

MINUTES
City of Cocoa
Regular Meeting of The City Council

April 22, 2025

A Regular City Council Meeting was held on Tuesday, April 22, 2025, in Cocoa City Hall, in City Council Chambers, located at 65 Stone Street, in Cocoa, Florida, 32922, as publicly noticed.

I. Opening Matters:

Mayor Blake called the meeting to order at 6:00 p.m.

Councilmember Hearn provided the invocation, and Cocoa Firefighters led the assembly in the Pledge of Allegiance.

The City Clerk took the roll.

PRESENT:	Michael C. Blake	Mayor
	Patricia Weeks	Deputy Mayor
	Alex Goins	Councilmember
	Lavander Hearn	Councilmember
	Lorraine Koss	Councilmember
	Anthony Garganese	City Attorney
	Stockton Whitten	City Manager
	Monica Arsenault	City Clerk

ABSENT:

OTHER STAFF MEMBERS PRESENT:

Abby Morgan, Public Works Director; Rebecca Bowman, Finance Director; Charlene Neuterman, Community Services Director; Jonathan Lamm, Fire Chief; Evander Collier, Police Chief; Jack Walsh, Utilities Director; Samantha Senger, Communications and Economic Development Director; Tammy Gemmati,

Administrative Services Director; Mitchell Lawyer, Systems & Support Manager; and Megan Crutcher, Helpdesk Support Tech.

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of April 22, 2025. (2025-256).

- * **MOTION by Mayor Blake to approve the agenda for the Regular City Council meeting of April 22, 2025 with an amendment to move Council Business item VII.1 to Awards and Presentations.**

Councilmember Koss offered to Second the motion but to add an amendment to move Consent item V.2 to City Business VIII.3 as well.

- * **MOTION by Councilmember Koss; Seconded by Deputy Mayor Weeks to approve the agenda for the Regular City Council meeting of April 22, 2025 with amendments to move Council Business item VII.1 to Awards and Presentations and Consent item V.2 to City Business VIII.3.**

THE VOTE ON THE MOTION WAS:

AYES: Weeks, Koss

NAYES: Blake, Goins, Hearn

THE MOTION CARRIED (2-3)

- * **MOTION by Mayor Blake; Seconded by Councilmember Goins to approve the agenda for the Regular City Council meeting of April 22, 2025 with an amendment to move Council Business item VII.1 to Awards and Presentations.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Minutes: (a) Regular Meeting of February 25, 2025. (2025-257).

- * **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Hearn to approve the minutes for the Regular City Council meeting of February 25, 2025 as written.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

III. Awards and Presentations:

1. Recognize the 2024/25 Citizens Academy Graduates. (2025-349). (Comm. & Economic Development Director)

Ms. Jaime Brauderick provided a short presentation of pictures from the ten sessions of the latest Cocoa Citizen's Academy. She awarded the participants with certificates for the completion of the program.

2. Presentation on the Marine Resources Council by Dr. Laura Wilson. (2025-357). (Dr. Laura Wilson)

Dr. Wilson and Chris Bogdan gave a brief presentation on the Marine Resource Council and shared some information on what they do and what they are trying to achieve.

3. Presentation and adoption of the Cocoa Fire Strategic Plan by the Center of Public Safety. (2025-234). (Fire Chief)

Mr. Brian Dean, Center of Public Safety, gave a brief presentation on the Cocoa Fire Strategic Plan.

- * **MOTION by Councilmember Hearn; Seconded by Deputy Mayor Weeks to approve the Fire Strategic Plan.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

IV. Delegations:

Shameka Adams, 405 Blake Ave., Cocoa, shared that she is a homeowner near the Michael C. Blake subdivision and will be directly affected by the two-story homes that are being built around her home. She has some concerns about her privacy and would like to collaborate with staff to address these concerns. Additionally, she feels that she is blocked in and would like the subdivision plans to be revised to build less houses.

Aleck Greenwood, 640 Brevard Ave., Cocoa, talked about the Commercial Property Group and shared they are seeking an update on Waste Management since their

contract is coming up. In response, City Manager Whitten shared that their contract isn't up until 2027, however if he has a list of specific addresses that need to be looked at, he can turn that list in to staff.

V. Consent Agenda:

1. Approve a Resolution Amending the FY 2025 Budget, BAF 25-049-A, to Recognize the Donation of a 10.9 Acre Conservation Easement Parcel ID #24- 35-23-00-29 and .59 acres on parcel ID #24-35-23-00-775 from Allegra at Cocoa LLC and Capitalize the Land. (2025-323). (Finance Director)
 2. Approve a Resolution Amending the FY25 Budget, BAF 25-054-A, through the use of the FY24 Assigned Fund Balance Paving, in the amount of \$500,000, and Authorize expenditure to resurface various City streets in the amount of \$709,317 with V.A. Paving, using an existing piggy-back contract with Brevard County B-6-23-70 Paving Services. Approve a Contingency Resolution in the amount of \$20,000. Authorize the City Manager to issue the Purchase Order. Authorize the City Manager to issue Change Orders not to exceed \$20,000 for a maximum project cost of \$729,317. (2025-251). (Public Works Director)
 3. Request approval of the revised FY2025 Pay Plan. (2025-337). (Administrative Services Director)
 4. Approve Settlement Agreement in the case, City of Cocoa v. Brandes Design-Build Inc., et al., Case No. 2020-CA-030750, in the Circuit Court of the Eighteenth Judicial Circuit in and for Brevard County, Florida. (2025-363). (City Attorney)
 5. Approve a 3-year service agreement contract with Stryker Sales, LLC for ProCare LifePak and LUCAS field repair services based off of a Savvik buying group cooperative contract # RFB-2024-06. At an annual cost of \$14,657.40 for a total cost of \$43,972.20. (2025-233). (Fire Chief)
 6. To Approve Participation in a Cooperative Purchase Agreement Utilizing the Racine County, Wisconsin, OMNIA Partners/Trane Contract #3341 effective September 1, 2022 through August 31, 2027 to Purchase Two (2) 1.5-Ton HVAC Split Systems for Building 2, One (1) 2.5-Ton HVAC AC Split Systems for Building 7, One (1) 2.0-Ton HVAC AC Split Systems for Building 8, and Two (2) 2.5-Ton HVAC AC Split Systems for Building 12 at the Dyal Water Treatment Plant. (2025-299). (Utilities Director)
- * **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Goins to approve the Consent agenda.**

THE VOTE ON THE MOTION WAS:**AYES: Blake, Weeks, Goins, Hearn, Koss****THE MOTION CARRIED UNANIMOUSLY (5-0)****VI. Public Hearings:**

1. PZ 25-02800001 Michael C. Blake Subdivision – Lennar Homes Development Agreement for Affordable Housing and Purchase and Sale Agreement. (2025-326). (Planner)

Ms. Webster provided a presentation¹ on the Michael C. Blake Subdivision, explaining the history of the project, the RFP process and the timeline so far. She talked about the zoning and future land use as well as the conceptual development plan².

City Manager Whitten also clarified some additional information regarding the project.

Mayor Blake opened the Hearing to the public.

Shameka Adams, 405 Blake Ave., Cocoa, reiterated her concerns about parking, particularly at the Harry T. Moore Center when they have their events. In response, Mayor Blake reassured Ms. Adams that he does not believe there will be any parking issues.

City Manager Whitten pointed out that the Land Acquisition Manager for Lennar is in attendance to answer any questions.

