

How would you like to describe the ~~Cocoa~~ CRA in the future?

- Place where to come
- enticing people to come to Diamond Square
- need entertainment

Questions:

Sat @ 1pm

Diamond Square CRA Community Redevelopment Plan Update

Stakeholder Interviews

September 26, 2024

INTERVIEW NOTES: Tracy Moore CRA Chair.

part of AECOM She created a bureau for the News in Cocoa

Briefly tell us about yourself and your involvement with the Diamond Square CRA:

Old Joe Lee Smith is still an issue - the County didn't keep it up.

Previous Plan Update - reached out to groups that usually didn't show up

1998-2032 They were able to accomplish much of what was in the Plan - Didn't accomplish: Business Incubators

How would you describe the Diamond Square CRA?

- There was a vote to potentially end the CRA (?) 2018
- They used to come out to the meetings to complain but not as much as they see the Center and the improvements

Did Accomplish
Infrastructure
Housing
Sustainability
Should be a focus.

Groups: Captain Hooks
Don't like alot of talk - like action

Transparency with Implementation

You can criticize but you still need to harmonize

A video was played that attracted many Stakeholders to the meeting. Samantha made the video.

---

* One of the Pearls of Cocoa. Still need to discover it's potential. The Community used to be vibrant with restaurants and stores. When it was designated as a CRA. We have not wiped out the Culture. The Mayor lives in Diamond Square - Diamond Square used to be where you went

Challenges:

1998-2032

*Gang and Crime was very bad here Michael C Blake homes was a housing group and it had the worst crime it was

- People are coming back in.
- Housing - multifamily
  Habitat.
  Apartments. - 524 expansion.

Assets: Community Center
Prehost Park
Jewel Collins African American Museum
PAL Program (Police Athletic League)
Seniors - long time residents/ cheerleaders

Challenges - Communication; Distrust / Capacity Building.
Partnerships $$$ - Leverage & Layer.

Areas of Focus: Seniors took advantage of the beautification program.

Businesses - Facade Program
Signage/wayfinding

Seniors - pharmacy
- games green spaces
- get them outside
- moving - and keeps them moving
  little programming here
  transportation for our senior
  DART
  ~~HEART~~ can't get them over here.
  Intergenerational.

Desired Industries/Businesses:

Grocery Store
Movie Theatre.
Center Teen Center.
Restaurants - chain and mom and pop
-Themed Restaurants.
Hispanic Population. Interge

Undesired Industries/Businesses:

- Smoke Shops
- Dispensaries

Desired Amenities/Public Realm Improvements:

Bus Stops
Community Pool
Sidewalks

Opportunities/Opportunity Sites:

- Stone St. - used to be the Hub
- Anything off Rosa Jones
- Maybe live/work.

Bright Line - need to coordinate connections to/from the Stop.

Largest achievement or biggest representation of the Diamond Square CRA:

This Center
The Museum
The Housing
The Homeless Village for the Veterans

Ideas for the Diamond Square CRA: Signs for Joe Lee Smith
Borders - Every corner was identified by
Historic Area
Lincolnville Wayfinding

How would you like to describe the Diamond Square CRA in the future?

- Younger members mix w/ young $old
- Diverse
- more $

Diversity in Professions
- lawyers
- business people
- Art

Questions:

* Need more mixed-use zoning
- Need the City to pay more attention - sometimes the community goals aren't captured as they are.
- Needs improvement.

Diamond Square CRA Community Redevelopment Plan Update

Stakeholder Interviews

September 26, 2024

INTERVIEW NOTES:

Briefly tell us about yourself and your involvement with the Diamond Square CRA:

Brenda, boardmember CRA 2024-2025
FOX

How would you describe the Diamond Square CRA?

- Good programming, need for people to take advantage of the opportunities
- Not a place people are coming to,
- appearances/facades are not great
some owners not taking care of properties

Challenges:

Assets: - Good programming + opportunities
-affordable housing
- parks. (need to update bathrooms)

Areas of Focus: - Intersection of Fiske + 520, Fiske + School, Fiske + Peachtree need to be maintained, areas of business
- Controling the loitering in front of businesses (along Fiske)

Desired Industries/Businesses:
- Health facility
- Affordable homes (townhouses to rent, condos, multifamily)

Undesired Industries/Businesses:
- service stations
- car wash
- car dealerships

Desired Amenities/Public Realm Improvements:

- landscaping improvements
- bus depot
- bus stops, shelters from rain
- facade improvements (commercial + residential)
  - paint, soffits,

Opportunities/Opportunity Sites:

- Fiske + 920 vacant corners (service station + flowershop location)
- vacant area West of Juniors Holley Carbs
- Gilmore Park area - multifamily housing

Largest achievement or biggest representation of the Diamond Square CRA:

Affordable housing on Stone St from Mango Ave to Blake Ave
- missing middle

Ideas for the Diamond Square CRA:

- sidewalk gaps, street redesign
- business façade - marketing to building owners - how to get people to apply
- people dont know but when they do, they see it successful
- notifications through churches

How would you like to describe the Diamond Square CRA in the future?

- more businesses - local entrepreneur support
- planned activities for the community, sports / recreational programming for kids

Questions:

- Juneteenth festival was well attended but then moved to Downtown
- MLK in January festival
- Jazz concerts - open air, live music
- Gospel concerts

* events <u>within</u> CRA area

Diamond Square CRA Community Redevelopment Plan Update

Stakeholder Interviews

September 26, 2024

INTERVIEW NOTES:

Briefly tell us about yourself and your involvement with the Diamond Square CRA:

Larry, DS CRA Board member 2020-2028
Brown

Brow3093@bellsouth.net

How would you describe the Diamond Square CRA?

Blight - landscaping; lighting; home maintenance paint & landscaping for any

~25 vacant parcels - others will be dev'd thru affordable housing

Challenges:

Affordable housing

deseminination of information - communication
- difficulties w/ access to tech/education

Assets:

Joe Lee Smith Comm. Center
Provost Park

Stigma / image that needs improvement

Crime - high school dropouts, young kids
↓ GED programs ↓ recreation

missing age 16-30 - not age diverse; on extremities

Areas of Focus:

Provost + Larry Gilmore Park -
- lighting
- bathrooms
- maintenance
- pedestrian walkway / accessibility starting from Barbara Jenkins to Stone - FDOT project

Desired Industries/Businesses:

restaurants

- better laundromats

Undesired Industries/Businesses:

- corner stores attract undesired activity
- lack of pride of ownership of stores / businesses
- better policing
- smoke shops -

Desired Amenities/Public Realm Improvements:

- make pool open times less limited (only open sundays 1-5pm)
- benches along sidewalks
- access to wifi - computer access at Joe Lee
  ~~no~~ better
  advertising of amenities

Opportunities/Opportunity Sites:

- state grants for non-profit facades
- vacant parcels - mini-park
- new community gardens - need to get word out
  ↳ another at Moore center
- farmers market

Largest achievement or biggest representation of the Diamond Square CRA:

Affordable housing
&
Female vets housing

wawa + Dollar General + Dunkin

Ideas for the Diamond Square CRA:

- yard signs, church notices
- rebuilding trust + communication
- pastors roundtable / stakeholder meeting

How would you like to describe the Diamond Square CRA in the future?

- get the same attn, place value, as Downtown does
- hands on, on the ground person
  - yard signs, on JLS electric board

Questions:

Diamond Square CRA Community Redevelopment Plan Update

Stakeholder Interviews

September 26, 2024

INTERVIEW NOTES:

Briefly tell us about yourself and your involvement with the Diamond Square CRA:

Property (commercial) owner & businesses -
George + Jessie (Reactor)

Junior

How would you describe the Diamond Square CRA?

(look @ new apartments) - 300 close to
Diamond Square -

Challenges:

Perception of Cocoa -
↳ needs to be promoted properly -
↳ should be a media campaign -

George

Assets: #1. City of Cocoa should purchase the 3 properties on Stone to railroad for aesthetics, safety, ~~[illegible]~~ & improve

Areas of Focus: ↳ allows for parking & busses.

Desired Industries/Businesses: #2. US1 & 520 Country vacant land for sale — would like to see a nice food store that caters to the community needs & have a food court — Soul food Jewish delicatessen Mexican.

Undesired Industries/Businesses:

Desired Amenities/Public Realm Improvements:

- things that improve the livability
- multi. use paths, amenities

Opportunities/Opportunity Sites: more amenities for the community, public spaces, better elements to support transit - bus stops, parks -

Largest achievement or biggest representation of the Diamond Square CRA:

Ideas for the Diamond Square CRA:

How would you like to describe the Diamond Square CRA in the future?

Questions:

Diamond Square CRA Community Redevelopment Plan Update

Stakeholder Interviews

September 26, 2024

INTERVIEW NOTES:

Briefly tell us about yourself and your involvement with the Diamond Square CRA:

her son is on the board

How would you describe the Diamond Square CRA?

- things have done ~~backing~~ backward -
- doesn't have the programming
- elderly need something to do in the night
- basically all houses so there's not really a place to open a business + land costs are too -

Challenges:

Used to be a business community —
business district on Stone & on Blake —
the city & fed gov. condemned the land
not the buildings — but displaced the
Black community —
- did this to the railroad —
- Mrs Bruns dad had a grocery, barber,
& ice house — w/ 2 apts upstairs
& had a two bedroom house in the
back —
he did well — they had a driver —
they were headed to be a wall street —
still attends the church @ Stone & Blake.
— family was there from the 1800's —
all her ancestors are buried in the
cemetery.

Assets: the churches & Schools
community kitchen -

Areas of Focus: - some drainage problems
- policing / crime reduction -
including when they have
built new homes — in Orlando
one of the apt. housing units has
been a Substation.

Desired Industries/Businesses:

Undesired Industries/Businesses:

- people need an education.

Desired Amenities/Public Realm Improvements:

- Some quality level of community services - -
  a lot of people don't know what they are eligible for

Opportunities/Opportunity Sites:

Largest achievement or biggest representation of the Diamond Square CRA:

Doesn't really feel they have been able to do a lot!

