MINUTES

CITY OF COCOA
SPECIAL MEETING OF THE CITY COUNCIL

November 7, 2016

A Special meeting of the Cocoa City Council was held on Tuesday, November 7, 2016, in City Council Chambers, in Cocoa City Hall, located at 65 Stone Street, Cocoa, Florida as publicly noticed.

I. OPENING MATTERS:

Mayor Parrish called the meeting to order at 6:03 p.m.

Chief Prince provided the invocation and Mayor Parrish led the assembly in the Pledge of Allegiance to the Flag of the United States of America.

The City Clerk took the roll.

PRESENT:	Henry U. Parrish III	Mayor
	Don Boisvert	Deputy Mayor
	Jeri Blanco	Councilwoman
	Brenda Warner	Councilwoman
	Anthony Garganese	City Attorney
	John A. Titkanich, Jr.	City Manager
	Matt Fuhrer	Assistant City Manager
	Carie Shealy	City Clerk

OTHER STAFF MEMBERS PRESENT:

Tammy Gemmati, Administrative Services Director; Jack Walsh, Utilities Director; Steve Belden, Community Services Director; Gene Prince, Fire Chief; Michael Cantaloupe, Chief of Police; Teri Butler, Finance Director; Ed Wegerif, Public Works Director; Jonathan Lamm, Deputy Fire Chief; Jason McCuen, Helpdesk Support Tech; and Tre Folston, Helpdesk Support Tech.

II. APPROVAL OF AGENDA AND MINUTES:

1. Agenda: Special Meeting of November 7, 2016 (16-496)
2. Minutes: (a) Special Meeting of September 27, 2016 (16-485)

(b) Regular Meeting of September 27, 2016 (16-499)
(c) Special Meeting of October 4, 2016 (16-486)

* **MOTION by Deputy Mayor Boisvert; Seconded by Councilwoman Warner, to approve the Agenda for the Special meeting of November 7, 2016 and the Minutes for the Special meeting of September 27, 2016, Regular meeting of September 27, 2016, and the Special meeting of October 4, 2016.**

AYES: Parrish, Boisvert, Blanco, Warner

THE MOTION CARRIED UNANIMOUSLY (4-0)

III. AWARDS AND PRESENTATIONS:

None.

IV. DELEGATIONS:

Larry Sinclair, 1052 Mitchell Street, Cocoa, mentioned that they have acquired two new properties in Broadmoor Acres. Thanksgiving dinner will be held in the community and any law enforcement/public safety workers are welcome to stop by and eat. Lastly, he mentioned that Council would soon be filling a City Council seat and thought it should go to special election. If there was a special election, he would run.

Ruth Collins, 742 Bernard Street, Cocoa, provided a map[1] of a proposed plan for street closures so that when there are events in the village, the ATM's at the bank are not blocked. They need a better way for people to get in and out of the bank. She lastly thanked the Mayor for sending a letter for their church anniversary.

City Manager Titkanich advised that the bank was private property but that they would work on special events and see if they could coordinate with the Bank of America.

Gina Fadely, 211 Indian River Drive, Cocoa, advised that other cities and counties do not tax local cemeteries as they were considered sacred lands. Residents there are deceased and it was hard to extract money from them. She

[1] EXHIBIT A: Map submitted by Ruth Collins

mentioned that a bill was sent and it was probably an oversight, however, it needed to be resolved before it became a bigger problem.

City Manager Titkanich mentioned that under the next fire assessment this could be taken into consideration but they did not have the ability under the current Fire Assessment ordinance to forgive a person's or entity's fire assessment. This is one of those properties that might need to be reclassified.

Ms. Fadely asked if the lien would be placed if not paid. After a question was raised about which cemetery, she noted it was Evergreen Cemetery on Clearlake Road. In addition, City Manager Titkanich advised that there was a lot of vacant land related to the cemetery.

Mayor Parrish asked what would happen to this year's, if it was not corrected.

Ms. Fadely added that her father had been the trustee and guardian of the cemetery for many years and had never received a tax bill before.

Mayor Parrish clarified that the City could make this right by next year and take care of this years.

Councilwoman Warner further clarified that this was for a fire assessment and not a tax bill and questioned the size of the property. In response, City Manager Titkanich pointed out that the fire assessment was not a tax and that was important to know. He assured Ms. Fadely that he would get with the City Attorney on this.