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

- * **MOTION by Mayor Blake; Seconded by Deputy Mayor Weeks to approve a Development Agreement for affordable housing and a Purchase and Sale Agreement in the Michael C. Blake Subdivision in Cocoa, Florida, situated in the Diamond Square Community Redevelopment area, affecting approximately 2.83 acres of city-owned property, located generally on Mango Avenue, Valencia Avenue, and Blake Avenue between Barbara Jenkins Street and Stone Street, for the development of seventeen (17) existing parcels of real property into thirty-two (32) affordable, single-family homes with lots not less than thirty-seven (37) feet in width and ninety-five (95) feet in depth.**

¹ Exhibit A: Michael C. Blake Subdivision Presentation

² Mayor Blake left the meeting at 7:30pm and returned at 7:34pm

THE VOTE ON THE MOTION WAS:**AYES: Blake, Weeks, Goins, Hearn, Koss****THE MOTION CARRIED UNANIMOUSLY (5-0)**

2. Conduct a Public Hearing to obtain citizen input and comments on housing and community services needs and approve recommendations on the FY 2025-2026 CDBG and HOME program funding. (2025-352). (Community Services Director)

Ms. Neuterman provided a brief background and history of the item. She added that several representatives from some of the agencies are in attendance to talk about their programs.

Additionally, the total amount of funds requested was \$35,162 and the city will have approximately \$17,935.05 available to support public services. Based on a review of each agency's proposal and financial statements, the committee's recommendations are as follows:

Central Brevard Sharing Center - \$4,483.76
Family Promise of Brevard - \$4,483.77
Salvation Army DV Shelter - \$4,483.76
CDBG Section 108 Loan Program - \$77,718.55
CDBG Administration - 20% - \$23,913.40
City Staff Salaries - \$21,913.40
Fair Housing - \$1,000
Total CDBG Allocation - \$119,567

HOME Administration - 7.43%* Brevard County Staff Admin 2.57* - Total Admin 10%
City Staff Admin Salaries - \$4,823.86
HOME CHDO & Housing Set Aside - \$58,431.64
CHDO Housing Activity 15% Mandatory - \$9,738.61
Homebuyer Assistance - \$48,693.03
Total HOME Allocation - \$63,255.50

The speakers were: Tara Pagliarini with Family Promise of Brevard; Cindy Mitchell, Salvation Army Domestic Violence Center; and Tom Kammerdener, Aging Matters of Brevard.

Mayor Blake opened the Hearing to the public.

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

- * **MOTION by Councilmember Koss; Seconded by Deputy Mayor Weeks to approve the item with staff's recommendations.**

THE VOTE ON THE MOTION WAS:**AYES: Blake, Weeks, Goins, Hearn, Koss****THE MOTION CARRIED UNANIMOUSLY (5-0)****VII. Council Business:**

1. ~~Presentation and adoption of the Cocoa Fire Strategic Plan by the Center of Public Safety. (2025-234). (Fire Chief)~~ **Moved to Awards and Presentations item III.3.**
2. Approval of Letter to Owners in the J&K advising of Public Hearing for Mandatory Connection to Sewer Ordinance. (2025-328). (City Manager)

City Manager Whitten shared that Council has before them this evening, a copy of the drafted letter that staff would like to use to send to the homeowners that this project will affect. Additionally, staff has attached two examples of similar letters used by Brevard County for reference.

Ms. Senger elaborated on the purpose of the letter.

Councilmember Koss asked for clarification regarding a statement in the letter that reads "Once the main sewer line and individual laterals are installed, it will be the property owner's responsibility to contract with an approved plumber to connect their home to the sewer system and contact the proper authorities for the procedure to abandon your septic tank system."

In response, City Manager Whitten noted that within this statement he would strike out the word "approved" where it reads "approved plumber" so the statement would read "...property owner's responsibility to contract with a plumber to connect their home to the sewer system..."

Ms. Linda Dolphin, 2100 Indian River Dr., Cocoa, asked Council not to just rubber stamp their approval on items presented by staff but to carefully consider the details. These are major decisions that need to be made. While she was happy that Council agreed to move this project forward, she was shocked when they announced that homeowners will be charged one hundred percent of cost overruns.

Additionally, she would like Council to go out and pursue any applicable grants and direct the City Attorney to issue a formal legal opinion on whether the special assessment is legal.

Tammy Carter, 1809 Indian River Dr., Cocoa, spoke about deficits over the course of the last several years. She talked about inflation and her concerns regarding the project. She asked Council to carefully consider this project because this will affect many homes and families.

- * **MOTION by Councilmember Hearn; Seconded by Mayor Blake to approve the letter, with the recommended change advised by the City Manager, for discussion.**

Councilmember Koss mentioned that she agrees with a point made by Ms. Dolphin and feels it is important to obtain a legal opinion from the City Attorney.

In response, City Attorney Garganese provided clarification, however he advised that this item is specifically related to the draft letter that staff is presenting this evening. At a later date, an ordinance will be presented to the Council to lay out more of the details and a more robust conversation should be held at that time.

City Manager Whitten also offered to restructure the paragraph that discusses homeowner expenses and grant funding to provide clarification to homeowners.

- * **MOTION AMENDED by Councilmember Hearn; Seconded by Mayor Blake to approve the letter with the recommended changes advised by the City Manager.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Request City Council to approve Resolution #2025-022, to waive competitive bidding requirements and approval to amend the current agreement between the City of Cocoa and Gehring Group, LLC for Employee Benefits Brokerage Services through June 2, 2025. To Approve participation in a Multi-Year Piggyback Agreement with RSC Insurance Brokerage, Inc. d/b/a Risk Strategies Company for continued benefit brokerage services utilizing the City of Tarpon Springs Agreement from June 3, 2025, to June 2, 2030, and any renewal terms of the agreement. Authorize the City Manager to execute the piggyback agreement, amendments and/or any renewal terms. (2025-273). (Administrative Services Director)

- * **MOTION by Mayor Blake; Seconded by Deputy Mayor Weeks to approve the item.**

THE VOTE ON THE MOTION WAS:**AYES: Blake, Weeks, Goins, Hearn, Koss****THE MOTION CARRIED UNANIMOUSLY (5-0)****VIII. City Business:**

1. Approve a Grant Application of \$1,800,000 ex post facto for the Nonpoint Source Management Grant for the Septic-to-Sewer Project on Indian River Drive. Authorize the City Manager to sign any documents related to the grant application. (2025-321). (City Manager)

City Manager Whitten shared that this item is to inform Council that an opportunity became available for staff to apply for a grant and staff took that opportunity and applied³.

- * **MOTION by Councilmember Goins; Seconded by Councilmember Koss to approve the item.**

THE VOTE ON THE MOTION WAS:**AYES: Weeks, Goins, Hearn, Koss****THE MOTION CARRIED UNANIMOUSLY (4-0)**

2. Council discussion and direction regarding the creation of a trailhead with parking located on SR524 for access to City Parcel ID: 24-35-24-00-1. (24-377). (City Manager)

City Manager Whitten provided a history and summary of the item and shared the following:

- The Management Plan with the Florida Communities Trust only covered two parcels which provide for a trailhead and parking located off Cox Road and through the Cocoa Bay subdivision.
- The original development agreement with Integra did provide for a trailhead and parking located off SR524 which would allow for access to the Conservation parcel acquired from Integra and the Cocoa Conservation Area parcels acquired through the Florida Communities Trust.

³ Mayor Blake left the meeting at 8:33pm and returned at 8:36pm

- The development agreement with Integra was amended to delete the original trailhead and parking concept located off SR524.
- The revised concept for a trailhead and parking located off SR524, absent further action, is not feasible at this time as part of the access easement is underwater and encompassed by the Integra pond.