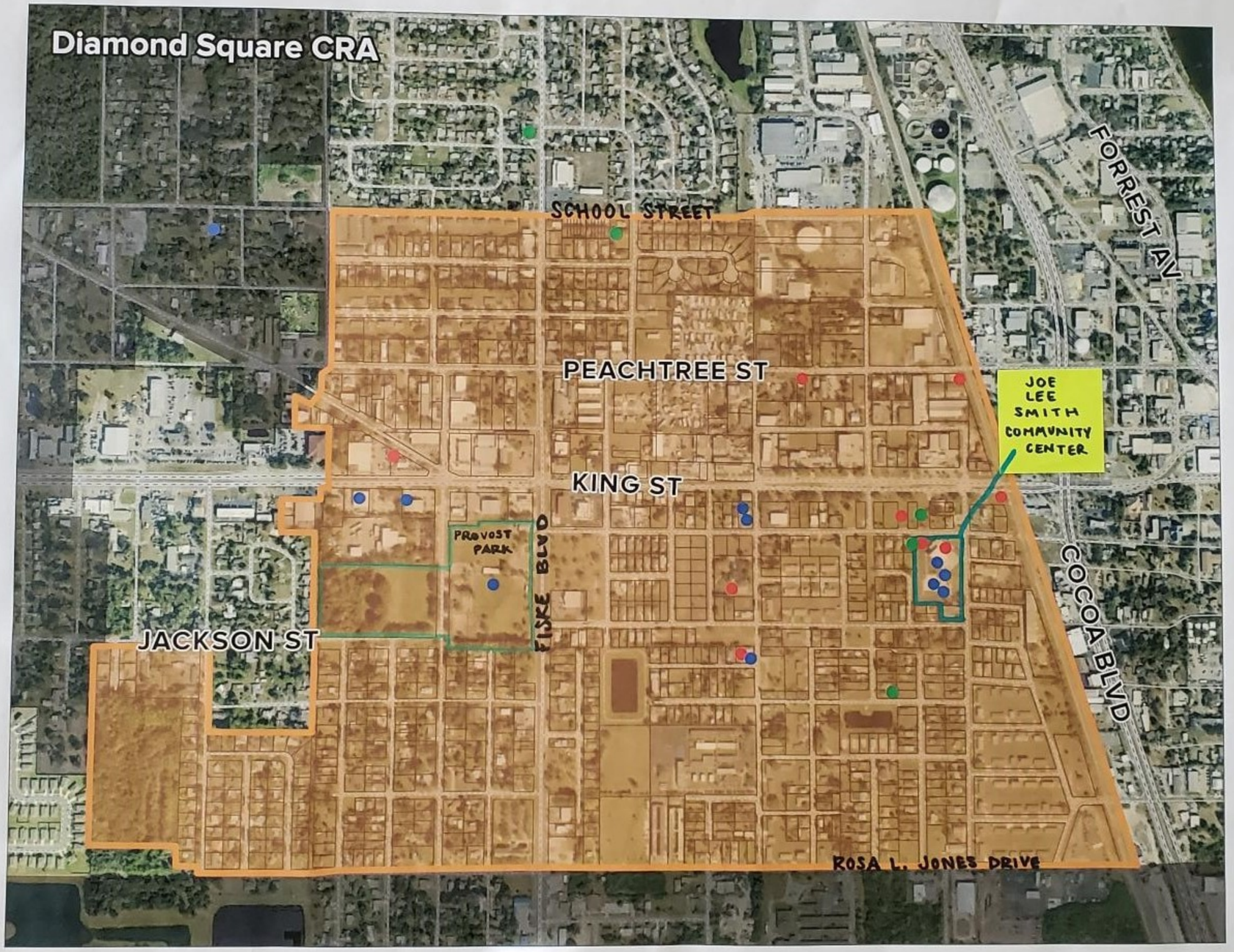
Ideas for the Diamond Square CRA:

How would you like to describe the Diamond Square CRA in the future?

Questions:

Where do you Live/Work/Play?

¿Dónde vives? ¿Trabajas? ¿Juegas?



Live
Vivir

Work
Trabajar

Play
Jugar

CRA PLAN UPDATE
DIAMOND SQUARE

New development in the CRA should be...

El nuevo desarrollo en el CRA debe ser...

Share your thoughts!

Comparta sus ideas

Neighborhood Watch

Affordable Housing with amenities supporting the community

Intergenerational Public Spaces & Programming

COMPLETE ROAD WORK

Businesses need to paint & keep up exterior

Grocery Store

Owner Occupied Housing

Medical Facility

Restaurants

Bring a local college hub to the area

CRA PLAN UPDATE

DIAMOND SQUARE

Placemaking in the Diamond Square Community Redevelopment Area should feature...

Pick your TOP 5 Choices

Elija sus 5 mejores opciones

El Área de Reurbanización Comunitaria de Diamond Square debe ofrecer los siguentes...

Open Air Market / Pavilion — Mercado Abierto / Pabellones



Community Center — Centro Comunitario



improved landscaping
- use old civic center for social services

Gateway — Portal de Entrada



Pedestrian Walkways — Caminos Peatonales



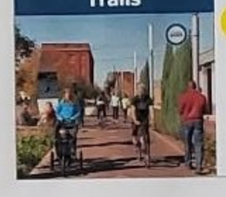
Improved Landscape — Mejora de paisajismo



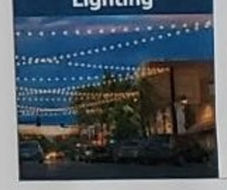
Cultural Signage — Señalización cultural



Walking/Biking Trails — Senderos para peatones y ciclistas



Decorative Lighting — Iluminación decorativa



Corn er Stores — Bodegas



Public Art/Murals — Murales y obras de arte público



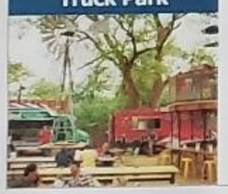
Picnic Areas — Áreas para Picnic



Outdoor Dining — Comedor al aire libre



Designated Food Truck Park — Áreas designadas para Food Trucks



Pocket Park — Mini-parques



Architectural Interest — Interés arquitectónico



Public Transit — Transporte público



Need shelters at bus stops

Family-Friendly activity areas — Áreas para actividades familiares



Outdoor Plaza — Plazas abiertas



Festival Street — Calle para festivales



dead end streets at railroad tracks

Sports Facilities — Centros Deportivos



CRA PLAN UPDATE
DIAMOND SQUARE

Inspire
PLACEMAKING COLLECTIVE

What would you like to see in the Diamond Square Community Redevelopment Area?

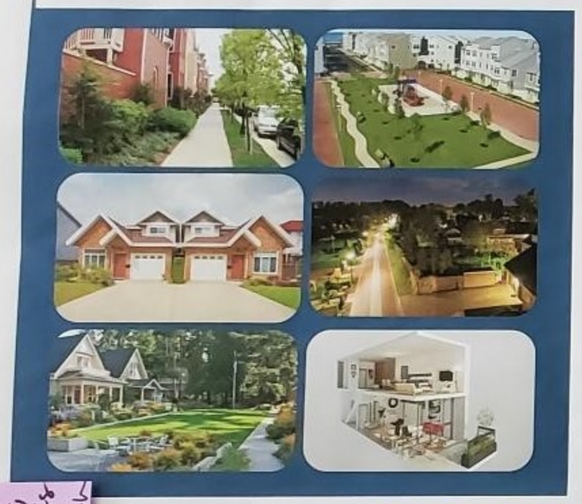
¿Qué le gustaría ver en el Área de Reurbanización Comunitaria de Diamond Square?

Pick your TOP 5 Choices

Elija sus 5 mejores opciones

Neighborhood Improvements

Mejoramiento comunitario



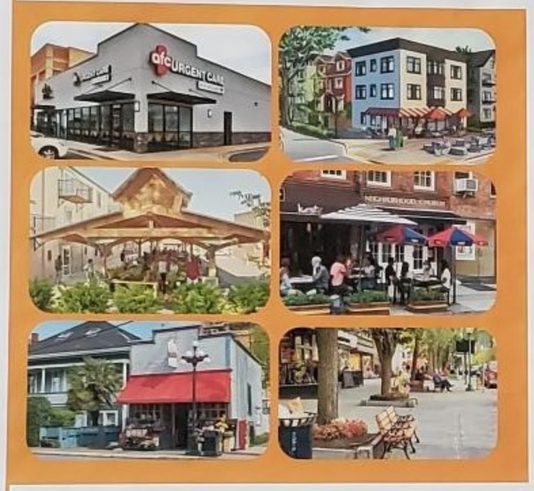
Security / crime deterrent, security guards, cleaners, neighborhood watch

- ...et Trees & Lighting
  ...s y Alumbrado público
- ...ket parks
  Mini-parques
- Landscaping
  Paisajismo
- ...plex, quadplex, townhomes
  ...nda en serie, doble o cuádruple
- ...e-work opportunities
  ...ades de vivienda y trabajo combinadas

Owner-occupied

Local Businesses

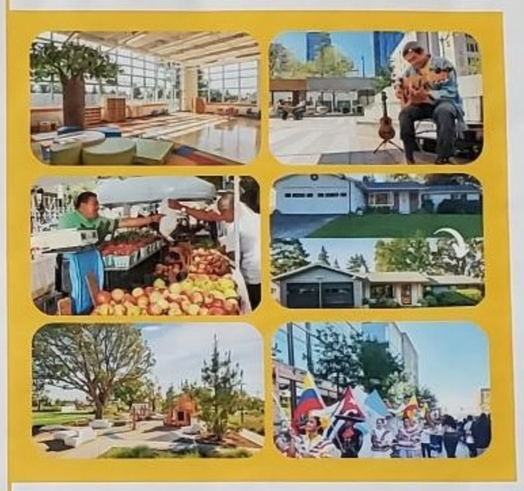
Negocios locales



- Open air markets
  Mercados abiertos
- Storefront façade improvements
  Mejoras en la fachada de los comercios
- Corner stores
  Bodegas
- Health facilities
  Centros médicos
- Public plazas
  Plazas públicas
- Variety in business types
  Variedad en los tipos de negocio

Programming

Programación



- Community garden
  Huerto comunitario
- Farmer's markets
  Mercado artesanal
- Parks & open spaces
  Parques y espacios abiertos
- Community Events
  Eventos Comunitarios
- Home façade beautification
  Embellecimiento de fachadas domésticas

Mobility

Movilidad



- Wider sidewalks
  Aceras más anchas
- Bicycle paths
  Caminos de bicicletas
- Improved bus service
  Mejor servicio de autobuses
- Improved bus stops
  Paradas de autobuses mejoradas
- Protected crosswalks
  Cruces peatonales seguros

CRA PLAN UPDATE
DIAMOND SQUARE

Inspire
PLACEMAKING COLLECTIVE

The CRA should prioritize...

El CRA debe priorizar...

Flooding - Storm water mgmt

Resilience
Resistencia o capacidad de recuperacion



Attracting Visitors
Atraer al turismo



Area branding / identity
wayfinding

Infill Development
Reutilizacion de terrenos vacantes an areas urbanas



Commercial
Businesses
- Grocery Store

Housing Options
Opciones de vivienda



Public Spaces
Espacios publicos



Sidewalks
Shade
Benches
green space
vibrant businesses
~~branding / wayfinding~~
street trees / landscaping

Create safer routes for children to walk to/from school
- sidewalks

CRA PLAN UPDATE
DIAMOND SQUARE

Diamond Square Community Redevelopment Area

Workshop Materials & Public Input

November 6, 2024

JOIN US FOR A COMMUNITY WORKSHOP

PARTICIPE EN UN SEMINARIO COMUNITARIO



#2

Learn about the Diamond Square Community Redevelopment Agency (CRA) and provide input on the 2024 Community Redevelopment Plan Update.

Infórmese sobre la Agencia de Reurbanización Comunitaria (CRA) de Diamond Square y aporte su opinión sobre la actualización del Plan de Reurbanización Comunitaria para 2024.

November 6, 2024
6 de Noviembre, 2024

4 pm - 6 pm

Leon and Jewel Collins Museum, Moore Center
307 Blake Ave, Cocoa, FL 32922

Visit the project website to learn more!

¡Para más información, visite la página web del proyecto!

SCAN HERE!