City Attorney Garganese asked how much the annual assessment was. She noted that this years' was $136.87. He agreed to look into this with the City Manager and see if there was anything that needed to be addressed this year and next year the fire assessment consultant can look into it.

Ms. Fadely noted that this was the body that created this and they needed to make it go away. Mayor Parrish assured her it would be fixed.

V. CONSENT AGENDA:

1. Authorize the City Manager to finalize and execute a Street Lighting Agreement between the City of Cocoa and Florida Power and Light for the upgrade of street lights on Fiske Blvd from SR 520 to Dixon Blvd, (PW11SL), as it relates to the Fiske Blvd Roadway and Sidewalk Safety Improvements. (PW17SI) Approve a

resolution amending the Fiscal Year 2017 budget. (16-473). (Public Works Director)

2. Approve the expenditure in the amount of $54,320 to Verizon for cell phone and air card services supporting Law Enforcement operations. State Contract number DMS-10/11-008. (16-482). (Chief of Police)

3. Authorize the City Manager to approve and sign a contract with EMA, Inc., to provide Customer Information Services (CIS) and Enterprise Resource Planning (ERP) consulting services under the terms and conditions of Florida Department of Management Services (DMS) contract #: 973-561-010-1 in the amount of $55,000. (16-490). (City Manager)

* **MOTION by Deputy Mayor Boisvert; Seconded by Councilwoman Warner, to approve the Consent agenda.**

AYES: Parrish, Boisvert, Blanco, Warner

THE MOTION CARRIED UNANIMOUSLY (4-0)

VI. PUBLIC HEARINGS:

1. Ordinance No. 14-2016/2nd Reading: Rezone the subject parcel from RU-2-15 and RU-2-25 (Multiple Family Dwelling Districts) to INST (Institutional). (16-500). (Community Services Director)

City Attorney Garganese read Ordinance No. 14-2016 into the record by title only as follows. He advised that this was the second and final reading of the ordinance and a quasi-judicial issue.

ORDINANCE NO. 14-2016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, CHANGING THE ZONING MAP DESIGNATIONS OF ONE (1) PARCEL OF REAL PROPERTY TOTALING 5.88 ACRES, MORE OR LESS, AND LOCATED AT 825 FORREST AVENUE IN COCOA, FLORIDA, MORE PARTICULARLY DEPICTED ON EXHIBIT "A", ATTACHED HERETO, FROM RU-2-15 AND RU-2-25 (MULTIPLE FAMILY DWELLING DISTRICTS) TO INST (INSTITUTIONAL); PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

Mr. Belden noted that staff and the Planning & Zoning Board were recommending approval of the ordinance and offered to answer any questions that Council had.

Mayor Parrish opened the hearing to the public. There being no response, the public portion of the hearing was closed.

* **MOTION by Councilwoman Warner; Seconded by Councilwoman Blanco, to approve Ordinance No. 14-2016 on second and final reading.**

AYES: Parrish, Boisvert, Blanco, Warner

THE MOTION CARRIED UNANIMOUSLY (4-0)

VII. COUNCIL BUSINESS:

1. Consider the reappointment of Mr. Russell Sengel, Mr. Todd Anderson, and Mr. Jack Moore as Regular members of the Planning & Zoning Board through November, 2019. (16-494). (Administrative Services Director)

* **MOTION by Deputy Mayor Boisvert; Seconded by Councilwoman Warner, to reappoint Mr. Russell Sengel, Mr. Todd Anderson, and Mr. Jack Moore as regular members of the Planning and Zoning Board through November, 2019.**

AYES: Parrish, Boisvert, Blanco, Warner

THE MOTION CARRIED UNANIMOUSLY (4-0)

2. Approve a Resolution officially recognizing and declaring a vacancy in Seat 1 of the City Council pursuant to Article III, Section 10 of the City Charter, and providing a procedure to fill the vacancy. (16-506). (City Attorney)

City Attorney Garganese explained the item and noted this resolution was being presented to recognize the vacancy and that it placed duty on City Council to fulfill the vacancy on Seat 1 within the next two regular council meetings. Those meetings are December 13, 2016 and January 10, 2017.

He pointed out that the Resolution reads that the Clerk will commence public notice and Council will proceed to fill the vacancy. The application deadline is

Monday, November 28, 2016 at Noon. Applications will be forwarded to Council members at that time for review.

All of the necessary forms and application are updated and we intend to utilize those forms to fill this seat, just as was done with the Seat 4 vacancy. Application packets can be picked up in the Clerk's office starting tomorrow.