City Manager Whitten shared that staff is offering the following potential options for the Council discussion and direction:

1. Direct staff to determine the cost and other necessary actions to construct a trailhead and parking off Cox Road.
2. Direct staff to approach Integra regarding (a) amending the existing 55-foot drainage easement to allow access to Cocoa City Parcel 24-35-24-00-1 instead of through the Access Easement, which also adjoins the Cocoa Conservation Area parcels; or (b) modifying their compensating storage to allow for fill to be placed in the Access Easement in order to construct an access road for the future parking lot and trailhead. Under either scenario under Option 2, the City would be building the trailhead and parking area within the area under the Conservation Easement with SJRWMD. The City may need some additional approval from the SJRWMD and modification of the Conservation Easement. In addition, the City would be responsible for additional wetland mitigation as a result of the functional losses of wetland, and Integra would be responsible for replacement mitigation costs associated with the loss of mitigative value of the Conservation Easement land as a result of the City's project.

- * **MOTION by Mayor Blake; Seconded by Councilmember Hearn to select Option 1, to direct staff to determine the cost and other necessary actions to construct a trailhead and parking off Cox Road, for discussion.**

Further discussion was held on the easement that is underwater as well as flood zones on the property. City Manager Whitten provided further information and clarification on Option 2, explaining why this option would be more complicated than Option 1.

Gregg Stoll, 2203 Salem Dr., Cocoa, spoke about the Conservation Area and talked about an incident that happened after the last hurricane. He shared a list of concerns as well, including ATVs traveling through that area as well as the bathrooms at the local pavilion that were shut down. He also talked about the responsibility of who will lock and unlock the gate.

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Hearn, Koss

NAYES: Goins

THE MOTION CARRIED (4-1)

IX. Informational Agenda:

1. Approved change orders to construction contracts that the City Council has authorized the City Manager, by resolution, to approve in excess of the City Manager's spending authority. (2025-342). (Finance Director)
2. Data showing the relation between the estimated and actual income and expenses to date. (2025-343). (Finance Director)
3. FY 2025 March Budget Adjustment Report. (2025-344). (Finance Director)
4. Informational Only - The City of Cocoa's Open Board Vacancies. (2025-361). (City Clerk)
5. Bi-Weekly Report for April 4, 2025 - April 17, 2025. (2025-362). (City Manager)

X. Reports:

Chief Lamm shared that there is a County wide burn ban that was issued today by Brevard County. He asked Council to make a motion to direct staff and the City Manager to put together a Resolution to issue a burn ban until further notice.

- * **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Koss to approve a Resolution issuing a burn ban until further notice.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

Councilmember Goins shared photos from recent events he attended.

Deputy Mayor Weeks shared that her Town Hall meeting will be held on Thursday, April 24th at the Cocoa library beginning at 6pm.

Councilmember Hearn talked about Orlando Health and would like, with Council's approval, to have a conversation with them to try and welcome an opportunity for them to build a hospital here.

Councilmember Koss provided a presentation to give an update on District 4.

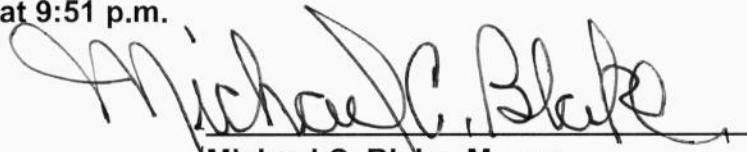
XI. Adjournment:

- * **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Goins to adjourn the Regular meeting of April 22, 2025.**

AYES: Blake, Weeks, Goins, Hearn, Koss

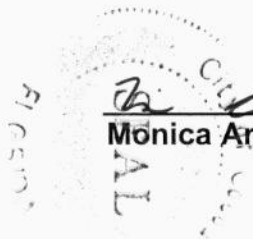
THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 9:51 p.m.


Michael C. Blake, Mayor

ATTEST:


Monica Arsenault, CMC, City Clerk



CITY COUNCIL MEETING

APRIL 22, 2025

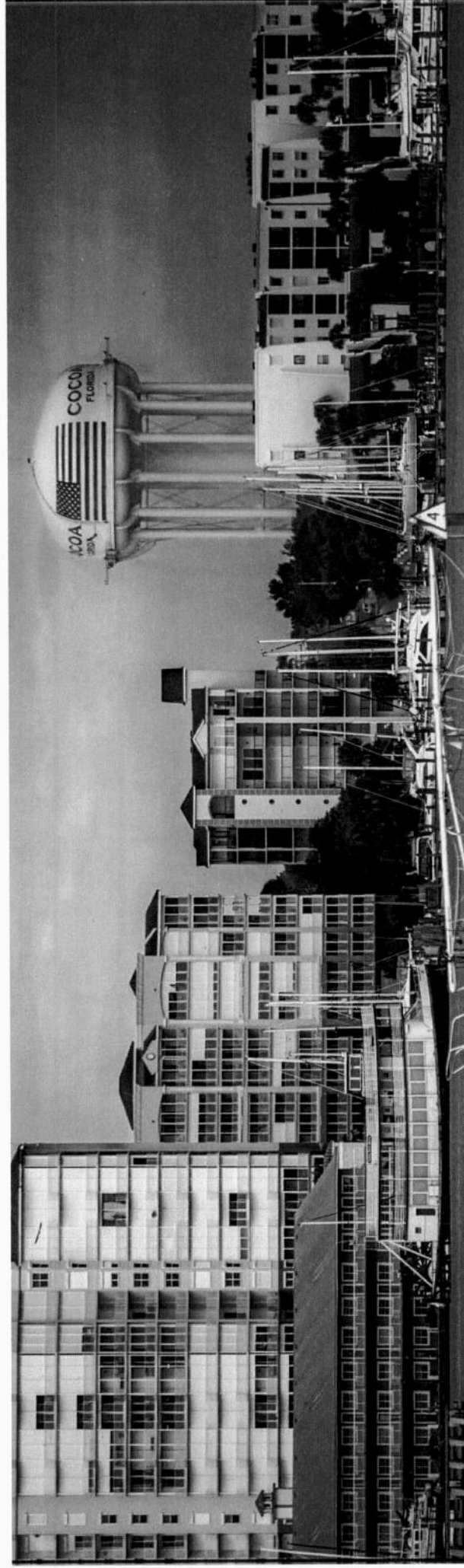
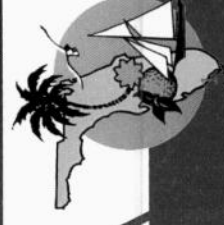


Exhibit A



COCOA
FLORIDA

Michael C. Blake Subdivision Development Agreement

An agreement with Lennar Homes to design and construct affordable housing in the Michael C. Blake Subdivision in Cocoa, Florida, Diamond Square CRA, for potential homeowners classified as either very-low, low, or moderate-income persons as defined in F.S. Section 420.0004 and the U.S. Department of Housing and Urban Development, for the development of seventeen (17) existing parcels of real property into thirty-two (32) affordable, single-family homes.



Affordable Housing Definitions



Florida Statutes Section 420.0004:

Monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households as indicated in [...] subsections (11), (12) or (17).

(11) **"Low-income persons"** means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80% of the median annual adjusted gross income for households within the state, or 80% of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

(12) **"Moderate-income persons"** means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120% of the median annual adjusted gross income for households within the state, or 120% of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

(17) **"Very-low-income persons"** means one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50% of the median annual adjusted gross income for households within the state, or 50% of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

U.S. Department of Housing and Urban Development:

Housing where the occupant pays no more than 30% of their income for gross housing costs, including utilities.