¡ESCANEA AQUI!

https://www.inspire-engagement.com/diamond-square-cra-plan

City of Cocoa
Community Services Dept.
ATTN: Ryan Browne
65 Stone St.
Cocoa, FL 32922

DIAMOND SQUARE HISTORIC COMMUNITY

SIGN IN SHEET

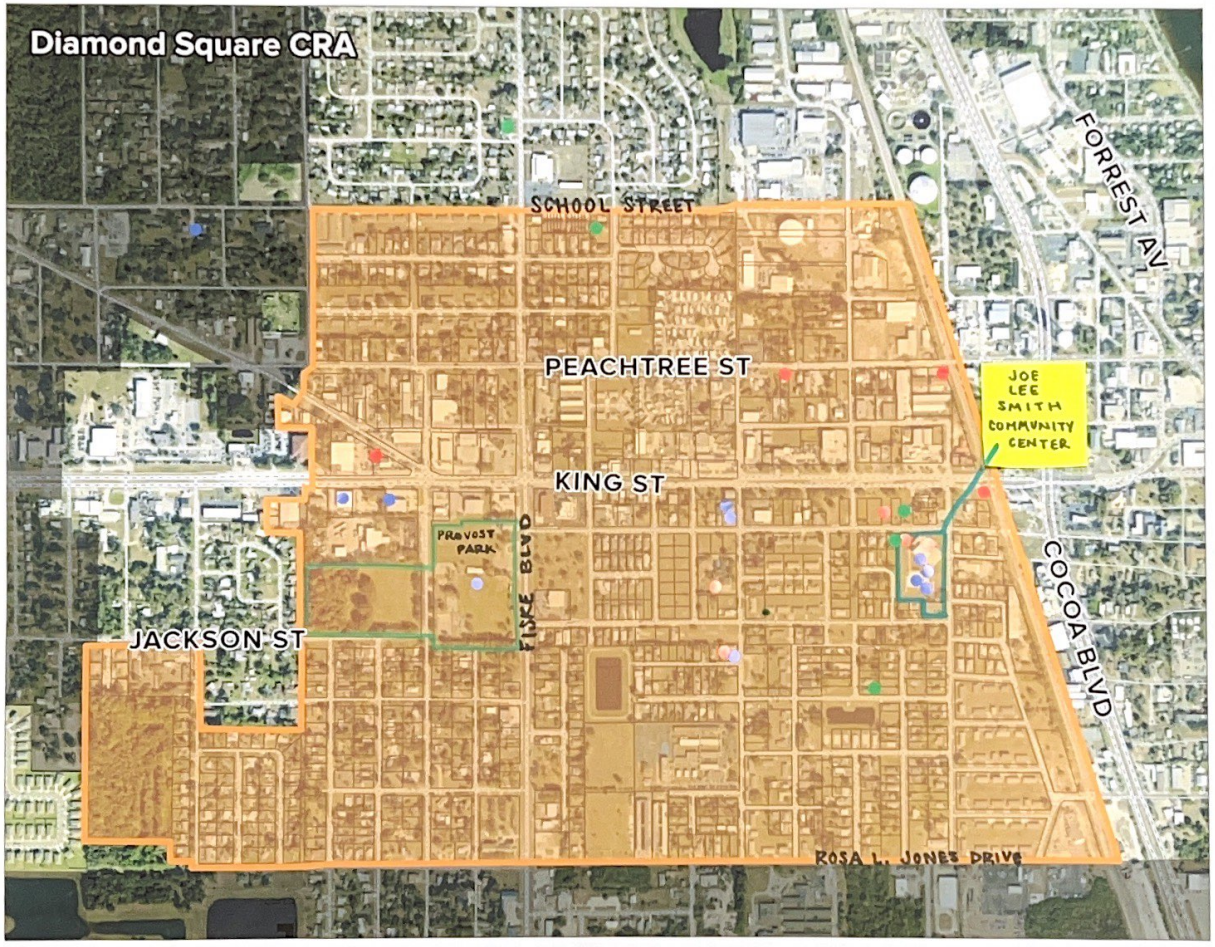
Name (first and last)	**Email**
Lamaine Ross	lross@cocoafl.gov
Alex Goins	jgoins@cocoafl.gov
Angelia Smith	Angelia@ucf.edu
Shawna Ginn	sginn@haccfl.com

SIGN IN SHEET

Name (first and last)	**Email**
Larry Brown	Brow3093@bellsouth.net
Laura S. Brown	" " "
Audrey Irwin-Jones	djones31@cfl.rr.com
David Jones	djones32@cfl.rr.com

Where do you Live/Work/Play?

¿Dónde vives? ¿Trabajas? ¿Juegas?



Live
Vivir

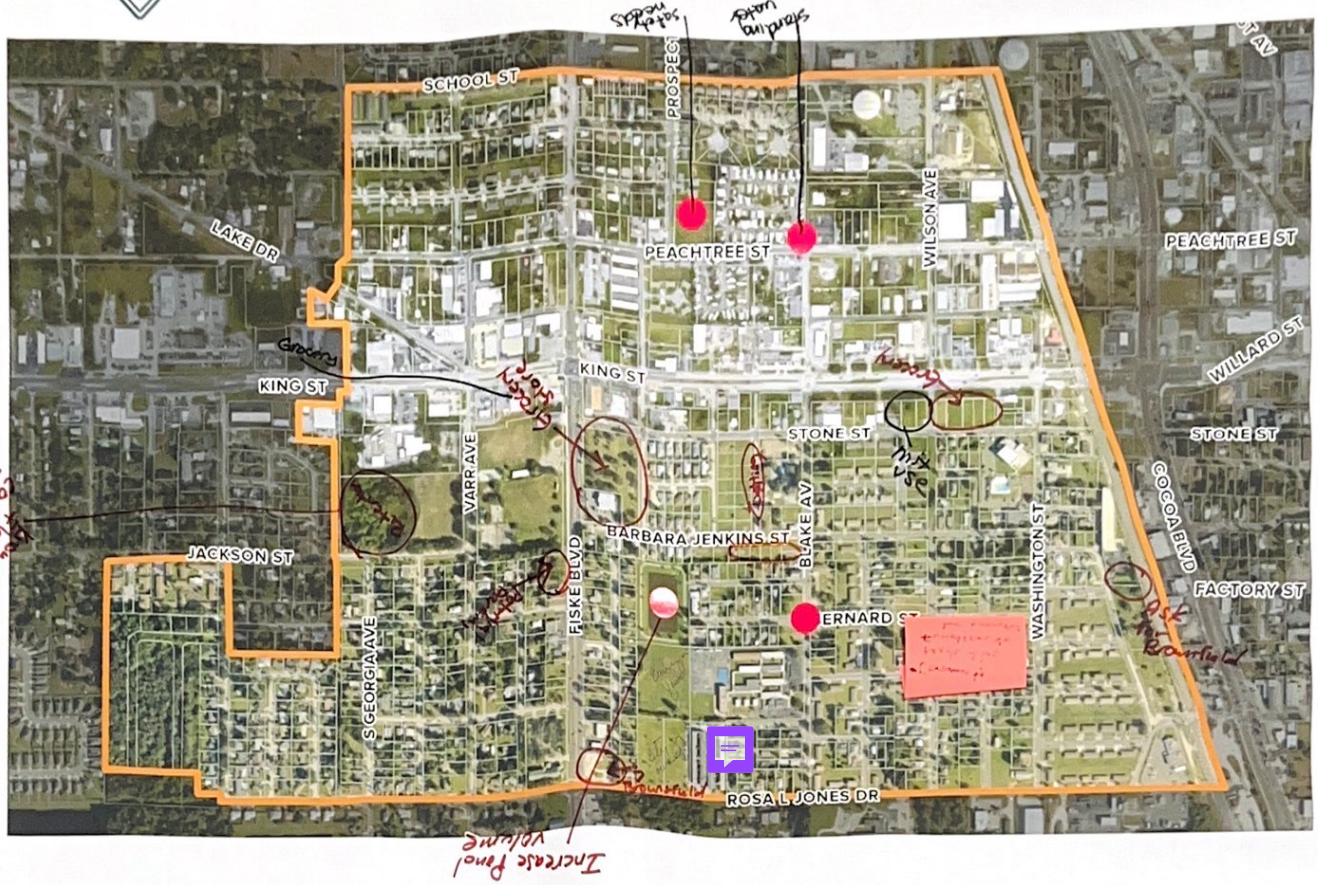
Work
Trabajar

Play
Jugar

CRA PLAN UPDATE
DIAMOND SQUARE

CRA PLAN UPDATE
DIAMOND SQUARE

Please show us the areas where you would like to see improvements or changes!



Public Spaces

Parks, Recreation, Civic Center, Public Realm Enhancements

Transportation/Mobility

Walkability, Complete Streets, Bus Transit System

Stone street walking Bridge to connect Downtown !!!!

Housing

Missing Middle, Live-Work units, Multi-Family Opportunities

Infrastructure & Resiliency

Stormwater/Flooding, Infrastructure Maintenance, Tree Coverage

Economic Development

Redevelopment, Infill Development, Mixed-Used Development, Local Business Support

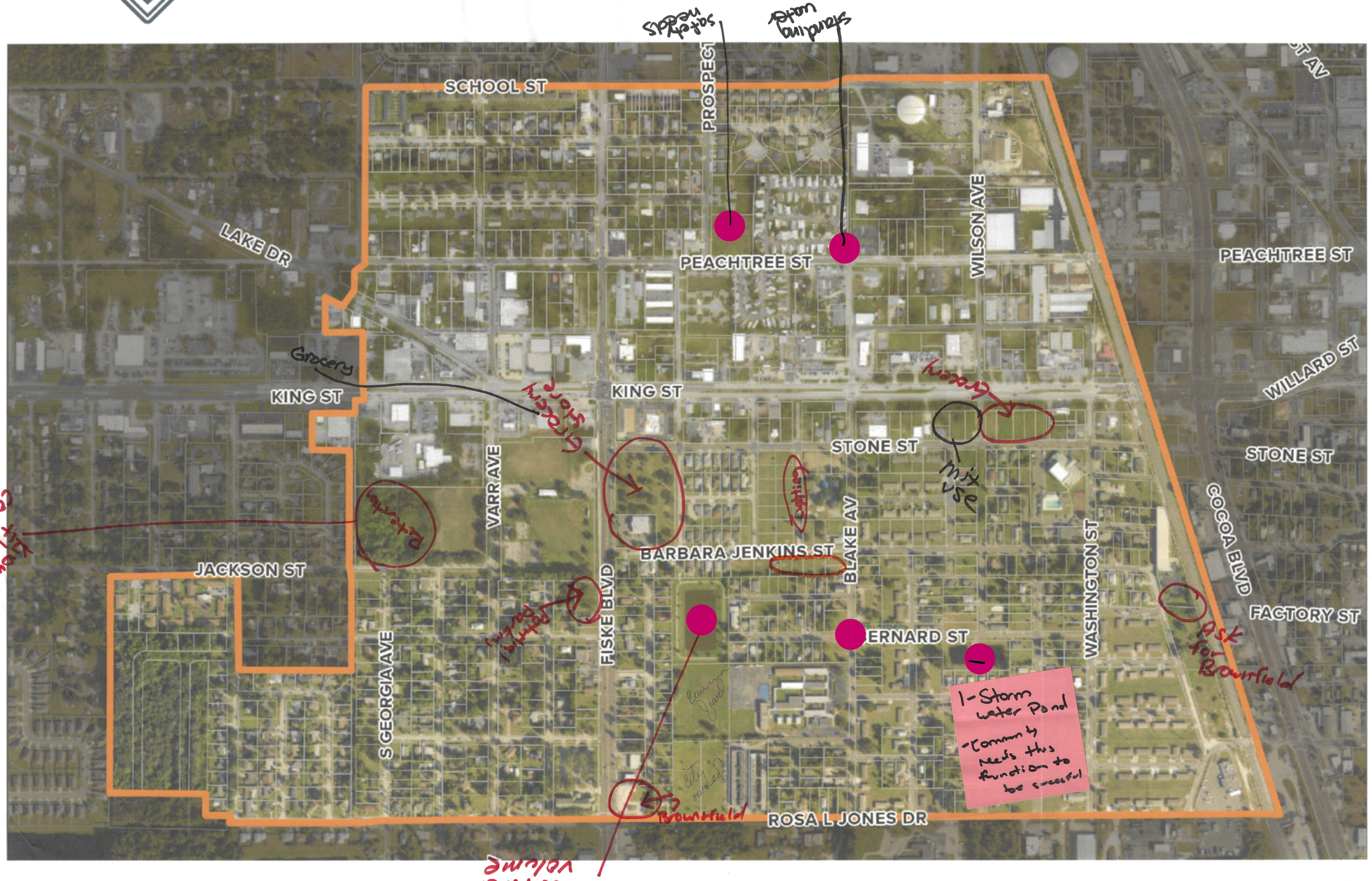
Neighborhood Health & Safety

Food Access, Environmental Quality, CPTED (Crime Prevention Through Environmental Design)

Farmers Market
Community Garden

CRA PLAN UPDATE
DIAMOND SQUARE

Please show us the areas where you would like to see improvements or changes!