City Attorney Garganese mentioned that the first opportunity for appointment would be December 13, 2016 and if it was done at that meeting the swearing n could take place at the end of the meeting.

Mayor Parrish announced that he was for the same process and if a special election was held, it was the taxpayer's money. Plus, being on an off election year there could be an abundance of applicants. If the person wants to run again in two years, then they could. He would rather do what they did for the District 4 seat.

Councilwoman Warner reminded Council that they were obligated under the Charter to fill the vacancy without doing a special election.

* **MOTION by Deputy Mayor Boisvert; Seconded by Councilwoman Warner, to approve a Resolution officially recognizing and declaring a vacancy in Seat 1 of the City Council pursuant to Article III, Section 10 of the City Charter, and provide a procedure to fill the vacancy.**

AYES: Parrish, Boisvert, Blanco, Warner

THE MOTION CARRIED UNANIMOUSLY (4-0)

VIII. CITY BUSINESS:

1. Approve Resolution No. 2016-119 amending and restating Resolution No. 2016-45 in its entirety; authorizing and approving the negotiated sale of not to exceed $9,000,000 City of Cocoa, Florida Special Assessment Revenue Bonds, Series 2016, for the acquisition and construction of three (3) new fire station facilities and other equipment related to fire protection and suppression services and to authorize the City Manager to sign all contracts and documents related to the issuance of the Special Assessment Revenue bonds, Series 2016. (16-478). (City Manager)

City Manager Titkanich presented the item and pointed out that this item was no different than the item done a few weeks ago. He explained what the resolution entailed. He advised these were being approved in advance and they will receive a price on the bonds on November 29, 2016. The final closing will be on December 30, 2016.

He recognized the bond counsel who were in attendance and pointed out that the bids for the remaining two stations would be brought back at the next meeting.

* **MOTION by Deputy Mayor Boisvert; Seconded by Councilwoman Warner, to approve the item.**

AYES: Parrish, Boisvert, Blanco, Warner

THE MOTION CARRIED UNANIMOUSLY (4-0)

2. Approval of a new Mutual Aid Agreement with the City of Rockledge. (16-493). (Fire Chief)

Chief Prince mentioned that this item was for approval of the new mutual aid agreement between the cities of Cocoa and Rockledge. The agreement has been in place since 1994 and this is updating the mutual response areas. This would renew the agreement for two years. He advised that Rockledge would be taking this agreement for approval at their first meeting in December.

* **MOTION by Councilwoman Warner; Seconded by Deputy Mayor Boisvert, to approve the item.**

AYES: Parrish, Boisvert, Blanco, Warner

THE MOTION CARRIED UNANIMOUSLY (4-0)

3. Consider a request by Picerne Affordable Development, LLC for a sewer impact fee waiver in the amount of $50,000 or some other form of local government contribution for a proposed low income housing tax credit rental project called The Pointe at London Cove. (16-503). (Community Services Director)

Mr. Belden presented the item and advised that on October 27, 2016, Picerne Affordable Housing Development, LLC, submitted a proposal to the City for a local government contribution in the amount of $50,000 which is required by the Florida

Housing Finance Corporation's 9% Low Income Housing Tax Credit 2016 Request for Applications.

The name of the development is London Cove. The property consists of approximately 11.5 acres and is contiguous to the Publix at Cocoa Commons The approximate cost of the project is $15,750,000 and there will be 84 total units. 10% of the units would serve extremely low income households of which 5% of the units will serve disabled and the special needs population.

Mr. Belden stressed that if City Council desired to consider a sewer impact fee waiver such action shall require the affirmative vote of at least four (4) members of Council in accordance with Resolution 98-2, which was approved on January 13, 1998.

He explained the resolution in detail which provides for a sewer impact fee waiver. He advised that it does allow, in very limited circumstances, the City to reduce or waive the imposition of any rates, fees, charges or assessments for individual users located within the City limits of any component or components of the Water and Sewer System if the City determines and finds that it is in the best interest of health, safety and general welfare of its citizens to grant such reduction or waiver.

Specifically, the covenant requires that the waiver or reduction of such rates, fees, charges or assessments will require prior findings of the Council that: 1) such action will result in a substantial increase in the City's tax base or offer additional jobs to the citizens of the City, and 2) such action will not impair the City's ability to meet the covenants in the Resolution. Such action shall require the affirmative vote of at least four (4) members of Council.

