

Community Engagement Plan

CITY OF COCOA, FL ASSESSMENT GRANT

BROWNFIELDS COOPERATIVE AGREEMENT # BF-00D33015-0
FY 2015

Community Engagement Plan

Section 1

Community Engagement Plan Overview

The purpose of this Community Engagement Plan (CEP) is to raise awareness about the City of Cocoa Brownfields Redevelopment Program – Brownfields Assessment Grant, ensure that community concerns are considered in assessment planning and execution, inform the public of project progress and results, and to encourage public engagement on key projects.

The CEP will primarily be implemented by the City of Cocoa Redevelopment Specialist, with assistance from the City's Brownfields Consultant Cardno, Brownfields Advisory Board and key staff members.

Section 2

Brownfields Redevelopment Program Description

The City of Cocoa is a 4-time winner of the U.S. EPA Brownfields Assessment Grant having been awarded the grant in 2003, 2005, 2009 and 2015 to fund Phase I and Phase II Environmental Site Assessments on properties with perceived or real contamination as well as reuse planning.

In 2003, the City of Cocoa was awarded the initial \$200,000 grant for hazardous substances. In 2005, the City was awarded another \$200,000 Brownfields Assessment Grant for petroleum-related contamination. In 2009, the City was awarded \$400,000 in ARRA funds for both hazardous substances and petroleum related contamination. In 2015, the City was awarded another \$400,000 Brownfields Assessment Grant through the U.S. Environmental Protection Agency

Assessment activities will be conducted, per the Work Plan, within the City's two designated Florida Brownfields Areas (BF050401000), the first encompasses all three Community Redevelopment Areas (CRA) – Cocoa CRA, Diamond Square CRA and US 1 Corridor CRA – and the second is the Cocoa Economic Enhancement District (CEED), located north of SR528 focused on the industrial area.¹

While eligible to undertake environmental site assessment activities in either of the City's Florida Brownfields Areas, the principal focus for activities is the Diamond Square CRA.

Community Engagement Plan Objectives

- Provide timely, project specific information to community members to solicit participation and closely follow project related activities to the maximum extent they desire and the process allows;
- Providing opportunities for community input that are tailored to the needs and concerns of the community;
- Helping ensure that community members are well informed, so that they are knowledgeable about site activities and the Brownfields process.

¹ Programs & Incentives, Brownfields Redevelopment Program, www.ChooseCocoa.org/Brownfields

Section 3

Community Engagement Activities

The following activities will be utilized to ensure community stakeholders have the opportunity to be informed of activities performed as part of the Grant Work Plan and involved in the success of the City's Brownfields Redevelopment Program and uses of the Brownfields Assessment Grant.

- The Redevelopment Specialist will act as the Project Spokesperson. Project related information, including data and documents, will be made available to community stakeholders through the Redevelopment Specialist, whose contact information will be posted on the City's brownfields website, www.choosecocoa.org/Brownfields.
- The City's Brownfields website has been developed for information about the Brownfields Program. The City will add activities, meetings and announcements to the site. In addition, the City will allow visitors to subscribe to Brownfields updates via the website's "Notify Me" feature.
- The City will develop and maintain a contact list of interested community stakeholders. Email updates will be sent to interested parties regarding project statuses and general announcements.
- The City's Brownfields Advisory Board, consisting of local businesses representatives, resource partners and agencies, residents, and other stakeholders, will meet quarterly to discuss Brownfields projects.
- Updates on program status will be given quarterly during regularly scheduled Cocoa City Council meetings, which are open to the public. These updates will include general brownfields program updates to include identified brownfields sites, environmental assessment results, U.S. EPA reporting, and site cleanup/reuse planning.
- Updates on program status will be given as needed at the regularly scheduled meetings of the City's three Community Redevelopment Agencies. These updates will include general brownfields program updates to include identified brownfields sites, environmental assessment results, U.S. EPA reporting, and site cleanup/reuse planning.
- The City will update the Brownfields Redevelopment Program brochure to include information about Phase I and Phase II Environmental Site Assessments, assistance with redevelopment planning and more.
- Utilizing the EPA Brownfields Assessment Grant to perform reuse planning and visioning, with assistance from planning professionals or local colleges and universities;
 - University of Central Florida:
 - Environmental Engineering
 - Public Administration
 - Urban and Regional Planning
- Utilizing Photo Voice as a means to obtain information on community needs in a Brownfields context and consider partnering with local universities, schools and teachers to implement Photo Voice;
 - Eastern Florida State College;
 - Digital Television/Digital Media Production
- Performing Environmental Justice/Brownfields listening sessions in conjunction with the release of the EJ 2020 plan.