Public Spaces

Parks, Recreation, Civic Center, Public Realm Enhancements

Transportation/Mobility

Walkability, Complete Streets, Bus Transit System

Stone street walking Brider to connect Downtown !!!!

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Infrastructure & Resiliency

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Farmers Market
Community Garden

Diamond Square Community Redevelopment Plan

Public Input Results

Exported from Social Pinpoint

December 18, 2024

Inspire Engagement

Report Type: Social Map Results Summary
Date Range: 15-09-2024 - 18-12-2024
Exported: 18-12-2024 11:22:31

Closed

Interactive Map
Diamond Square CRA Plan

2	3
Contributors	Contributions

Key Statistics

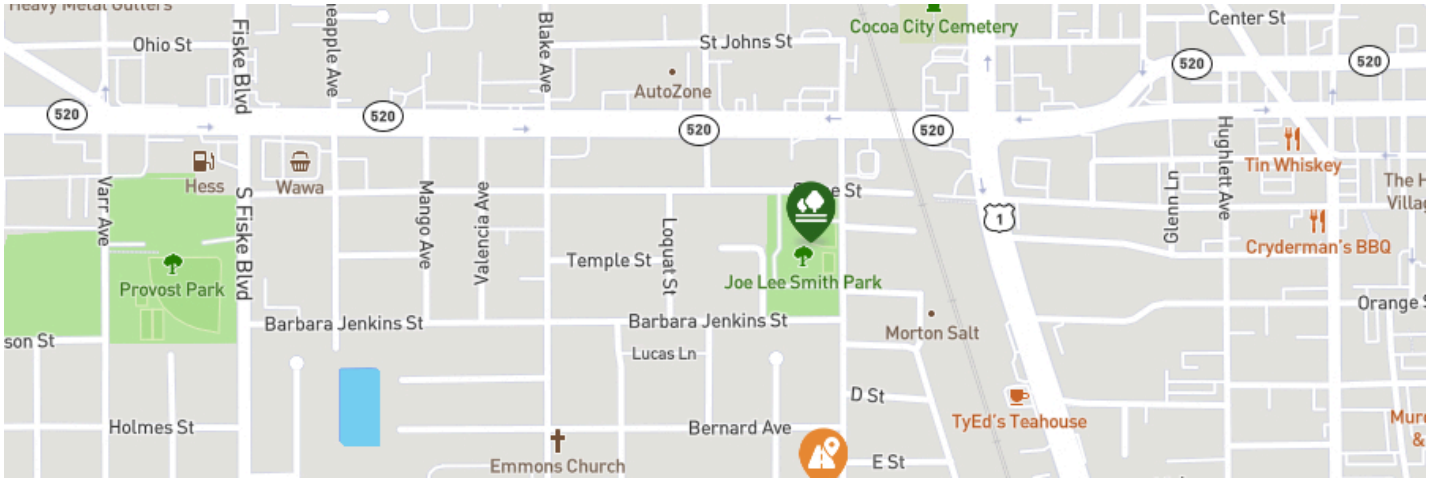
Top-level information about the activity.

3
Posts
2 contributors

Map Post Summary

Summary of content contributed by participants including location information, voting results and more.

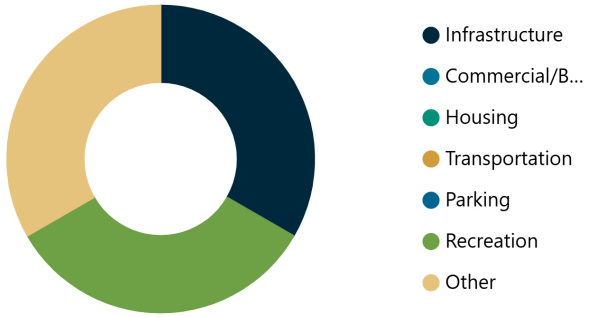
Posts by Location
Map showing all posts contributed by participants.



Top Contributions by Location
Top 10 most frequent postal/ZIP codes of posts submitted by participants.

Location	Total Contributions	% Contributions
32922, Cocoa, Brevard County, Florida, United States	3	100%

Posts by Category
Comparison showing the number of posts for each category, as selected by participants.



1. Screen name Required
Short Text | Skipped: 0 | Answered: 3 (100%)

Vanessa
Contribution 3 of 3 | December 10, 2024

Vanessa
Contribution 2 of 3 | December 10, 2024

eschaefer
Contribution 1 of 3 | September 17, 2024

2. Email address
Email | Skipped: 0 | Answered: 3 (100%)

vanessacato@gmail.com
Contribution 3 of 3 | December 10, 2024

vanessacato@gmail.com
Contribution 2 of 3 | December 10, 2024

eschaefer@inspireplacemaking.com
Contribution 1 of 3 | September 17, 2024

3. Your comment Required
Long Text | Skipped: 0 | Answered: 3 (100%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

Inspire Engagement

Report Type: Form Results Summary
Date Range: 01-09-2024 - 18-12-2024
Exported: 18-12-2024 11:25:28

Closed

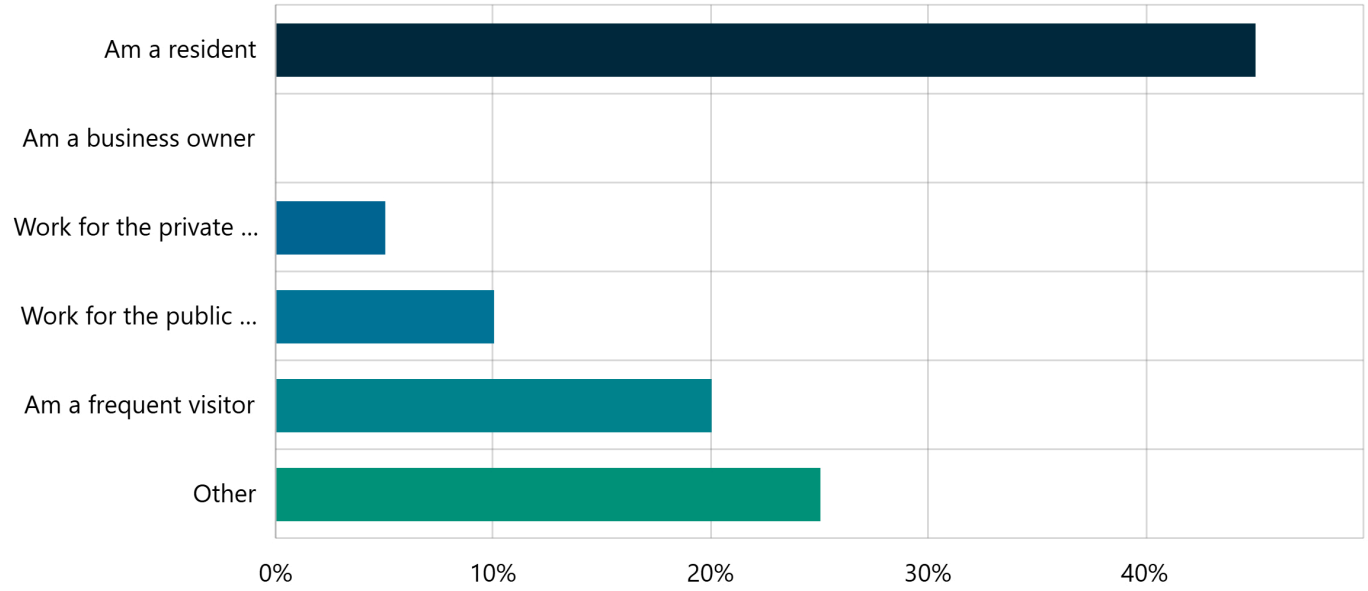
SURVEY
Diamond Square CRA Plan

20 Contributors	20 Contributions

Contribution Summary

1. 1. In reference to the Diamond Square CRA, I... Required

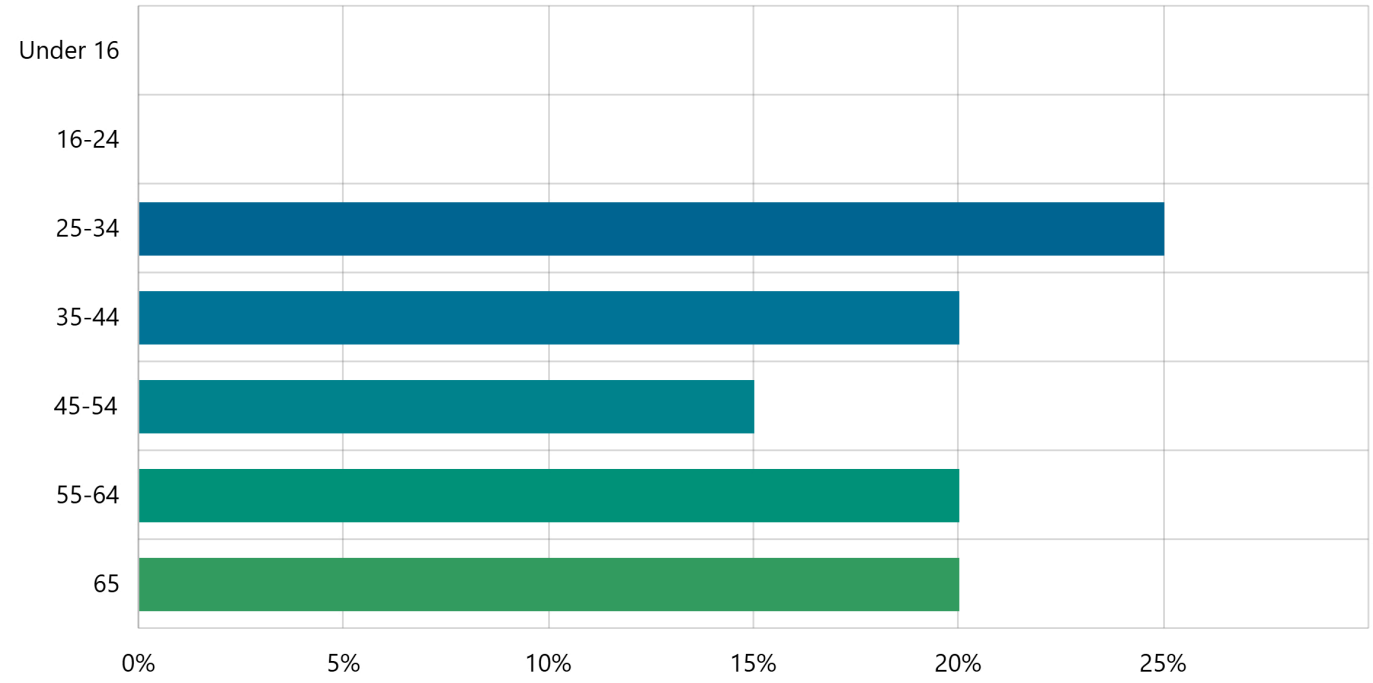
Multi Choice | Skipped: 0 | Answered: 20 (100%)



Answer choices	Percent	Count
Am a resident	45.00%	9
Am a business owner	0%	0
Work for the private sector	5.00%	1
Work for the public sector	10.00%	2
Am a frequent visitor	20.00%	4
Other	25.00%	5

2. 2. What is your age?