Mr. Belden mentioned that it has been long identified that the City needed to attract a diversity of housing choices with an emphasis on market rate and /or mixed income housing, to stabilize local housing market conditions.

Moreover, at this time, staff did not feel that the developers have provided sufficient information and data in a timely manner to allow for the City staff to adequately evaluate the propriety of the developer's proposal. The data provided was for Brevard County and not specific to the City of Cocoa.

Additionally, Mr. Belden pointed out that staff does not believe that the project will result in a substantial increase in the City's tax base and permanent jobs created would not be significant. In all likelihood it would only be temporarily construction

jobs (if the developer hires Cocoa residents). Furthermore, staff believes that approving the request would not impair the City's ability to meet the covenants in the enabling Resolution, but approval would require the affirmative vote of at least four (4) members of City Council.

Todd Wind, Vice President with Picerne Development Corporation of Florida, provided a brief presentation[2] on The Pointe at London Cove. He pointed out that they were providing a impact fee waiver in the amount of $50,000.

Mr. Wind provided a background on their real estate group and provided a background on the proposed project.

He discussed the benefits that it would bring to the City of Cocoa such as impact fees, permit fees, water/sewer connection fees, temporary construction jobs, permanent management, leasing and maintenance jobs, and ongoing property taxes.

Additionally, brand new quality affordable housing using would be brought into the city and he provided further data on affordable housing.

Lastly, Mr. Wind provided a site plan on the project.

City Manager Titkanich advised a lot of the data in the submittal pertained to Brevard County. He believed that the City has more than its fair share of affordable housing and had been working very hard with Code Enforcement and Public Safety to prevent the future spread of slum and blight. He further reminded Council of the purchase of properties in Diamond Square.

Addition, he pointed out that the City had two tax credit projects in the City. He discussed his reasoning behind why did not feel the project was beneficial to Cocoa and also felt that it would not be a substantial increase to Cocoa's tax base.

Deputy Mayor Boisvert concurred with City Manager Titkanich and also agreed that they do not need any more low income housing.

Councilwoman Blanco asked for clarification on other projects in Cocoa. In response, City Manager Titkanich advised that the projects were Clearlake Isles, Oak Meadows (annexed into the City), and Cocoa Lakes. Clearlake Isles was the only non-completed low income project.

[2] EXHIBIT B: The Pointe at London Cove presentation

Councilwoman Warner had always been an advocate for affordable housing and Cocoa has always had more than its fair share of affordable housing. She was always hesitant to approve strictly low income housing. The project on Clearlake is for senior living so it was a little different. She believed that Cocoa was lacking nice, market rate apartments. There are none in the City. She believed that if efforts were not concentrated in those areas, housing in Cocoa will never improve. Additionally, in the area of the proposed project, many of those people will need transportation and that is not a convenient area for low income residents. She is not in favor of it.

Mayor Parrish felt that Cocoa had too much low income housing but he could not blame anyone for wanting to develop here. The City was not going in that direction and the citizens want less of it and District 3 is the growth corridor. He is not in favor of it.

* **MOTION by Councilwoman Warner; Seconded by Deputy Mayor Boisvert, to deny the request.**

NOS: Parrish, Boisvert, Blanco, Warner

THE MOTION CARRIED UNANIMOUSLY (4-0)

4. Approval to apply for a Department of Homeland Security Assistance to Firefighters Grant to purchase Mobile Date Computers and software to improve in the appropriate dispatch of fire units and capture critical information during and after emergency responses. (16-504). (Fire Chief)

Chief Prince presented the item and advised that the grant amount would be for $105,000 and would require a 5% match from the City.

* **MOTION by Deputy Mayor Boisvert; Seconded by Mayor Parrish, to approve the item.**

AYES: Parrish, Boisvert, Blanco, Warner

THE MOTION CARRIED UNANIMOUSLY (4-0)

MULTI-YEAR CONTRACTS:

None.

IX. INFORMATIONAL AGENDA:

1. Fire Incident Summary Report for September, 2016. (16-480). (Fire Chief)

2. Fire Incident Summary Report for October 1, 2015 thru October 1, 2016. (16-481) (Fire Chief)

3. New Local Business Tax Receipts. (16-501). (Community Services Director)

X. REPORTS:

Ms. Gemmati reminded everyone that the last day to sign up the Toy Drive was Thursday, November 10, 2016 in the City Clerk's office.