- Performing oral history of the respected elders of the community to reflect on the past and gain insight on the needs of the community.
- The City will provide language translation for printed information and at meetings, where necessary.

Section 4

Site Identification

The City has drafted a process involving inventory review, public engagement, staff and consultant input, as well as consistency with planning efforts to facilitate identification and prioritization of sites to assess under this grant award. Prioritization of sites is based on the following factors: public health/environmental threat; redevelopment potential; owner cooperation/access; and, community input. The focus of this grant award is to target potentially contaminated sites in the DSCRA (target area) where redevelopment is feasible and where end uses promote sustainability, reduce risk to human health and the environment, address sensitive population needs, stimulate the economy, create greenspace and improve overall quality of life for the community. Brownfields currently occupy approximately 20 percent of the total land area within the target area, DSCRA. A recent inventory revealed 71 clustered sites listed in a regulatory database. Not all are contaminated, but 44 are known contaminated sites.

Per the Work Plan and based on extensive community Engagement during the Diamond Square Redevelopment Plan Update (completed in March 2014), the City has identified the following priority sites. Staff will reach out to engage property owners to complete Phase 1 Site assessments.

- 1125 W. King Street
- 801 Peachtree Street
- 324 Rosa L. Jones Drive
- 400 S. Varr Avenue
- 602 Peachtree Street

In addition, the Brownfield Advisory Board will help solicit input and educate the community and property owners of the benefits of the City and State Brownfield Redevelopment Programs. The community will be asked for further help with identifying additional potentially contaminated sites and providing input on prioritizing sites for assessment. ²

Sites Documentation

The City's Administrative Record, where all Brownfields Redevelopment Program documents will be available to the public, is located at Cocoa City Hall. Certain documents are available for public review to include Phase I and Phase II Environmental Site Assessment reports, decision documents, public notices, summary of responses to public comments, and other supporting documents.

² City of Cocoa FY15 Brownfields Assessment Grant Cooperative Agreement Work Plan

List of Appendices

Appendix A - List of Contacts

Appendix B - Information Repositories and Potential Meeting Location

Appendix C - Glossary of Terms

Appendix A

List of Contacts

A.1 Federal Elected Officials

Name	Address	Phone
U.S. Senator Bill Nelson United State Senate	716 Hart Senate Office Building Washington, DC 20510	(202) 224-5274
U.S. Senator Marco Rubio United States Senate	284 Russell Senate Office Building Washington, DC 20510	(202) 224-3041
U.S. Representative Congressman Bill Posey U.S. House of Representatives - District 8	2725 Judge Fran Jamieson Way Building C Melbourne, FL 32940	(321) 632-1776

A.2 State Elected Officials

Name	Address	Phone
Governor Rick Scott	The Capitol 400 S. Monroe Street Tallahassee, FL 32399	(850) 488-7146
Representative Tom Goodson Florida House of Representatives, District 51	2460 North Courtenay Parkway Suite 108 Merritt Island, FL 32953	(321) 449-5111
Senator Dorothy L. Hukill Florida Senate - District 14	209 Dunlawton Avenue, Unit 17 Port Orange, FL 32127	(386) 304-7630

A.3 Local Officials

Name	Address	Phone	Email
Mayor Henry U. Parrish, III	City Hall 65 Stone Street Cocoa, FL 32922	(321) 433-8800	hparrish@cocoafl.org
Councilman Clarence Whipple, Jr. District 1	City Hall 65 Stone Street Cocoa, FL 32922	(321) 433-8800	cityclerk@cocoafl.org
Councilwoman Brenda Warner District 2	City Hall 65 Stone Street Cocoa, FL 32922	(321) 433-8800	bwarner@cocoafl.org
Deputy Mayor Don Boisvert District 3	City Hall 65 Stone Street Cocoa, FL 32922	(321) 433-8800	dboisvert@cocoafl.org
Councilwoman Jeri Blanco District 4	City Hall 65 Stone Street Cocoa, FL 32922	(321) 433-8800	jblanco@cocoafl.org

A.4 City of Cocoa

Name	Address	Phone	Email
John Titkanich, Jr., AICP, ICMA-CM City Manager	City Hall 65 Stone Street Cocoa, FL 32922	(321) 433-8737	jtitkanich@cocoafl.org
Samia Singleton Redevelopment Specialist	City Hall 65 Stone Street Cocoa, FL 32922	(321) 433-8577	ssingleton@cocoafl.org