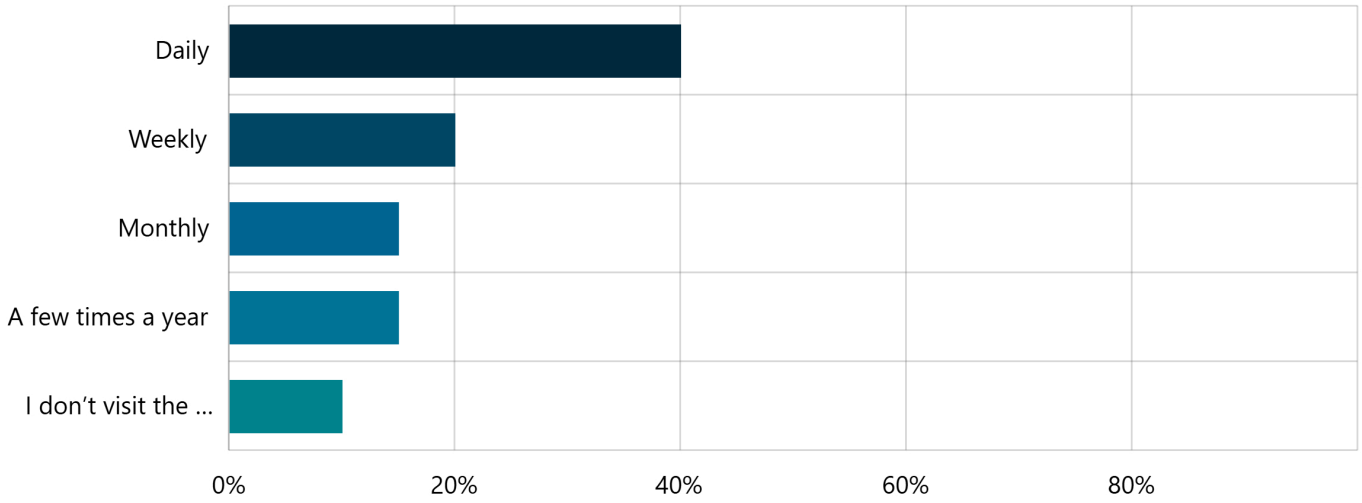
Multi Choice | Skipped: 0 | Answered: 20 (100%)



Answer choices	Percent	Count
Under 16	0%	0
16-24	0%	0
25-34	25.00%	5
35-44	20.00%	4
45-54	15.00%	3
55-64	20.00%	4
65	20.00%	4
Total	**100.00%**	**20**

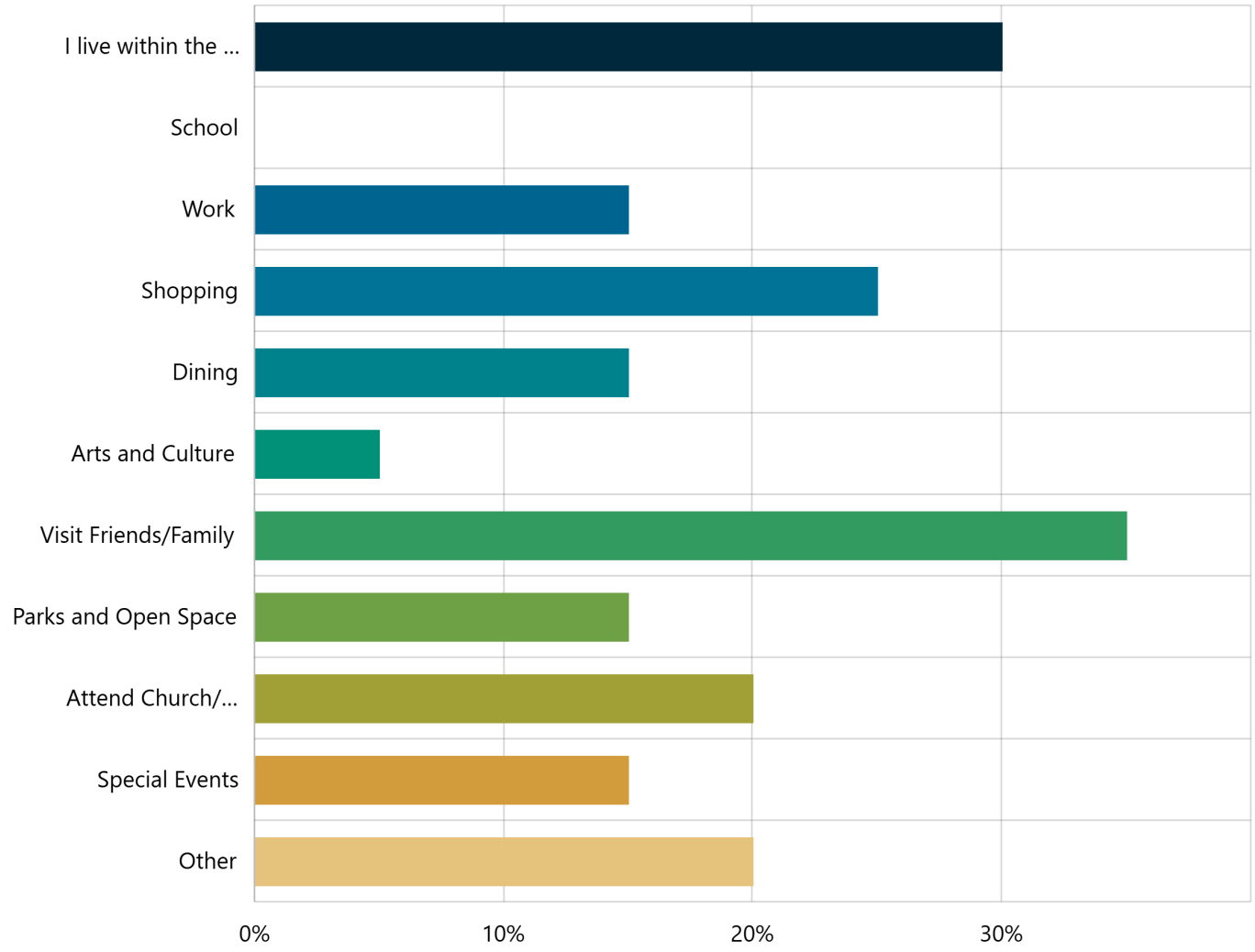
3. 3. How often do you visit the Diamond Square CRA?

Select Box | Skipped: 0 | Answered: 20 (100%)



Answer choices	Percent	Count
Daily	40.00%	8
Weekly	20.00%	4
Monthly	15.00%	3
A few times a year	15.00%	3
I don't visit the Diamond Square CRA	10.00%	2
Total	**100.00%**	**20**

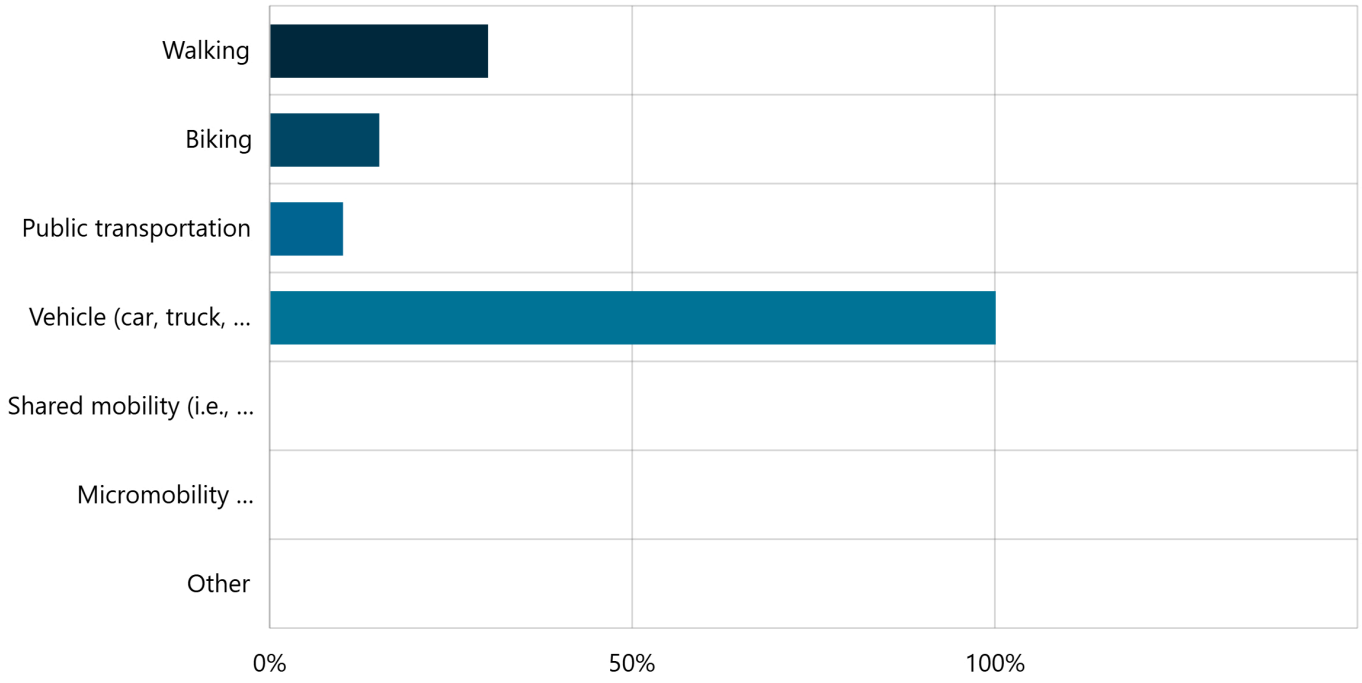
4. 4. What brings you to the Diamond Square CRA area? Why do you visit this area?
Multi Choice | Skipped: 0 | Answered: 20 (100%)



Answer choices	Percent	Count
I live within the Diamond Square CRA	30.00%	6
School	0%	0
Work	15.00%	3
Shopping	25.00%	5
Dining	15.00%	3
Arts and Culture	5.00%	1
Visit Friends/Family	35.00%	7
Parks and Open Space	15.00%	3
Attend Church/Organization Services or Meetings	20.00%	4