Additionally, she pointed out that all of the interlocal agreements for the sharing of the health center had been approved by the other cities.

Mr. Belden provided an update on the Code lien forgiveness for Wanda Betourd. She had $1,000 balance and made the final payment well before the due date. She is free and clear of the lien.

He further pointed out that November 12th was the KBB River Fest and John Michael Montgomery would be on stage. There would be things for kids to do and food vendors.

Chief Prince announced that the firefighters have started the turkey dinner program and sign ups began November 1st. There were about 85 signed up so far. Dinners would be handed out on November 21st and they are accepting donations of frozen turkeys.

Mr. Wegerif mentioned that staff had met with Waste Management after they came to the City to modify some of their routes. They wanted to change pick up dates from Tuesday/Thursday to Monday/Friday. The changes would take place December 5th and all customers would get a card in the mail regarding the changes.

Mr. Wegerif pointed out that the bridge was still being worked on after a status update was requested by Mayor Parrish.

City Attorney Garganese introduced Attorney Kristin Eick who would be working alongside Attorney Garganese. City Council welcomed her.

City Manager Titkanich provided an update on the concerns for lighting in the village and requests for t-dock reservation for the Sail to the Sun Rally. Some of the lights are already up and running. Additionally, Assistant City Manager Fuhrer has coordinated with the county for repairs to the t-dock and signage for the reservation during the Sail to the Sun Rally.

He sadly announced that two friends of the City of Cocoa had passed away over the weekend. Hank Rowan worked for the City for 21 years. He was a dedicated, faithful servant, father, and husband.

Andy Klutz was a V-Cop and many knew him. Chief Cantaloupe sent out information earlier in the day with his funeral arrangements.

In closing, he thanked all for coming to the Fall Festival. There were approximately 6800-7000 people downtown. He thanked Community Services, Leisure Services, and local churches who came together for the event. The dunk tank raised money for the food drive and it was a good time for all.

Councilwoman Blanco thought that the festival was a huge success and the turnout was phenomenal and judging the costume contest was great fun.

She reminded all to get out and vote tomorrow if they had not done so already. Councilwoman Warner advised that Mr. Sinclair would be dropping off 15 turkeys for the Fire Department's Turkey Drive and needed an officer to come by and pick up 10-15 boxes of stuff for the thrift store.

She concurred that the fall festival was exceptional and probably the best one yet. She thanked Mr. Sinclair who donated two grocery carts full of food so that people could dunk the City Manager for free.

Councilwoman Warner was looking forward to the festival next year. The costume contest was a hard decision as there were some amazing costumes and 169 kids entered. She further thanked church members who came and helped from the local churches.

Mayor Parrish spoke and felt that it had been a good four years. He would be at Ryan's tomorrow night at 7 p.m. and invited all to come down. It had been a

pleasure working with everyone and knows that he does things a little different, but believed that it has been a good four years. He is in acceptance of whatever the outcome might be.

City Manager Titkanich congratulated Cocoa High School on their win against Rockledge for the 11th year in a row. He wished them well as they venture into the playoffs.

Deputy Mayor Boisvert spoke of his attendance Friday morning at Crestview Villas were they dedicated a condo to a disabled veteran. He also attended a grand opening at a store on Brevard Avenue and attended an event at Endeavor Elementary on Friday.

XI. ADJOURNMENT.

* **MOTION by Deputy Mayor Boisvert; Seconded by Councilwoman Warner, to adjourn the Special meeting of November 7, 2016.**

AYES: Parrish, Boisvert, Blanco, Warner

THE MOTION CARRIED UNANIMOUSLY (4-0)

