

CITY OF COCOA
SUSTAINABILITY ADVISORY COMMITTEE
MEETING MINUTES
JANUARY 9, 2020

A special meeting of the Sustainability Advisory Committee of the City of Cocoa was held on Thursday, January 9, 2020 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

I. CALL TO ORDER:

Vice Chairperson Musser called the meeting to order at 6:04 P.M.

ROLL CALL:

Jennifer Riggs	Chairperson
Robert Musser	Vice Chairperson
Linda Gombert	Committee Member
Melissa Martin	Committee Member
Kaylyn Palmer	Committee Member
Angelique Rinaldi	Committee Member
Josephine Shim	Committee Member
Marlene Weiss	Committee Member
Lorraine Koss	Council Liaison

PRESENT:

Robert Musser	Vice Chairperson
Linda Gombert	Committee Member
Melissa Martin	Committee Member
Kaylyn Palmer	Committee Member
Angelique Rinaldi	Committee Member
Josephine Shim	Committee Member
Lorraine Koss	Council Liaison

ABSENT:

Jennifer Riggs	Chairperson
Marlene Weiss	Committee Member

STAFF PRESENT:

Charlene Neuterman, Community Services Deputy Director and **Courtney Jackson**, Recording Secretary.

Vice Chairperson Musser provided the invocation and led the assembly in the Pledge of Allegiance to the flag of the United States of America.

In absence of Chairperson Jennifer Riggs, Vice Chairperson Musser presided over the meeting.

II. APPROVAL OF THE AGENDA AND MINUTES:

AGENDA: Special Meeting of January 9, 2020.

- ❖ **MOTION by Committee Member Martin; SECONDED by Committee Member Shim to approve the agenda as presented for the meeting of January 9, 2020.**

AYES: MUSSER, GOMBERT, MARTIN, PALMER, RINALDI, SHIM, KOSS

MOTION PASSED UNANIMOUSLY (7-0)

MINUTES: November 11, 2019 (Amended)¹ and December 5, 2019.

- ❖ **MOTION by Committee Member Shim; SECONDED by Committee Member Martin to approve the minutes of the December 5, 2019 Meeting with Amendments.**

AYES: MUSSER, GOMBERT, MARTIN, PALMER, RINALDI, SHIM, KOSS

MOTION PASSES UNANIMOUSLY (7-0)

III. Delegations:

IV. New Business:

Vice Chair Musser introduced the new Sustainability Committee Member Kaylyn Palmer and welcomed her to the committee.

1. SAC PLAN SECTION- BUILT ENVIRONMENT (MEMBER RINALDI)

A. Built Environment (Member Rinaldi) CONTINUATION FROM DECEMBER 5, 2019:

BE-4 HOUSING AFFORDABILITY

Measures location efficiency through the combined costs of housing and transportation and encourages affordable housing in areas where transportation and encourages affordable housing in areas where transportation costs are already low due to public transit accessibility.

BE-4 Discussion Continued:

- **Local Action/Investment: Reduce regulatory burdens of development to reduce the costs of developers.**
 - Review specific zoning rules and regulations applicable to development in the city of Cocoa, identify regulations that can be waived to produce cost-savings for low-income housing developers and make it easier to navigate the city's building processes.
 - Expedite processing of projects with an affordable and workforce-housing component in zoning, planning, and building permit processing.