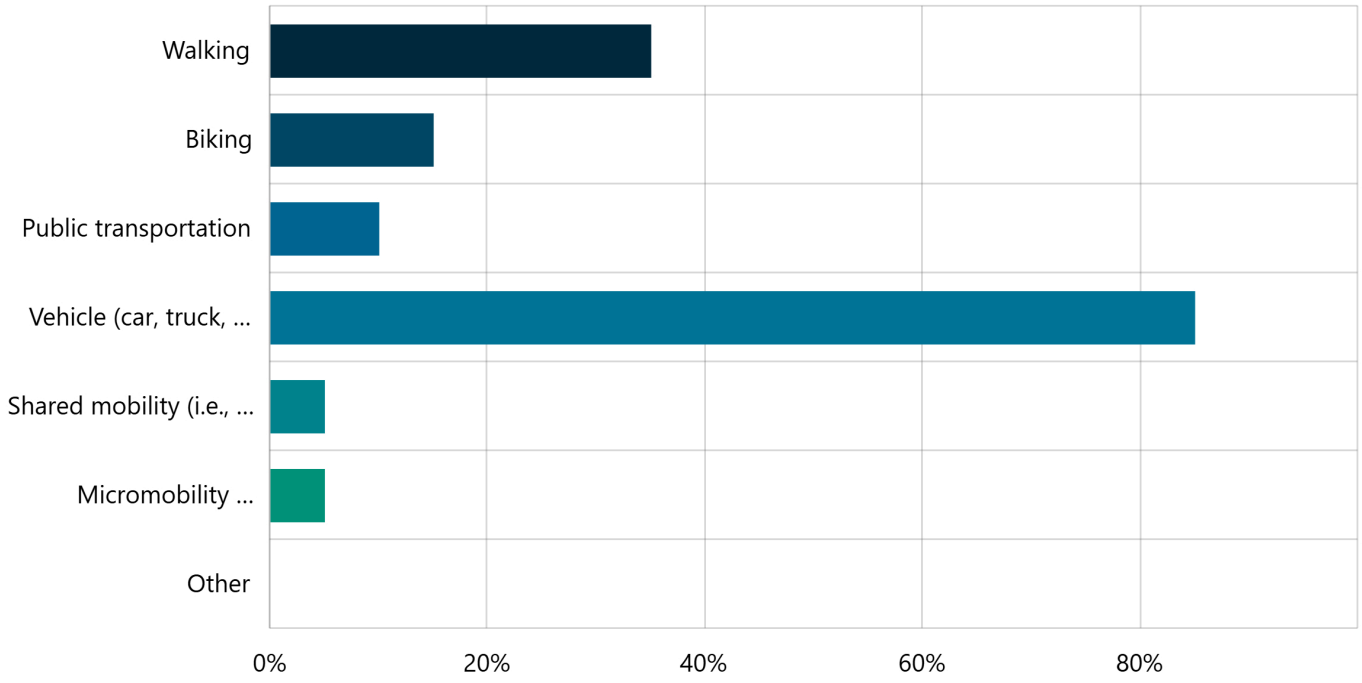
Special Events	15.00%	3
Other	20.00%	4

5. 5. What is your primary mode of transportation within the Diamond Square CRA? Required
Multi Choice | Skipped: 0 | Answered: 20 (100%)



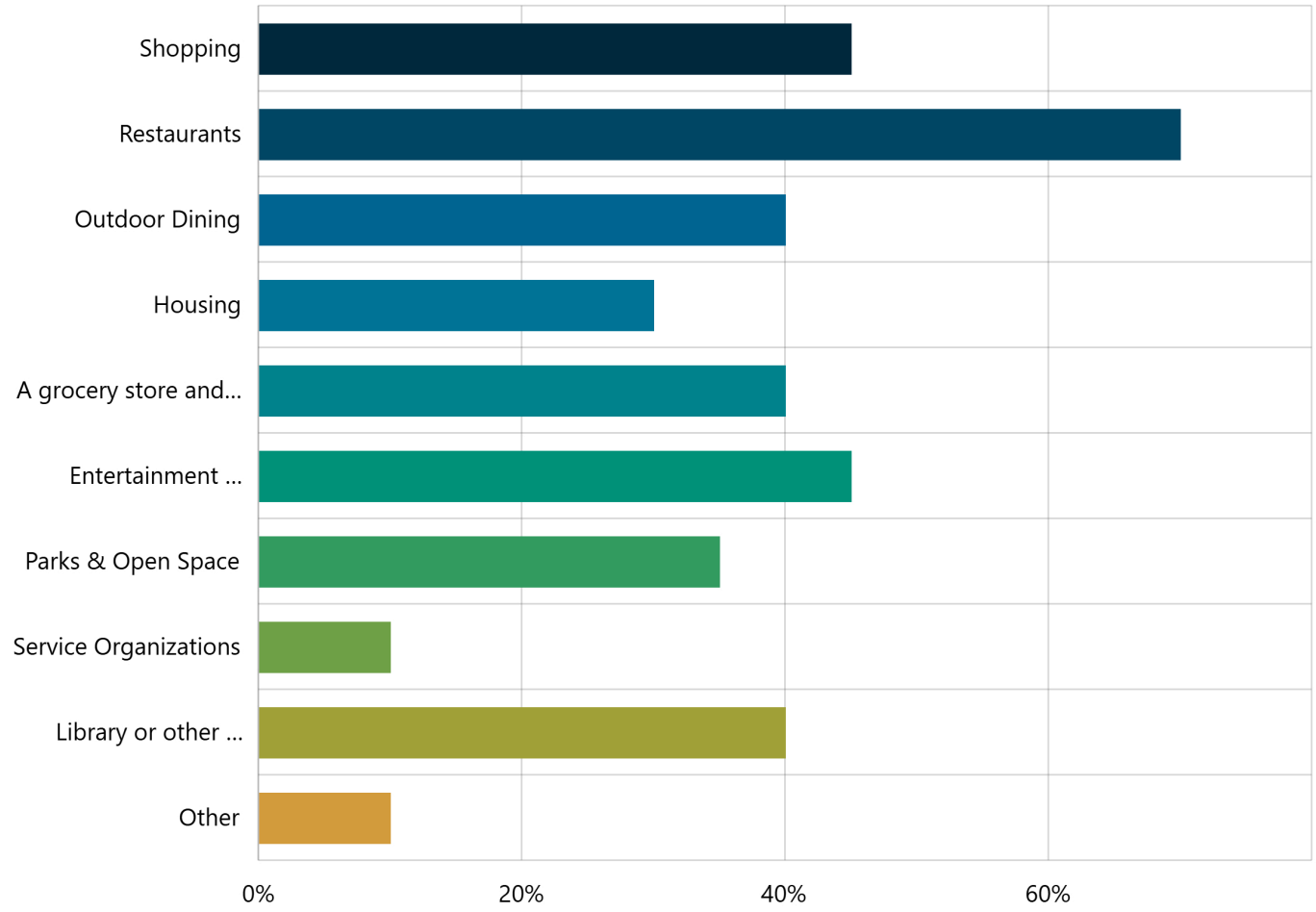
Answer choices	Percent	Count
Walking	30.00%	6
Biking	15.00%	3
Public transportation	10.00%	2
Vehicle (car, truck, motorcycle)	100.00%	20
Shared mobility (i.e., Uber, Lyft)	0%	0
Micromobility (scooter, golf cart)	0%	0
Other	0%	0

6. 6. What is your PREFERRED mode of transportation within the Diamond Square CRA? Required
Multi Choice | Skipped: 0 | Answered: 20 (100%)



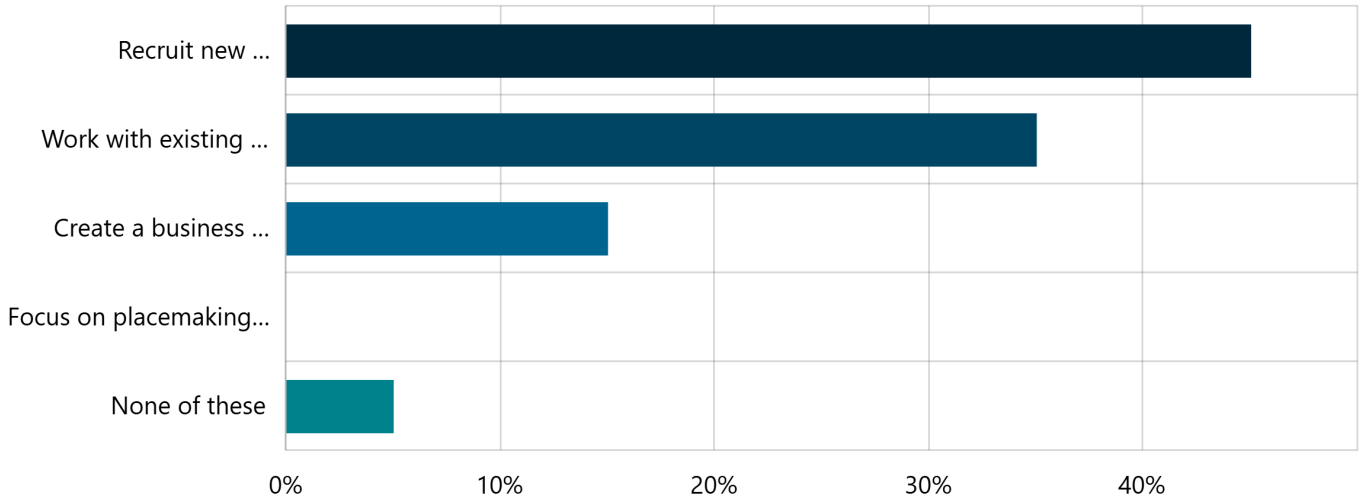
Answer choices	Percent	Count
Walking	35.00%	7
Biking	15.00%	3
Public transportation	10.00%	2
Vehicle (car, truck, motorcycle)	85.00%	17
Shared mobility (i.e., Uber, Lyft)	5.00%	1
Micromobility (scooter, golf cart)	5.00%	1
Other	0%	0

7. 7. What types of new development would you like to see within the Diamond Square CRA? Required
Multi Choice | Skipped: 0 | Answered: 20 (100%)