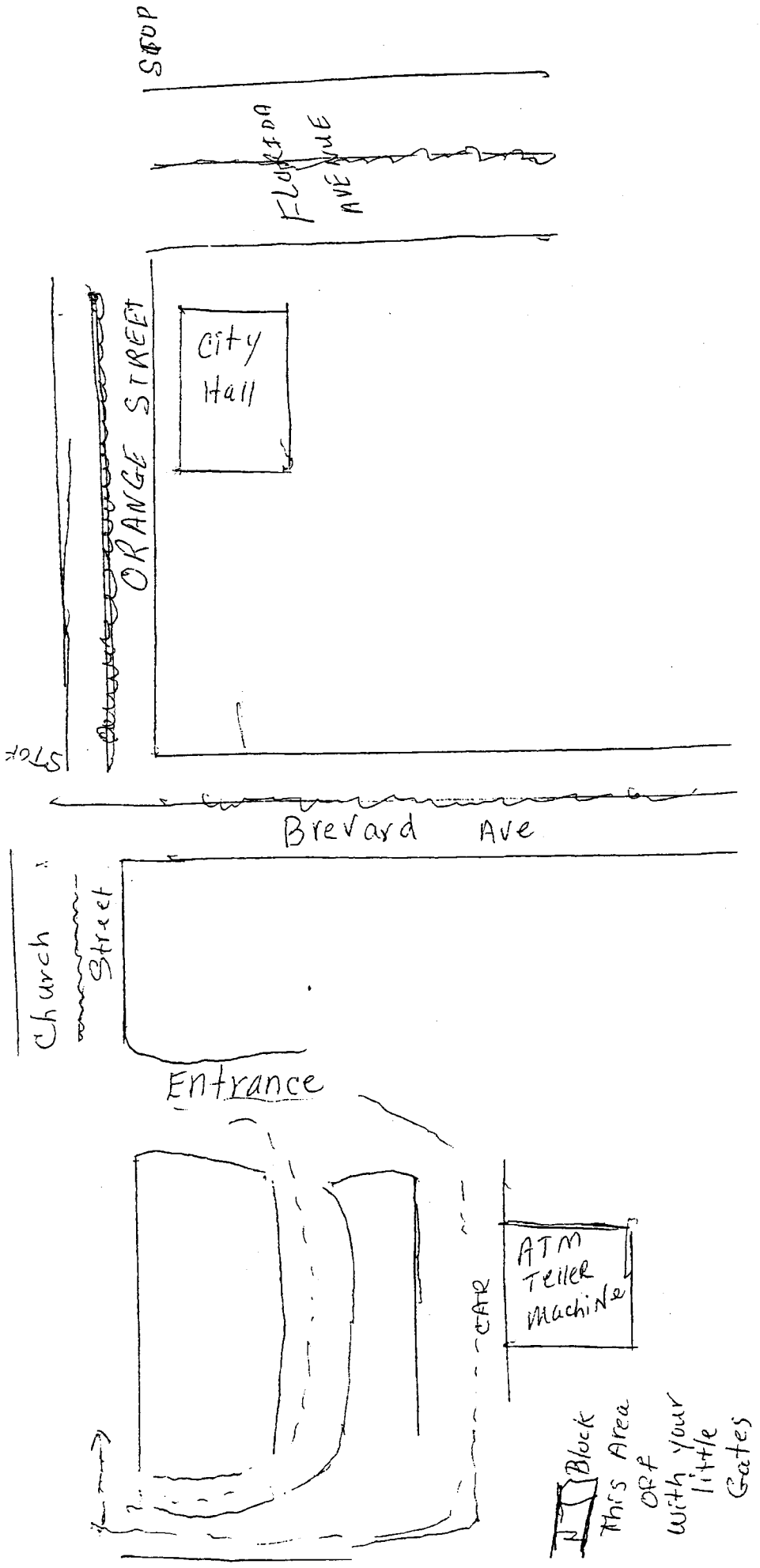
The meeting adjourned at 7:18 p.m.

Henry U. Parrish III, Mayor

ATTEST:

Carie Shealy, City Clerk

EXHIBIT A: Map submitted by R. Collins



THE POINTE AT LONDON COVE

Local Government Contribution Request

Presented By:
Todd Wind – Vice President
Picerne Development Corporation of Florida

EXHIBIT B: The Pointe at London Cove Presentation

Request:

Picerne Affordable Development is hereby requesting a resolution:

- Amount: $50,000
- Type: Impact Fee Waiver
- Purpose: To satisfy the Florida Housing Finance Corporation (FHFC) requirement for a Local Government Contribution to be eligible to receive Federal Low Income Housing Tax Credits (LIHTC)

PICERNE REAL ESTATE GROUP

Picerne Real Estate Group

- Privately-Owned National Real Estate Firm
- Regional Offices in RI, AZ, PR, and FL
- Fully Integrated Real Estate Company
- Florida Office Specializes in Affordable Housing

PICERNE
REAL ESTATE GROUP

Picerne Real Estate Group

- Over 70 Affordable Properties Under Management (Orlando Office Only)
- Over 40,000 Units Developed & Built Nationwide
- Over 8,000 Units Developed & Built in FL
- Over 700 Employees Nationwide
- Property Management, Development, & Construction Offices Under One Roof