Location Map



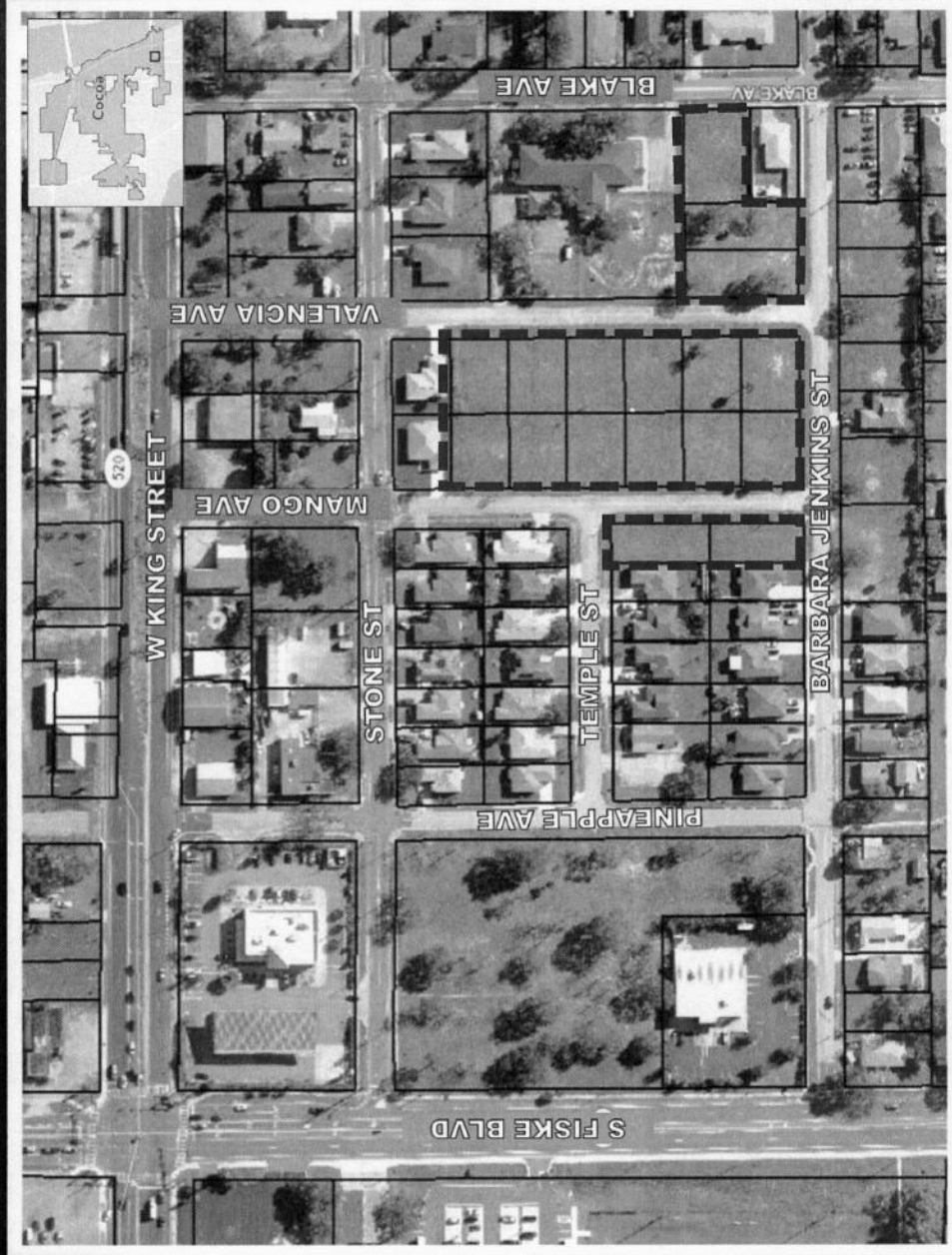
Project Location:

Diamond Square RDA

**Mango Ave, Valencia
Ave, & Blake Ave**

between

**Barbara Jenkins St &
Stone St**



Request for Proposal History

COCOA
FLORIDA



- In 2016, The City
 - ❖ Acquired approximately 3.5 acres from the Cocoa Housing Authority
 - ❖ To develop affordable housing
- In 2018, subdivided into **Michael C. Blake** subdivision.
- September 2024, City published a **Request for Proposal (RFP)** with

Objectives

- ❖ High quality residential development - a **catalyst**
- ❖ Vibrant, sustainable **neighborhoods**
- ❖ Increase **Partnerships** with Housing Developers
- ❖ Experienced and well-financed developer
- ❖ Capable of purchasing all identified lots to develop
- ❖ Construct affordable housing on all lots within a specified timeframe

Requirements

Request for Proposal History

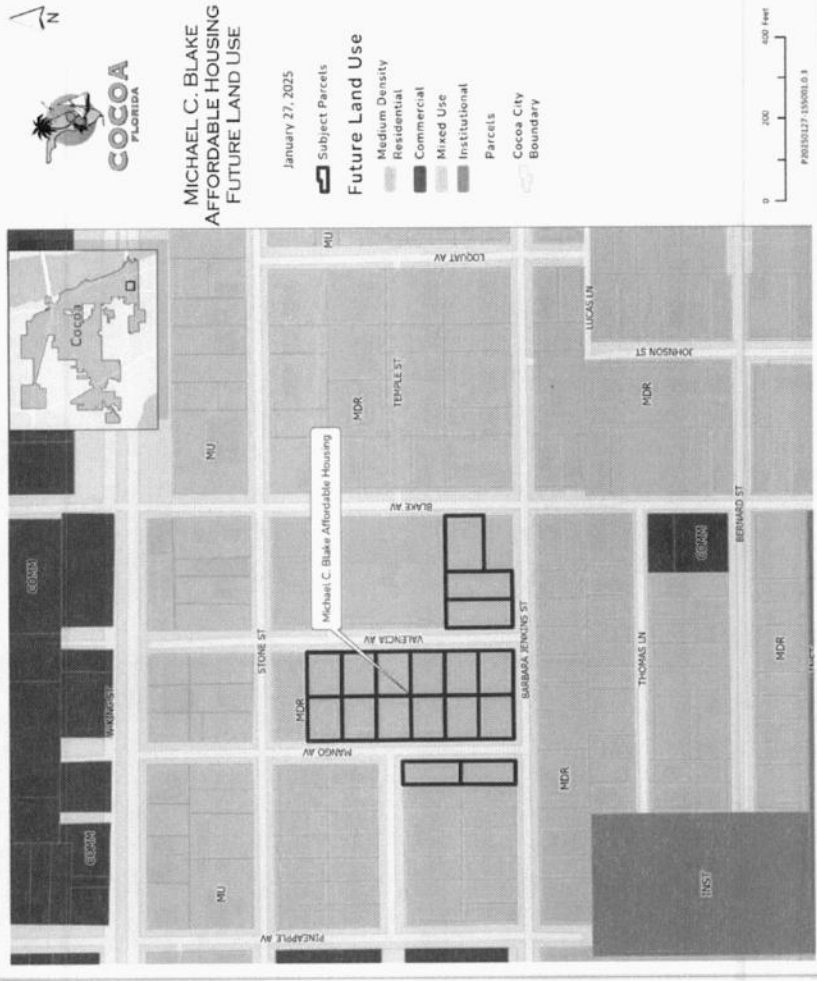
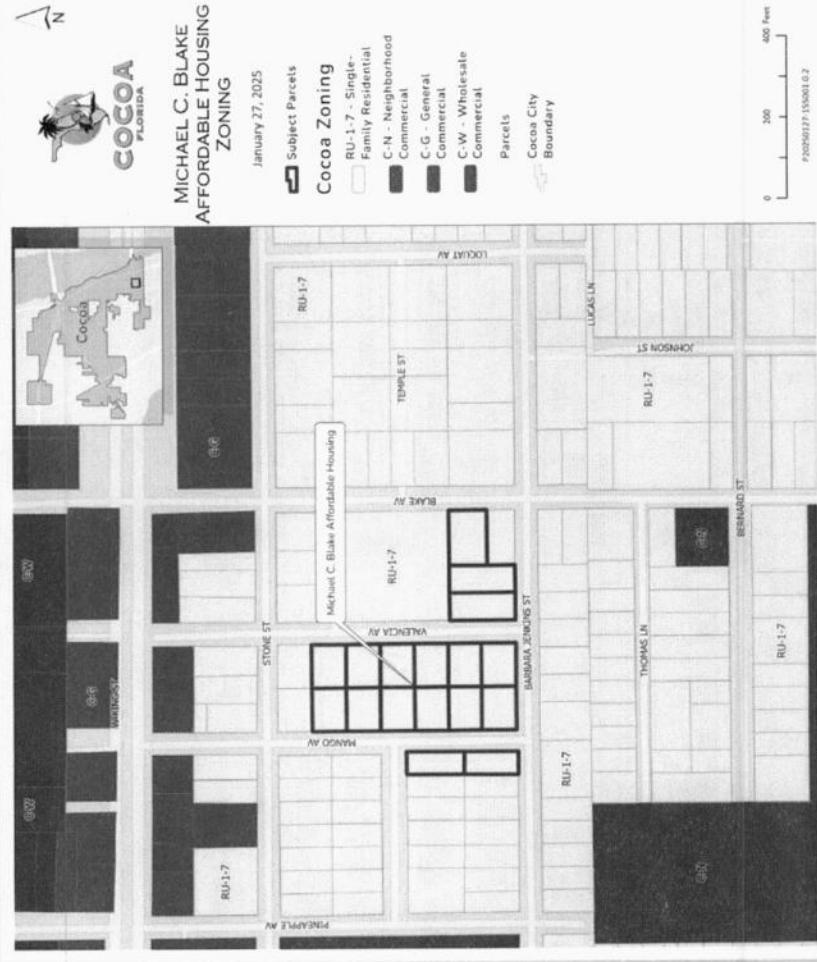
COCOA
FLORIDA