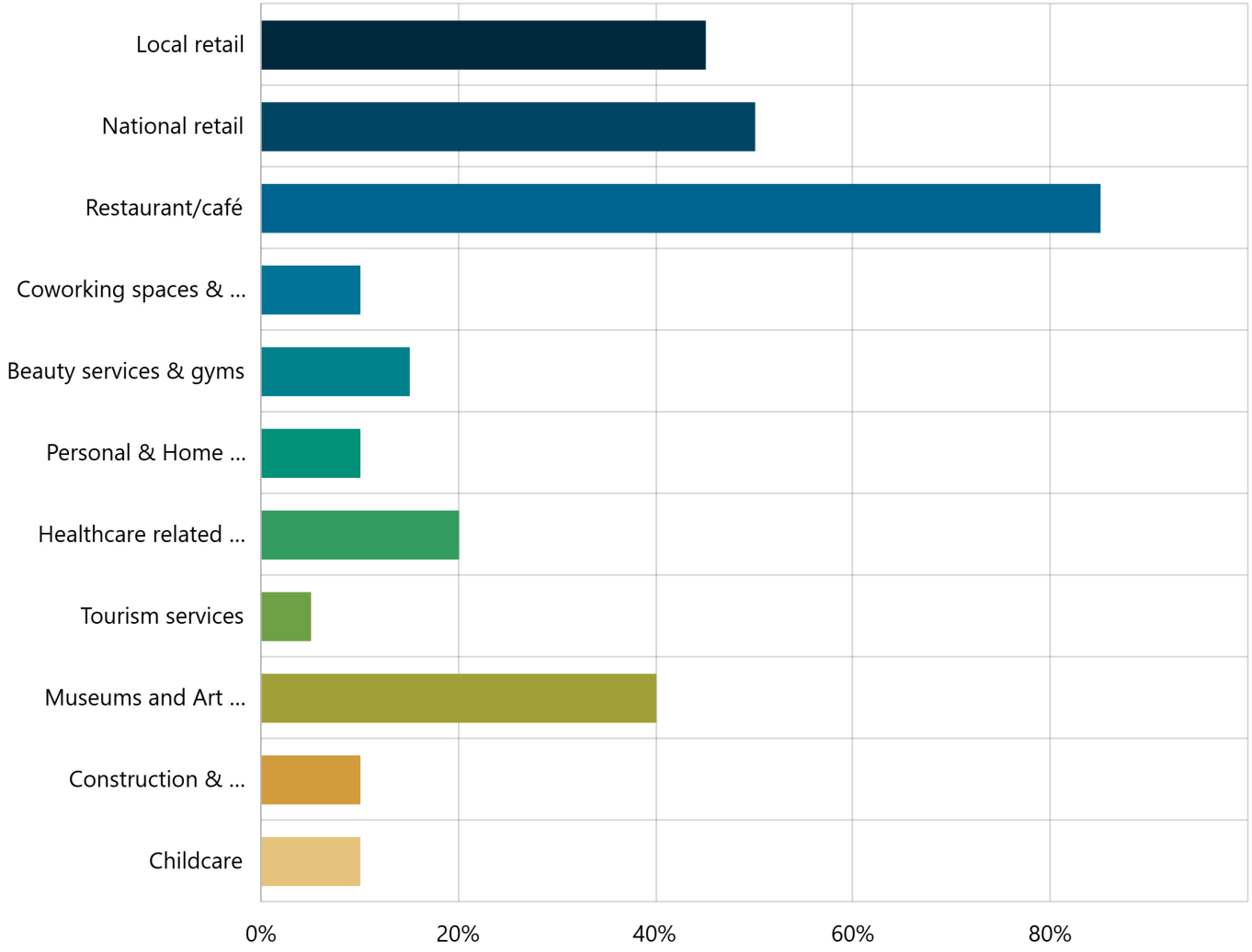
Answer choices	Percent	Count
Shopping	45.00%	9
Restaurants	70.00%	14
Outdoor Dining	40.00%	8
Housing	30.00%	6
A grocery store and/or pharmacy	40.00%	8
Entertainment Options (youth and family)	45.00%	9
Parks & Open Space	35.00%	7
Service Organizations	10.00%	2
Library or other public amenities	40.00%	8
Other	10.00%	2

8. 8. If the Diamond Square CRA were to promote economic development should it: Required
Multi Choice | Skipped: 0 | Answered: 20 (100%)



Answer choices	Percent	Count
Recruit new businesses to the CRA	45.00%	9
Work with existing businesses in the CRA to retain/expand and nurture their operations	35.00%	7
Create a business incubator program	15.00%	3
Focus on placemaking and resilience	0%	0
None of these	5.00%	1
Total	**100.00%**	**20**

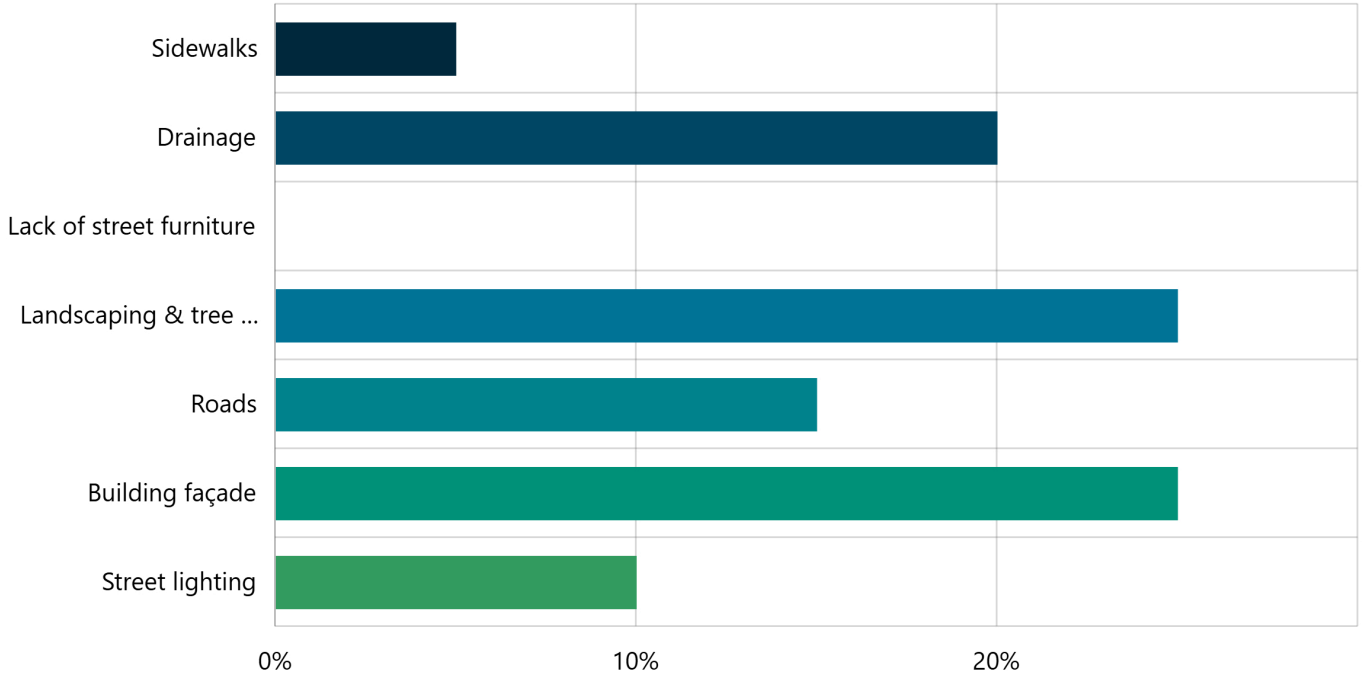
9. 9. If the Diamond Square CRA does pursue recruiting new businesses, what type should they be: Required
Multi Choice | Skipped: 0 | Answered: 20 (100%)



Answer choices	Percent	Count
Local retail	45.00%	9
National retail	50.00%	10
Restaurant/café	85.00%	17
Coworking spaces & Creative studios	10.00%	2
Beauty services & gyms	15.00%	3
Personal & Home services	10.00%	2
Healthcare related businesses	20.00%	4
Tourism services	5.00%	1
Museums and Art Galleries	40.00%	8

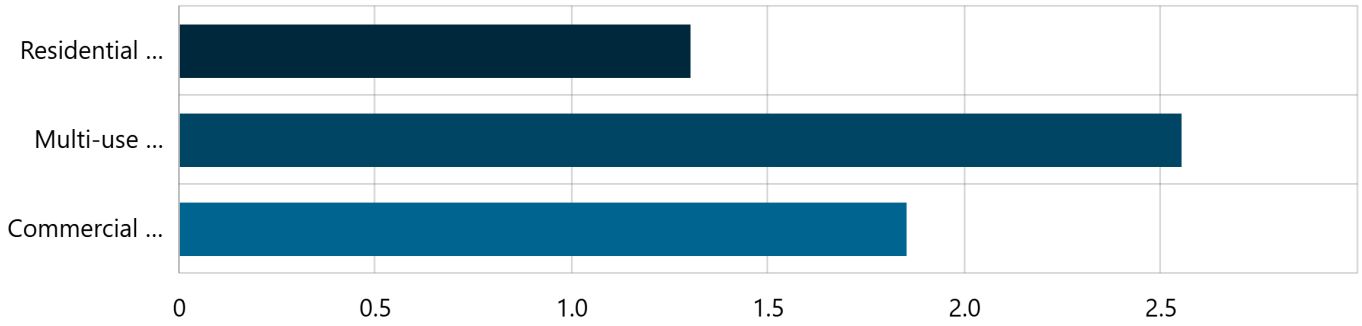
Construction & Manufacturing companies	10.00%	2
Childcare	10.00%	2

10. 10. What infrastructure within the CRA needs the most improvement? Required
Multi Choice | Skipped: 0 | Answered: 20 (100%)



Answer choices	Percent	Count
Sidewalks	5.00%	1
Drainage	20.00%	4
Lack of street furniture	0%	0
Landscaping & tree coverage	25.00%	5
Roads	15.00%	3
Building façade	25.00%	5
Street lighting	10.00%	2
Total	**100.00%**	**20**

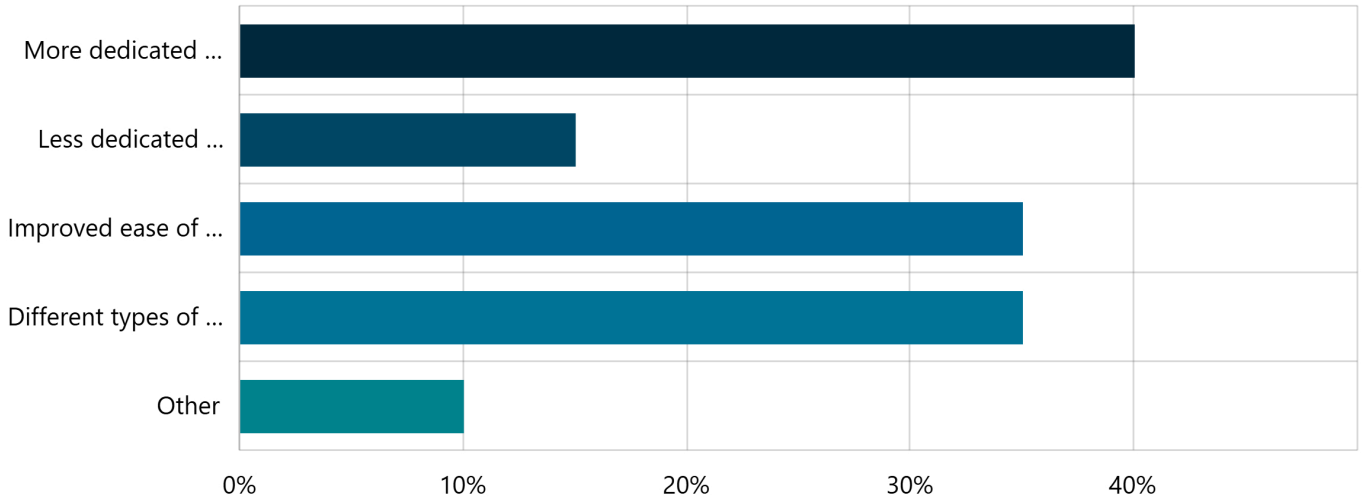
11. 11. How would you prioritize the following categories if the CRA were to re-evaluate the zoning? Required
Ranking | Skipped: 0 | Answered: 20 (100%)