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Benefits to the City of Cocoa

Federal dollars used for local benefits:

- Impact Fees
- Permit Fees
- Water/Sewer Connection Fees
- Temporary Construction Jobs
- Permanent Management, Leasing and Maintenance Jobs
- Ongoing Property Taxes

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Benefits to the Community

Federal dollars used for local benefits:

- Brand new QUALITY affordable housing
- Alleviate multiple households sharing the same home
- Single parents, school teachers, firefighters, retail and service industry workers
- Property rents to those already in the community
- Example: The Pointe at Merritt Street
  - 50% leased within 6 weeks of signage

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Affordable Housing - Definition

- Affordable Housing (per HUD's definition):
  - Housing for which the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs, including utilities. (Individuals paying more than 30% are considered "cost-burdened")



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Affordable Housing - Data

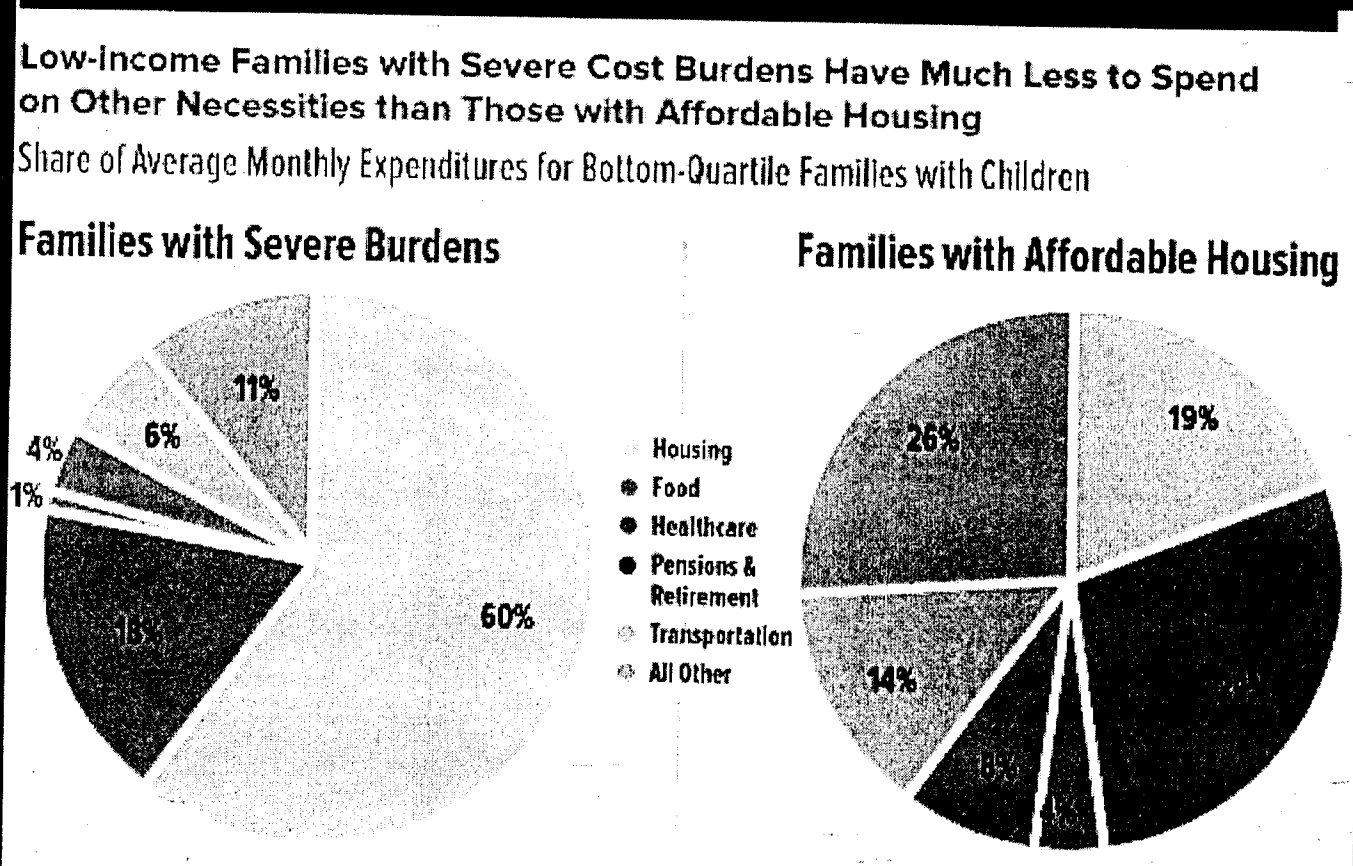
- Cost-Burdened Households
  - By Location:
    - City of Cocoa: 43%
    - Brevard County: 36%
    - State of Florida: 42%
  - By Income within the City of Cocoa:
    - At or below 80% of Area Median Income: 69%
    - At or below 50% of Area Median Income: 77%