- October of 2024, Lennar Homes submitted a proposal to develop the Property:
 - ❖ (32) Homesites
 - ❖ 2-Story
 - ❖ 16' Wide Homes
 - ❖ 1,295 SF to approx. 1,700 SF
 - ❖ Sell as Affordable Housing, per HUD and Florida Statutes Section 420.0004
- Lennar Homes was selected for Development Agreement

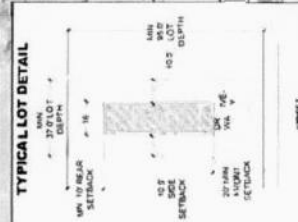
Zoning & Future Land Use

COCOA
FLORIDA

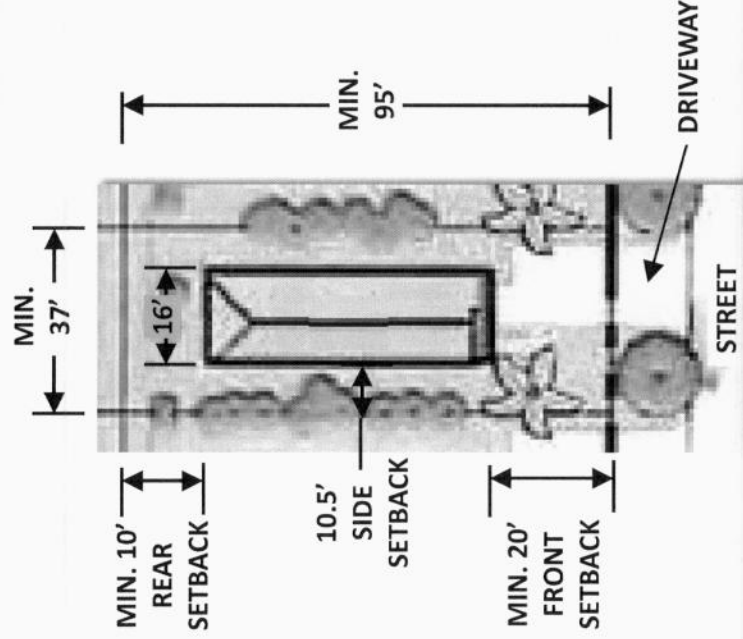
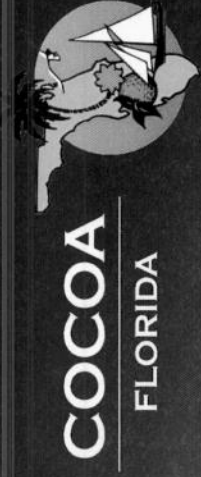


FLORIDA

- [illegible]



Conceptual Development Plan Variances



TYPICAL LOT DETAIL

Variances Required

- A) Min. Lot size: 7,500 SF → 3,515 SF
 - B) Min. Lot Width: 75' wide → 37' wide
 - C) Min. Lot Depth: 100' deep → 95' deep
 - D) Max. Lot Coverage 30% → 50%
- (not to exceed max. impervious area of 70%)

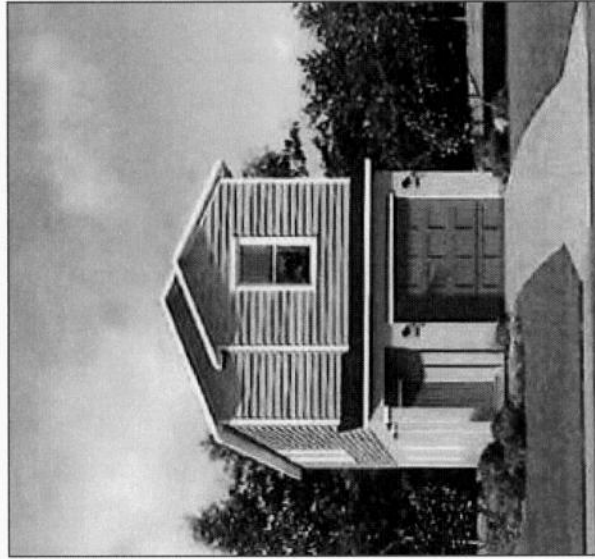
Setbacks:

- Min. 10' Rear Setback
- Min. 20' Front Setback
- 10.5' Side Setback

Elevation – “Breeze”