	1	2	3	Count	Score	Avg Rank
Residential development	5.56% 1	33.33% 6	61.11% 11	18	1.30	2.56
Multi-use development (residential, commercial, open space, civil use)	68.42% 13	31.58% 6	0% 0	19	2.55	1.32
Commercial development	31.58% 6	31.58% 6	36.84% 7	19	1.85	2.05

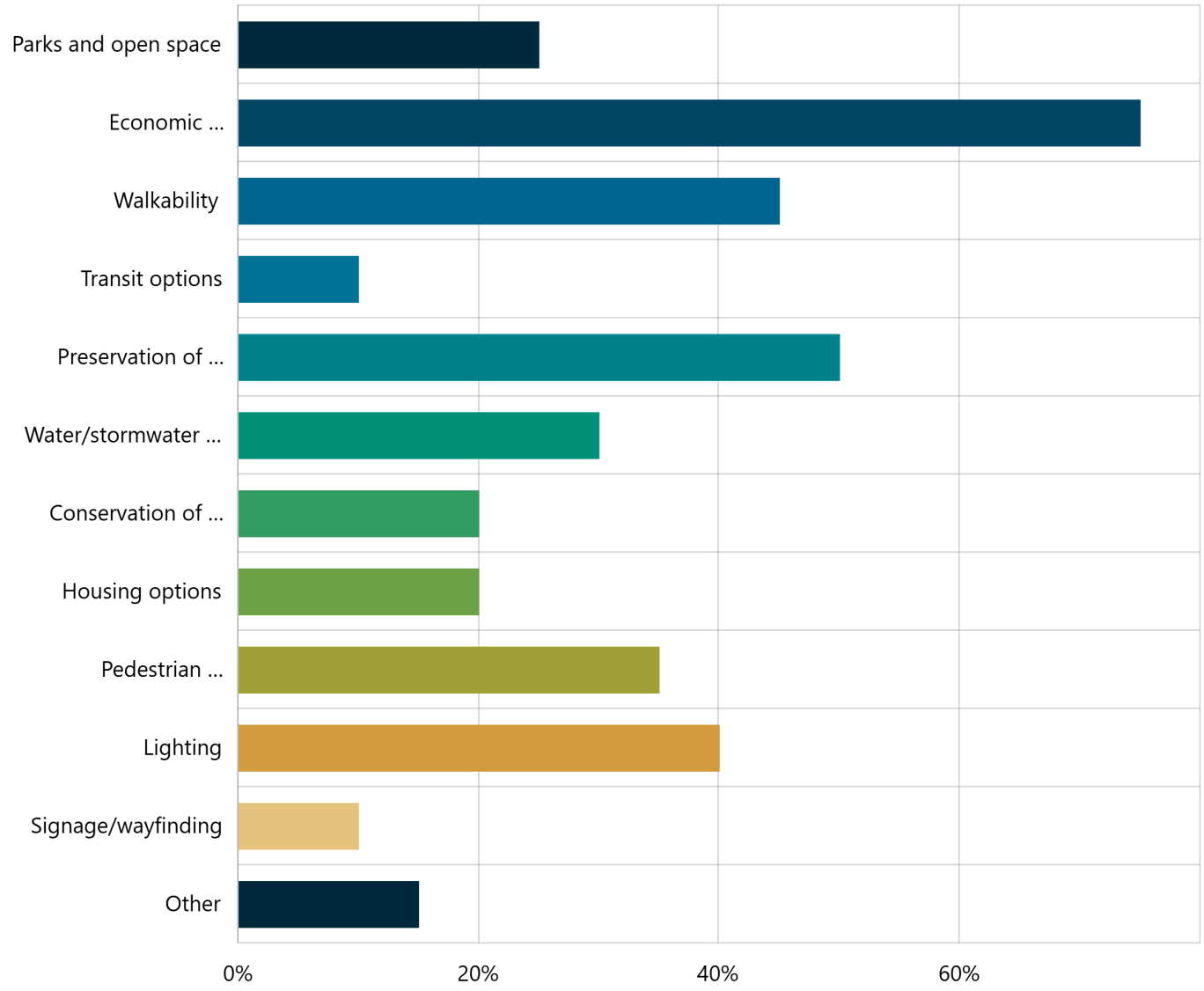
Score - Sum of the weight of each ranked position, multiplied by the response count for the position choice, divided by the total contributions. Weights are inverse to ranked positions.
Avg Rank - Sum of the ranked position of the choice, multiplied by the response count for the position choice, divided by the total 'Count' of the choice.

12. 12. Regarding parking in Diamond Square CRA, what would you like to see changed or improved? Required
Multi Choice | Skipped: 0 | Answered: 20 (100%)



Answer choices	Percent	Count
More dedicated parking/parking facilities	40.00%	8
Less dedicated parking/parking facilities	15.00%	3
Improved ease of access to parking/parking facilities	35.00%	7
Different types of parking to accommodate various modes of transportation (bicycle/motorcycle/compact cars)	35.00%	7
Other	10.00%	2

13. 13. What areas do you think could be improved in Diamond Square CRA? Required
Multi Choice | Skipped: 0 | Answered: 20 (100%)

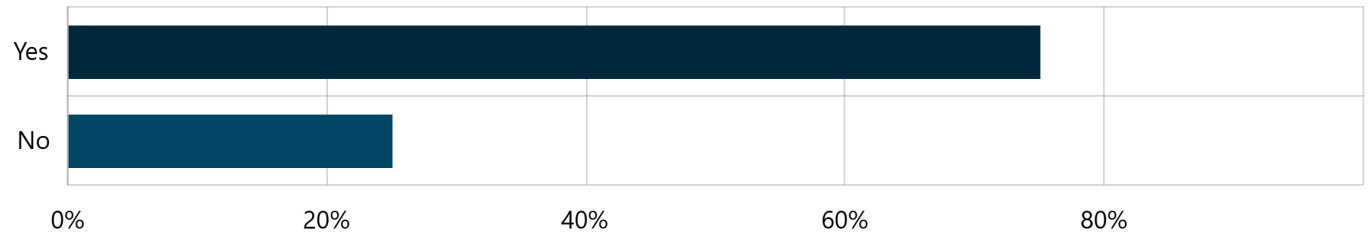


Answer choices	Percent	Count
Parks and open space	25.00%	5
Economic development programs and incentives (recruiting new businesses, redeveloping vacant lots)	75.00%	15
Walkability	45.00%	9
Transit options	10.00%	2
Preservation of historic assets (architecture, cultural heritage sites, neighborhoods, etc.)	50.00%	10
Water/stormwater management (water quality, drainage/flooding, etc.)	30.00%	6
Conservation of natural features	20.00%	4

Housing options	20.00%	4
Pedestrian connectivity (sidewalks, trails, etc.)	35.00%	7
Lighting	40.00%	8
Signage/wayfinding	10.00%	2
Other	15.00%	3

14. 14. In anticipation of the planned Brightline station, should Diamond Square CRA consider providing a trolley service to facilitate transportation between the station and the Diamond Square CRA? Required

Select Box | Skipped: 0 | Answered: 20 (100%)



Answer choices	Percent	Count
Yes	75.00%	15
No	25.00%	5
Total	**100.00%**	**20**

15. Add your email if you want to be considered for the Cocoa Prize Pack.

Short Text | Skipped: 16 | Answered: 4 (20%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

Inspire Engagement

Report Type: Fund It Results Summary
Date Range: 01-09-2024 - 18-12-2024
Exported: 18-12-2024 11:24:52

Closed

What projects would you like to fund?
Diamond Square CRA Plan

5	5
Contributors	Contributions

Key Statistics

Top-level information about the activity.

100 points
Average Spend
100 points total budget

6
Projects
0 sponsors

18
Total Votes
3.6 avg. projects funded / contribution

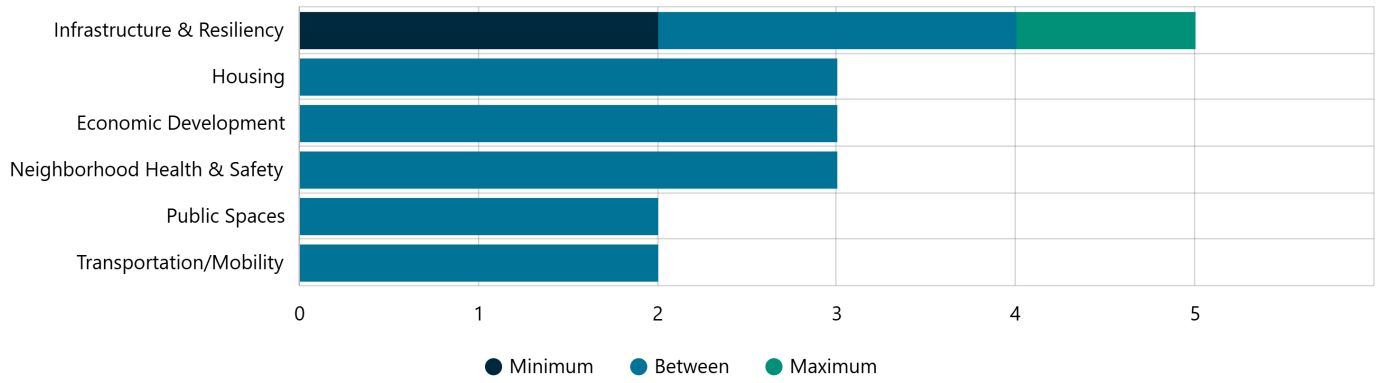
Contribution Summary

Summary of the activity including details of the included projects, voting results and more.

Project Details
Information on the projects included for potential funding including the name, cost, voting and other details.

Project Name	Funded (Total)	Funded (Min)	Funded (Above Min.)	Funded (Max)
Infrastructure & Resiliency	5 (100%)	2 (40%)	2 (40%)	1 (20%)
Housing	3 (60%)	0 (0%)	3 (60%)	0 (0%)
Economic Development	3 (60%)	0 (0%)	3 (60%)	0 (0%)
Neighborhood Health & Safety	3 (60%)	0 (0%)	3 (60%)	0 (0%)
Public Spaces	2 (40%)	0 (0%)	2 (40%)	0 (0%)
Transportation/Mobility	2 (40%)	0 (0%)	2 (40%)	0 (0%)

Voting Results
Some description for Variable.



Votes by Project Tag
Comparison showing the number of times a project tag was included on a funded project. Vote totals may exceed the total number of project votes.

No Data Available

Votes by Project Sponsor
Comparison showing the number of times a project sponsor was included on a funded project. Vote totals may exceed the total number of project votes.

No Data Available

Suggested Priorities

A prioritised list of projects based on the voting results that maximises the value of the defined budget.

100 points
Total budget for allocated projects

100%
Contributions that include at least one suggested project

100%
Contributions that include at least half (50%) of all suggested projects

40%
Contributions that include all (100%) of suggested projects

20%
Contributions that supported one of these suggested projects at the maximum

100%
Contributions that supported one of these suggested projects beyond the minimum



Infrastructure & Resiliency

Cost: 33 pts

Stormwater/flooding, infrastructure maintenance, tree coverage

5 votes (27.78%)



Economic Development

Cost: 35 pts

Redevelopment, Infill Development, Mixed-used development, Local Business

3 votes (16.67%)



Housing

Cost: 21.67 pts

Missing Middle, Live-Work units, Multi-family opportunities

3 votes (16.67%)



Neighborhood Health & Safety

Cost: 10.33 pts

Food Access, Environmental Quality, CPTED

3 votes (16.67%)