¹ For Review Only

- Faster processing reduces risk and financing costs and allows developers to bring projects to the market faster.
- Offer density bonuses to incentivize the production of affordable and workforce housing near transit stations in exchange for increase in allowable dwelling units per acre (DU/A), Floor Area Ratio (FAR) or height.
- Consider a program 10-20% over baseline permitted density in exchange for the provision of affordable housing in transit-served areas.
 - Vice Chair Musser asked if there was any update on the Brightline Train station. Counsel Liaison Koss and Charlene Neuterman explained there is nothing definite at this time, but the latest reports predict five more years.
 - Discussion between Vice Chair Musser and Council Liaison Koss regarding a date, ideal potential train station connection locations and potential partnerships.
- Establish an Affordable Housing Trust/Fund with the mission of expanding and protecting affordable housing opportunities in the City of Cocoa, serving as both a policy advisory board and a loan committee meeting monthly to review proposals for new housing preservation and development efforts.
 - Rindaldi mentioned that Brevard Board Of County Commissioners has adopted rules of spending of funds and provided examples of cities who have done this.
- Create board that includes experts in housing policy, finance, development, design, and advocacy; receive ongoing dedicated sources of public funding to support the preservation and production of affordable housing through the acquisition, new construction, reconstruction, and/or rehabilitation of decent housing with suitable amenities.
- Initiative: Collaborate to identify city-level solutions to the affordable housing crisis.
 - Partner with local nonprofits with mission of housing affordability.
 - Committee Member Shim clarified with Committee Member Rinaldi regarding funding.
 - Attract and use diversified funding sources to sustain an economically diverse housing stock, important for local labor markets to function and for family and community well-being.
 - Committee Member Shim asked what non-profits they could work with. Charlene Neuterman explained that they have a contract with Habitat for Humanity.
 - Collaborate with other jurisdictions to address affordable housing and location efficiency needs in the region.
 - Set up meetings; attend forums to discuss needs and solutions that have worked for other similar areas, implement findings.
 - Discussion regarding impact fees and how it pertains to Brevard County and projects within the City of Cocoa.

BE-5 INFILL & REDEVELOPMENT

Analyzes redevelopment and the condition of public infrastructure to encourage efficient use and reuse of land.

- Initiative: encourage efficient land use and reuse through local land use planning and zoning reforms.

- Utilize land assembly to consolidate small pieces of land into larger plots in infill areas with the goal of repurposing underutilized areas to their fullest potential by 2025.
- Survey and identify small pieces of land that makes good prospects for land assembly.
- Focus growth and development in infill areas to reduce urban sprawl and interference with the environmental, economic and aesthetic value of natural resource land.
- Demonstrate the city's commitment to preserve the environmental, economic and aesthetic value of natural resource land over overdevelopment.

BE-6 PUBLIC PARKLAND

Promotes accessibility to abundant, well-designed parks and greenways.

BE-6 Discussion:

- Initiative: create an ample supply of green spaces designated to encourage consistent active and passive use.
 - Create a system of well-used and maintained public green space- parks, allotments, community gardens, strays, commons- that feature equitable convenient access for residents though the community.
 - Demonstrate that residential properties are located within a ½ mile walking distance of public green space based on population density as follows:
 - High or intermediate-High: 85% of greater.
 - Intermediate-Low or Low: 70% of greater.
- Develop a better understanding of economic value of public greenspace and its relationship with property value, culture, community involvement, perceptions health and well-being, and neighborhood satisfaction.
 - Incorporate findings in promoting use of public green spaces.
 - Findings will develop better appreciation of green space by the city and its residents.
- Promote, protect, and preserve public green spaces.
 - Clarification between Charlene Neuterman and Committee Member Rinaldi regarding what is meant by “public green space.”
 - Develop an effective campaign to create public consciousness of communal ownership of green space and encourage active use, i.e., social media video ads; radio ads during summer months (end of May to end of July); hardcopy brochures dispersed through municipal buildings and public locations.
 - Video ads to promote increased knowledge/use of available green space and city resources by viewers.
 - Adopt site design guidelines for new public green space and improvement to existing facilities to strengthen environmental benefits and provide visitor amenities.
 - Design guidelines specific to type of green space and improvements prioritized by need.
 - Work with stakeholders to ensure equal access to adequately maintained public parks to adequately maintained public parks, green space and facilities.
 - Ensure consistent quantity and quality of active and passive public green space in underserved, low-income area, i.e., Diamond Square CRA, as compared to other areas in the City of Cocoa.