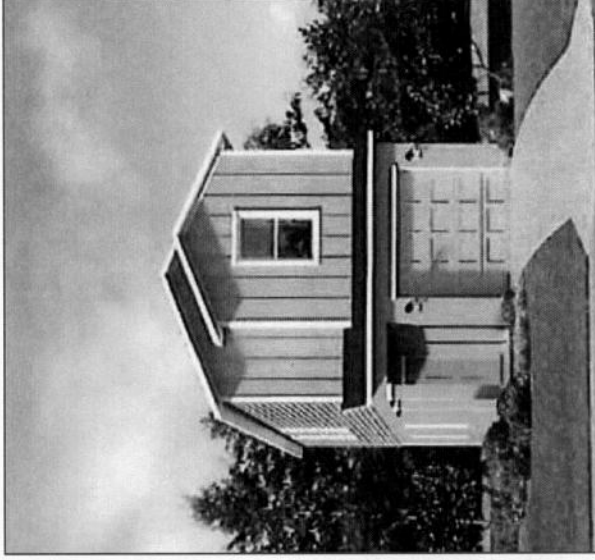
COCOA
FLORIDA



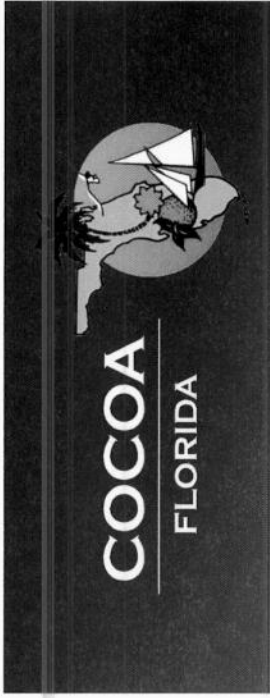
A



B



C



Floor Plan – “Breeze”

1,295 SF

3 BR

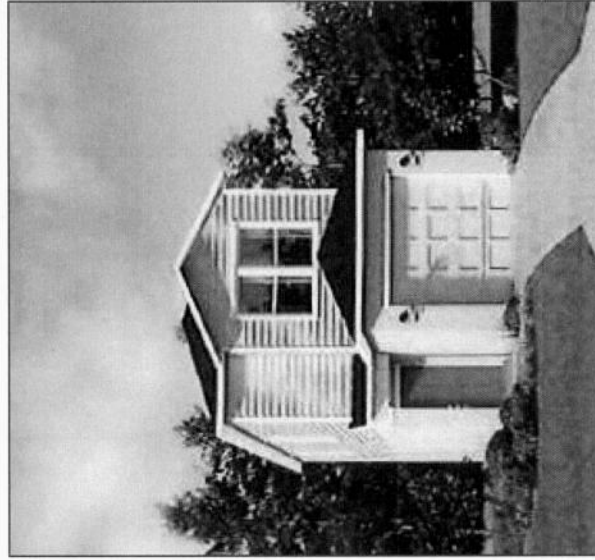
2.5 Bath



Elevation – “Cypress”



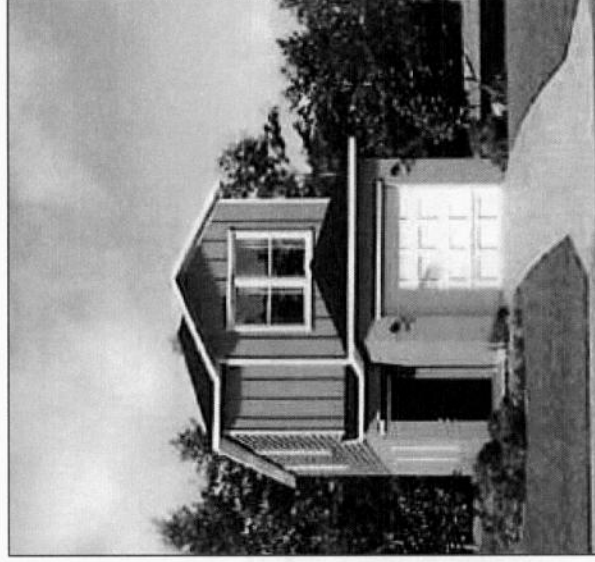
COCOA
FLORIDA



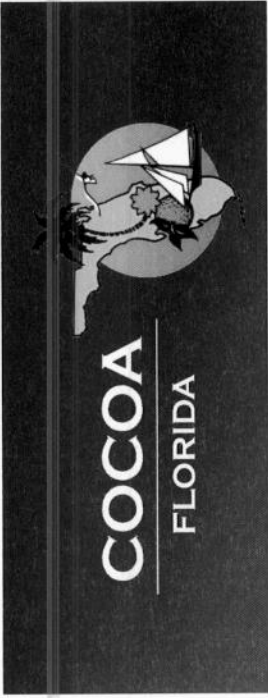
A



B



C

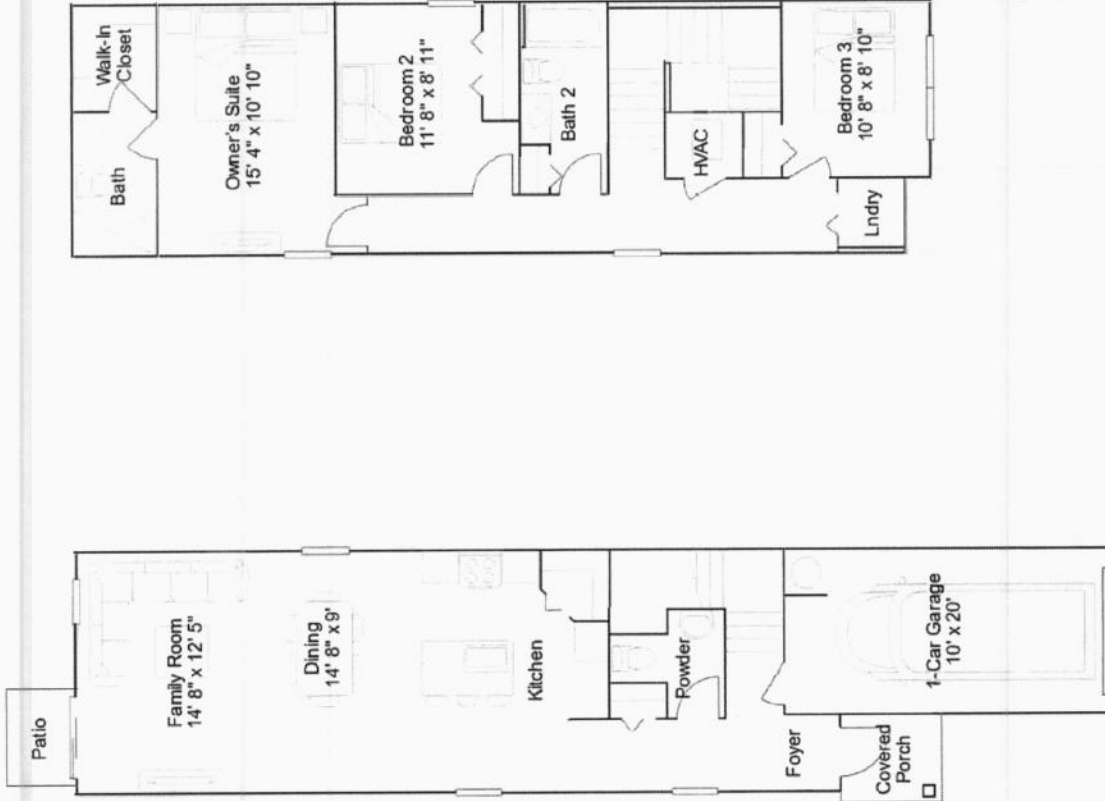


Floor Plan – "Cypress"