A.5 EPA Region 4 Officials

Name	Address	Phone	Email
Brian Gross Project Officer	U.S. EPA, Region 4 61 Forsyth Street SW 10th Floor Atlanta, GA 30303	(404) 562-8604	gross.brian@epa.gov

A.6 State Environmental Agency Officials

Name	Address	Phone	Email
Kim Walker Administrator Brownfields and Federal Facilities Restoration Section	Florida Department of Environmental Protection 2600 Blair Stone Road Ms 4505 Tallahassee, FL 32399	(850) 245-8934	kim.walker@dep.state.fl.us
Kimberly Rush, P.E. Brownfields Redevelopment Coordinator	Florida Department of Environmental Protection Central District 3319 Maguire Boulevard Suite 232 Orlando, FL 32803	(407) 897-4314	kim.rush@dep.state.fl.us

A.7 Media

Name	Phone	Email
Florida Today- Wayne Price, Business Reporter	(321) 242-3654	wprice@floridatoday.com
Florida Today- Jim Waymer, Environmental Reporter	(877) 424-0156	jwaymer@floridatoday.com
Brevard Business News- Adrienne Roth, Publisher	(321) 951-7777	brevardbusinessnews@earthlink.net
Forward Florida- Susan Revello, Publisher	(407) 484-2016	susanr@forwardflorida.com
Space Coast Daily News- Tom Palermo, Publisher	(321) 615-8111	palermo.tom@gmail.com
Florida Trend Magazine		alevy@floridatrend.com
Rockledge Marketplace		info@rockledgemarketplace.com

Appendix B
Information Repositories and Potential Meeting Location

B.1 Public Information Outlets

City of Cocoa
City Hall
65 Stone Street
Cocoa, FL 32922
www.ChooseCocoa.org/Brownfields

Central Brevard Library
308 Forrest Avenue
Cocoa, FL 32922
Phone: (321) 633-1792

Social Media

- Twitter- @CityofCocoa
- Facebook- @CityofCocoa
- Youtube
- Nextdoor

Schools

- Cocoa High School
- Eastern Florida State College
- University of Central Florida

Faith-Based Organizations

- Cocoa/Rockledge Pastor Fellowship Group

B.2 Potential Public Meeting Locations

Cocoa City Hall
65 Stone Street
Cocoa, FL 32922

Cocoa Civic Center
430 Delannoy Avenue
Cocoa, FL 32922

Cocoa Fire Station 1
114 First Street
Cocoa, FL 32922

Joe Lee Smith Center
419 Washington Avenue
Cocoa, FL 32922

Appendix C

C.1 Glossary of Terms

Brownfields:	Brownfields are sites that are generally abandoned, idled, or underused industrial or commercial properties where expansion or redevelopment is complicated by actual or perceived environmental contamination.
Brownfields Advisory Board:	Appointed by the City to address issues and make recommendations regarding Brownfields projects.
City Council:	Elected representatives that set policy, approve budget, determine ad valorem tax rates on property within City limits, and evaluate job performance of City Manager and City Attorney.
City Manager:	The City Manager is a professional administrator appointed by the City Council and serves as chief executive officer. The City Manager carries out policies determined by the City Council.
Community Redevelopment Agency:	The Community Redevelopment Agency (CRA) is a public agency created for the purpose of undertaking activities and projects in a designated redevelopment area. Incremental tax revenues raised in the designated area are mandated for use in the Community Redevelopment Agency district.
Grant:	A contribution by a government or other organization to support a particular function.
Infrastructure:	The physical assets of a government (e.g., streets, water and sewer systems, public buildings, parks, etc.).
Mandate:	A requirement imposed by a legal act of the federal, state, or local government.
Ordinance:	A formal legislative enactment by the governing board of a municipality. If it is not in conflict with any higher form of law, such as a state statute or constitutional provision, it has the full force and effect of law within the boundaries of the municipality to which it applies. The difference between an ordinance and a resolution is that the latter requires less legal formality and has a lower legal status. Ordinarily, the statutes or charter will specify or imply those legislative actions which must be by ordinance and those which may be by resolution.
Program:	A distinct function of city government provided to the public or a function providing support to the direct services of other city departments.
Revenue:	Money that flows into the local government. It is recurring if it is received on a consistent basis (e.g. sales taxes and property taxes) and nonrecurring if it is received irregularly (e.g. federal and state grants). The four main types of local revenue are taxes, user fees, licenses and permits, and intergovernmental revenue.