- Provost Park Areas to Improve:
 - Pavilions lack picnic tables, park lacks benches, water fountain out of order, sign has been posted indicating that restrooms are closed at 2pm and are locked earlier than 2pm, despite park's operating hours of dawn to dusk, soccer goal net destroyed; lack in addressing congregation of homelessness.
 - Committee Member Rinaldi and staff discussion regarding the homelessness and potential solutions.
- Carl E. Anderson Park areas to improve:
 - Picnic tables under pavilion require bench replacement or repair, no water fountain, no restroom.
- Consistently invest sufficient capital and operational funding to create and maintain public green space.
- Identify dedicated sources of funding for on-going maintenance and repairs to ensure quality.
- Hire Cocoa Parks Director (rather than Cocoa Parks listed under Leisure Services).
- To effectively oversee and manage the day-to-day operations and maintenance needs of the city's parks, it requires a standalone position, rather than placing additional responsibilities on Leisure Services, whose main function is special event planning.
 - Discussion regarding working with Parks Director and the county.
- Initiative: Demonstrate city support of public green spaces through it's promotion of various
 - Collaborate to host more programming of activities and events in public green spaces that bring the community together and encourage physical activity and better health.
 - Increase green space activity and usage over the next 3 years by 50%.
- Initiative: pursue historic preservation opportunities in underrepresented communities within the City of Cocoa.
 - Inventory possible designation of historic properties that are associated with communities currently underrepresented in the National Register of Historic Places and among National Historic Landmarks.
 - Submit new nomination to the National Register of Historic Places or National Historic Landmark program, or an amendment to an existing National Register or National Historic Landmark nomination to include underrepresented community(ies) within 1 year of the grant.
 - Josephine Shim we have the Brevard historical society (partnership?)
 - Koss we are creating a history Jewel Collins Museum
 - Charlene Neuterman explained that they Harry T. Moore center renamed Leanne Jewel Collins Museum to wrote a grant to have historic preservation done on it. Wrote paperwork to put it on the national register in process of acquiring National Interior Grants to decorate indie. There will be historical knowledge hoping to get a collection of historical items to put into the museum area so that they can involve schools open tours up to the public.

V. COMMITTEE MEMBER UPDATES:

Topics discussed:

- Committee Member Martin inquired if there will be hyperlinks on the Sustainability Plan for the several references mentioned to which Charlene Neuterman replied that is her plan either providing hard copies or providing hyperlinks.
- Announcement of Arbor Day on January 17, 2020.
- Mayor's Challenge's announcement, how to participate, and confidentiality of weigh in information at Weigh-In-Stations.
- "Your Voice, Your Vote" at Provost Park announcement on February 8th.
- Voter registration Event "Love to Vote" from 2-4 on February 14, 2020
- 100th Anniversary for League of Women Voters.
- Jan 21 EFSC-Cocoa "Welcome Back Event" and Voter Registration.
- KBB Battle of the Causeways Event moved to date TBD. Winner Wins \$500 to donate to Non-Profit of choice.
- Plant Sale at Cocoa Riverfront Park April 18th
- Brevard County Day at the Capital Jan 21st in Tallahassee
- Royal Caribbean working with Keep Brevard Beautiful coordinating a cleanup on February 2, 2020.
- Sustainability Advisory Committee at County level are currently looking for members.
- Economic breakfast.

VI. STAFF MEMBER UPDATES:

- Tree City USA make some of those changes to code to help that are
 - Tree bank
 - Partnership with Space X to put back trees they took out.
 - Alternative locations to replant trees with plaque.
 - Martin wanted to know how you value trees. Charlene Neuterman explained that there is an algorithm to create a value.
 - Rinaldi good opportunity to work with CPD inside of citation paid it is paid towards the tree bank. CN it was discussed that it is possible to see if CE waivers and amnesty programs in Cocoa.

VII. COUNCIL LIASON COMMENTS:

- Butterfly Sculpture Garden

VIII. AGENDA ITEMS FOR NEXT MEETING:

Bring all plan items as completed with comments and amendments and will be up the committee to agree that this is the plan that they submit to staff to come back in March or April to take to Council for adoption. Final stages. Next meeting will to go over the plan as a whole and make any last minute changes to take to staff for review to take back to you to take back to council for adoption.

Rinaldi asked if she should add the notations and deletions to send to staff before the next meeting.

Neuterman noted she has the notes that and asked members to send any final drafts to her so they can be compiled for the final document.

IX. NEXT MEETING DATE- FEBRUARY 6, 2020, 6PM

The next meeting for the Sustainability Advisory Committee will be a Regular Meeting, Held on Thursday, February 6, 2020 at Cocoa City Hall located at 65 Stone Street, unless a business need arises earlier.

X. ADJOURNMENT

❖ **MOTION by ; SECONDED by to adjourn the Regular Meeting of January 9, 2020.**

AYES: MUSSER, GOMBERT, MARTIN, PALMER, RINALDI, SHIM, KOSS

MOTION CARRIED UNANIMOUSLY (7-0)

There being no further business the meeting adjourned at 7:30 P.M.

Robert Musser, Vice Chairperson

Respectfully Submitted by:

Courtney Jackson, Recording Secretary