1,524 SF

3 BR

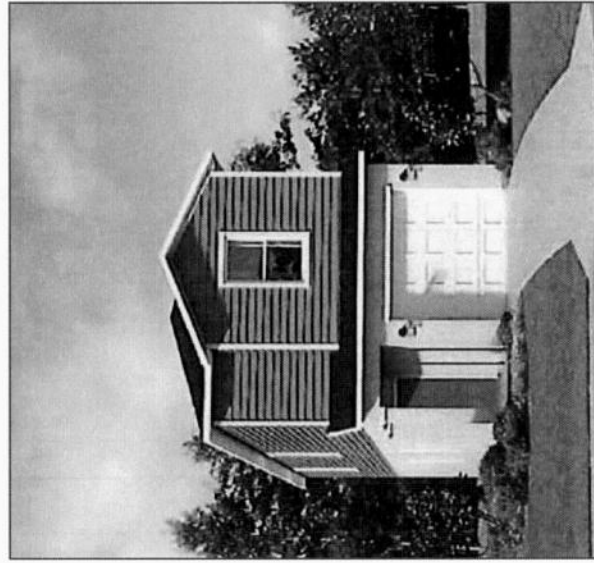
2.5 Bath



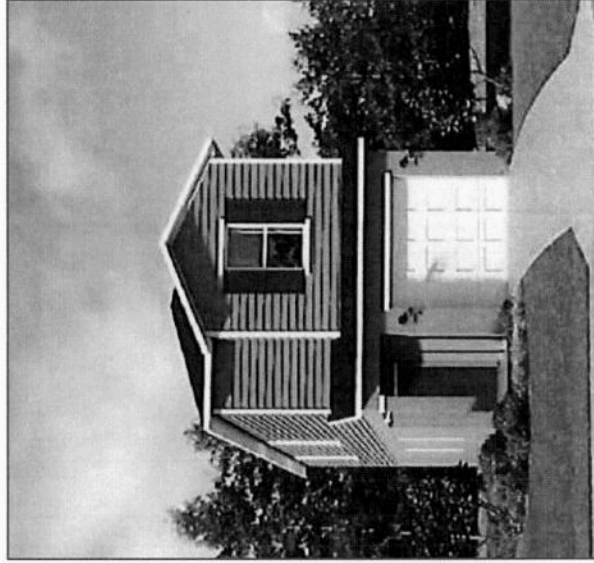
Elevation – “Element”



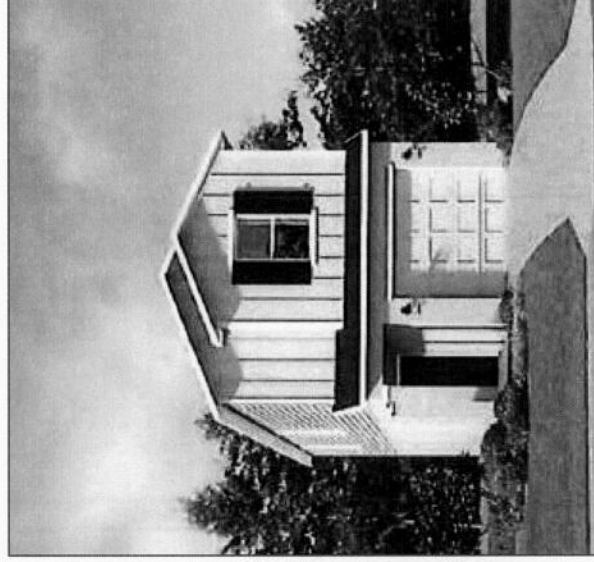
COCOA
FLORIDA



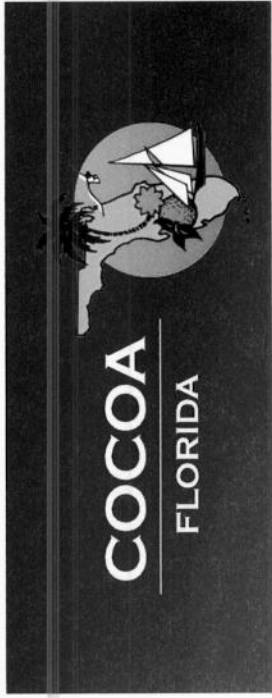
A



B



C

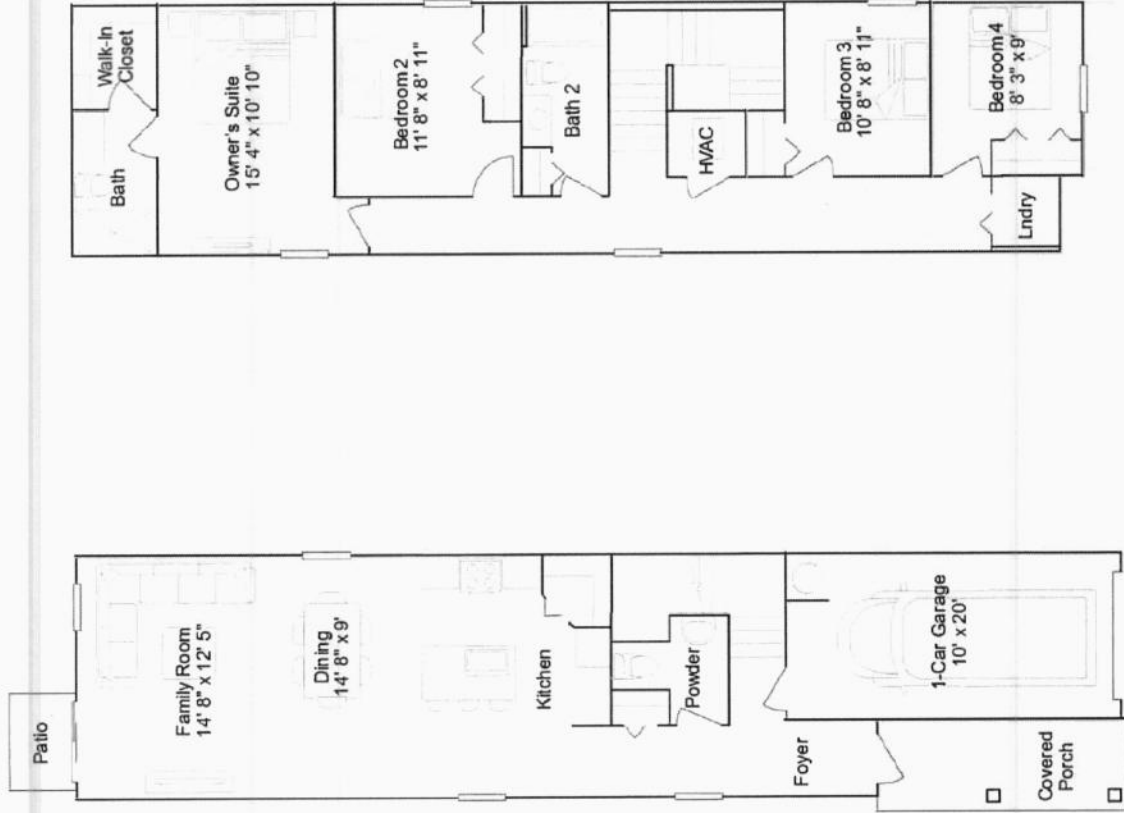


Floor Plan – “Element”

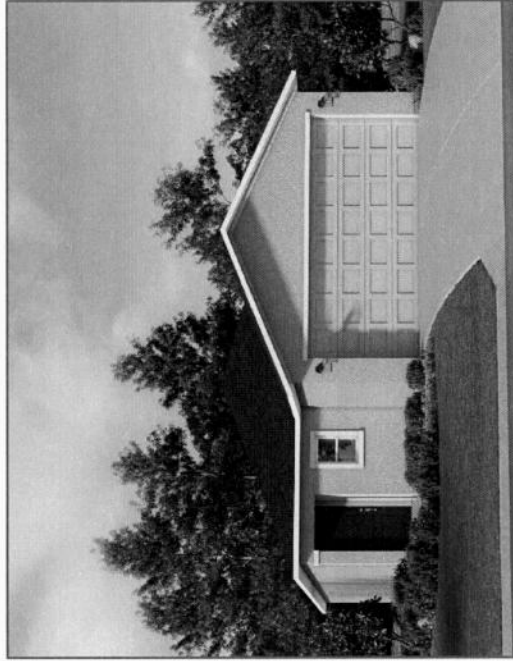
1,684 SF

4 BR

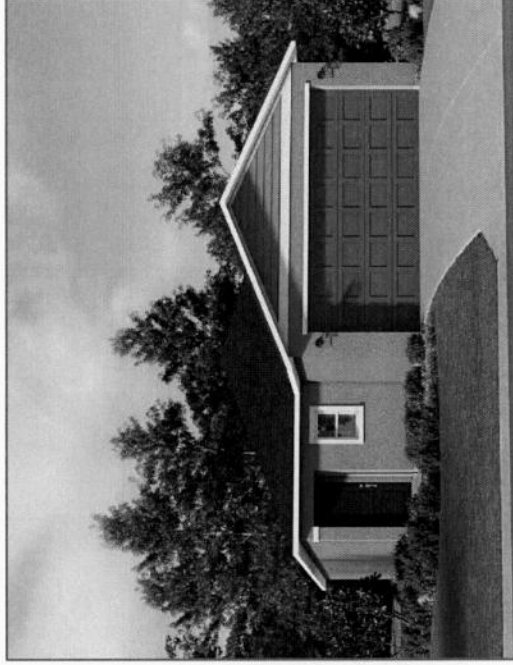
2.5 Bath



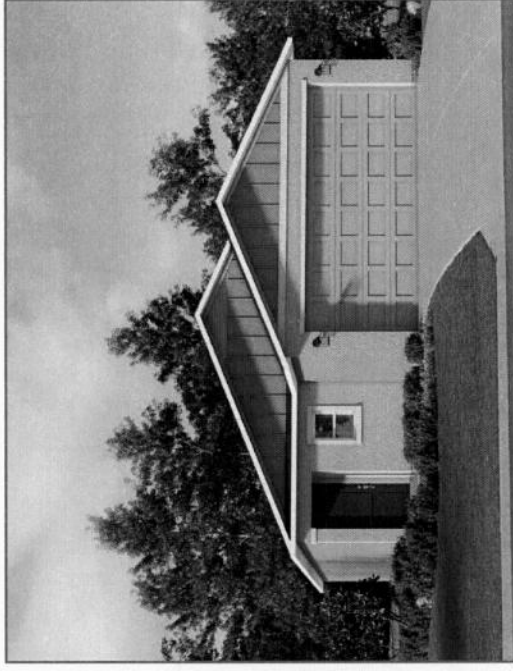
Elevation – “Belmont”



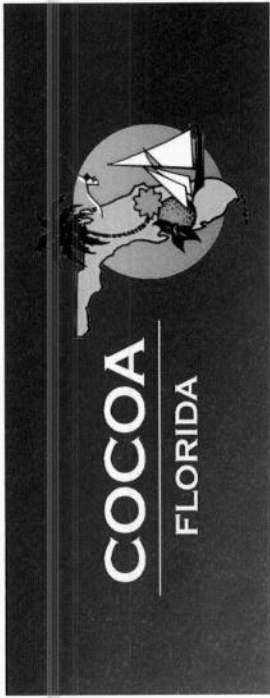
A



B



C

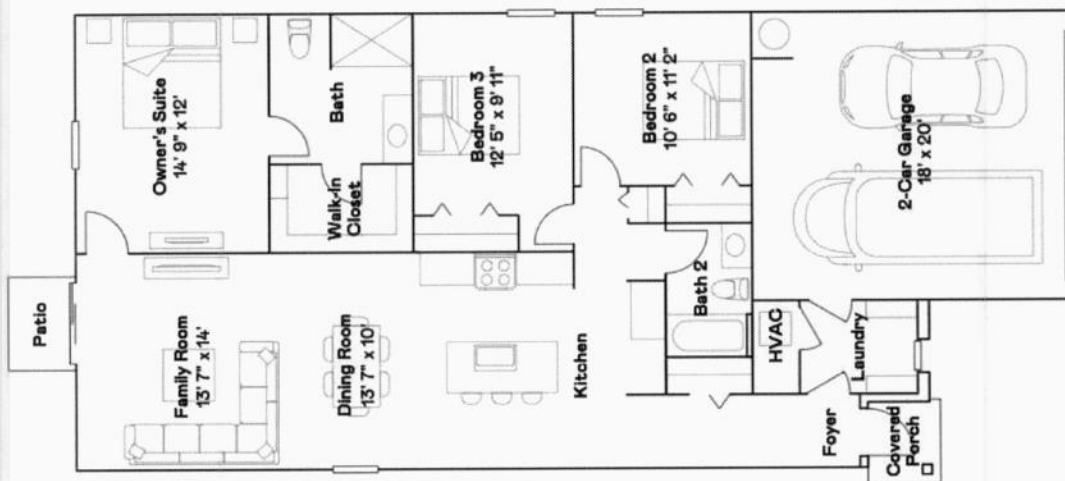


Floor Plan – “Belmont”

1,840 SF

3 BR

2 Bath



Requested Enhancements

COCOA
FLORIDA



- 1) Develop **affordable** single-family homes, as defined by HUD,
- 2) **Income-qualify all potential buyers** to ensure the purchasers are classified as very-low, low, or moderate income persons as defined in FS Section 420.0004,
- 3) Provide enhanced landscaping, fencing, and playground equipment for the **Harry T. Moore Center**, and
- 4) Incorporate the use of **energy efficient** building methods and materials in the new homes.

Consistency with Comprehensive Plan

COCOA
FLORIDA



The Development Agreement aligns with the goals, objectives, and policies of the City of Cocoa Comprehensive Plan's Future Land Use Element and Housing Element, as well as those of the Diamond Square Redevelopment Plan including:

FUTURE LAND USE ELEMENT

- Objective 1.1.4: Redevelopment.
- Policy 1.1.4.1: Promoting vitality and redevelopment of the three Community Redevelopment Areas

HOUSING ELEMENT

- GOAL 3.1: Encouraging and Promoting the Provision of Decent, Safe, and Sanitary Housing
- Objective 3.1.1.1: Housing Supply.
- Objective 3.1.5: Energy Efficiency.
- Objective 3.1.6: Location of Housing (provide appropriate locations for very-low, low-, and moderate-income housing)
- Objective 3.3.1: Incentives for Affordable Housing.
- GOAL 3.7 and Objective 3.7.1: Infill Development.

Previous and Recommended Action

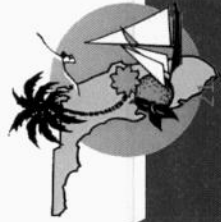


- April 02, 2025, The Planning and Zoning Board voted unanimously to recommend that City Council APPROVE the Development Agreement for the Michael C. Blake Subdivision.

Therefore,

- Staff requests that City Council **APPROVE** this Development Agreement for affordable housing in the Michael C. Blake Subdivision in Cocoa, Florida, situated in the Diamond Square Community Redevelopment area, affecting approximately 2.83 acres of city-owned property, located generally on Mango Avenue, Valencia Avenue, and Blake Avenue between Barbara Jenkins Street and Stone Street, for the development of seventeen (17) existing parcels of real property into thirty-two (32) affordable, single-family homes with lots not less than thirty-seven (37) feet in width and ninety-five (95) feet in depth. The agreement establishes building elevations and floor plans for the future homes and describes development schedules and future permitting requirements.

THANK YOU
~~~  
QUESTIONS?



COCOA  
FLORIDA