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Affordable Housing – Data (cont'd)

Low-Income Families with Severe Cost Burdens Have Much Less to Spend on Other Necessities than Those with Affordable Housing

Share of Average Monthly Expenditures for Bottom-Quartile Families with Children



Notes: Expenditure quartiles are actual fourths of all households ranked by total spending. Families with affordable housing (severe burdens) devote less than 30% (more than 50%) of monthly expenditures to housing.

Source: EPI tabulations of US Bureau of Labor Statistics, 2011 Consumer Expenditure Survey.

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Low-Income Housing Tax Credit Program (LIHTC)

- Created by the Tax Reform Act of 1986
- Most important resource for the creation of affordable housing
  - On average 1,420 developments and 107,000 units were placed in service annually between 1995 and 2014.
  - LIHTC program give State Allocating Agencies the equivalent of roughly $8 billion
- Florida Housing Finance Corporation (FHFC) is Florida's State Allocating Agency
- Great public-private partnership program (www.rentalhousingaction.org)

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Low-Income Housing Tax Credit Program (LIHTC)

- Typically serves households at or below 60% of the Area Median Income (AMI)
- FHFC requires developments to also set aside units to serve Extremely Low-Income (ELI) households.
  - ELI level varies based on the County (40% of AMI for Brevard County)

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Brevard County Income & Rent Limits

LIHTC Income Limits for 2016
(Based on 2016 MTSP Income Limits)

	60%	40%
1 Person	24,780	16,520
2 Person	28,320	18,880
3 Person	31,860	21,240
4 Person	35,340	23,560
5 Person	38,220	25,480
6 Person	41,040	27,360

LIHTC Rent Limits for 2016
(Based on 2016 MTSP/VLI Income Limits)

Bedrooms (People)	60%	40%
Efficiency (1.0)	619	413
1 Bedroom (1.5)	663	442
2 Bedrooms (3.0)	**796**	**531**
3 Bedrooms (4.5)	**919**	**613**
4 Bedrooms (6.0)	1,026	684

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Florida Housing Finance Corporation

- Annual Request for Applications (RFA) process
  - Application process is very competitive and the requirements vary
  - Total of 14 RFA's in the 2016 Cycle serving a variety of the population's needs (Elderly, Homeless, Rural Areas, etc.)
  - Majority of LIHTCs are allocated in the "Geographic RFA's"
    - RFA 2016-110: Housing Credit Financing for Affordable Housing Developments located in Medium and Small Counties
    - Per FHFC, Brevard County is 1 of 27 Medium Counties
    - Roughly 9 developments will be funded
    - Maximum of one development funded per county
- Very Strict Construction & Resident Programs Requirements

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Florida Housing Finance Corporation

- Very Strict Construction & Resident Program Requirements (cont'd)
  - Construction
    - Commitment to achieve Green Building Certification from: LEED, FGBC or NGBS.
    - Energy Star Appliances
    - Strict Accessibility requirements
  - Resident Programs
    - After School Program for Children
    - Literacy Training
    - Employment Assistance Program

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Existing LIHTC Portfolio
Cocoa

- Currently 1 active LIHTC development within Cocoa, comprising 120 units/ 95% occupied. (3,384 units in Brevard / 97% occupied)
  - One development has recently been funded
    - Clearlake Isles (Elderly) – Clearlake Rd in Cocoa
      - 84 units
      - Elderly Demographic
      - Currently Under Construction

PICERNE REAL ESTATE GROUP

The Pointe at London Cove – Development Team

- Developer: Picerne Affordable Development, LLC
- General Contractor: Picerne Construction Corporation
- Management Company: Picerne Management Corporation
- Current Status: Proposed
- Estimated Completion Date: March 2019 (first units to be delivered by the end of 2018)

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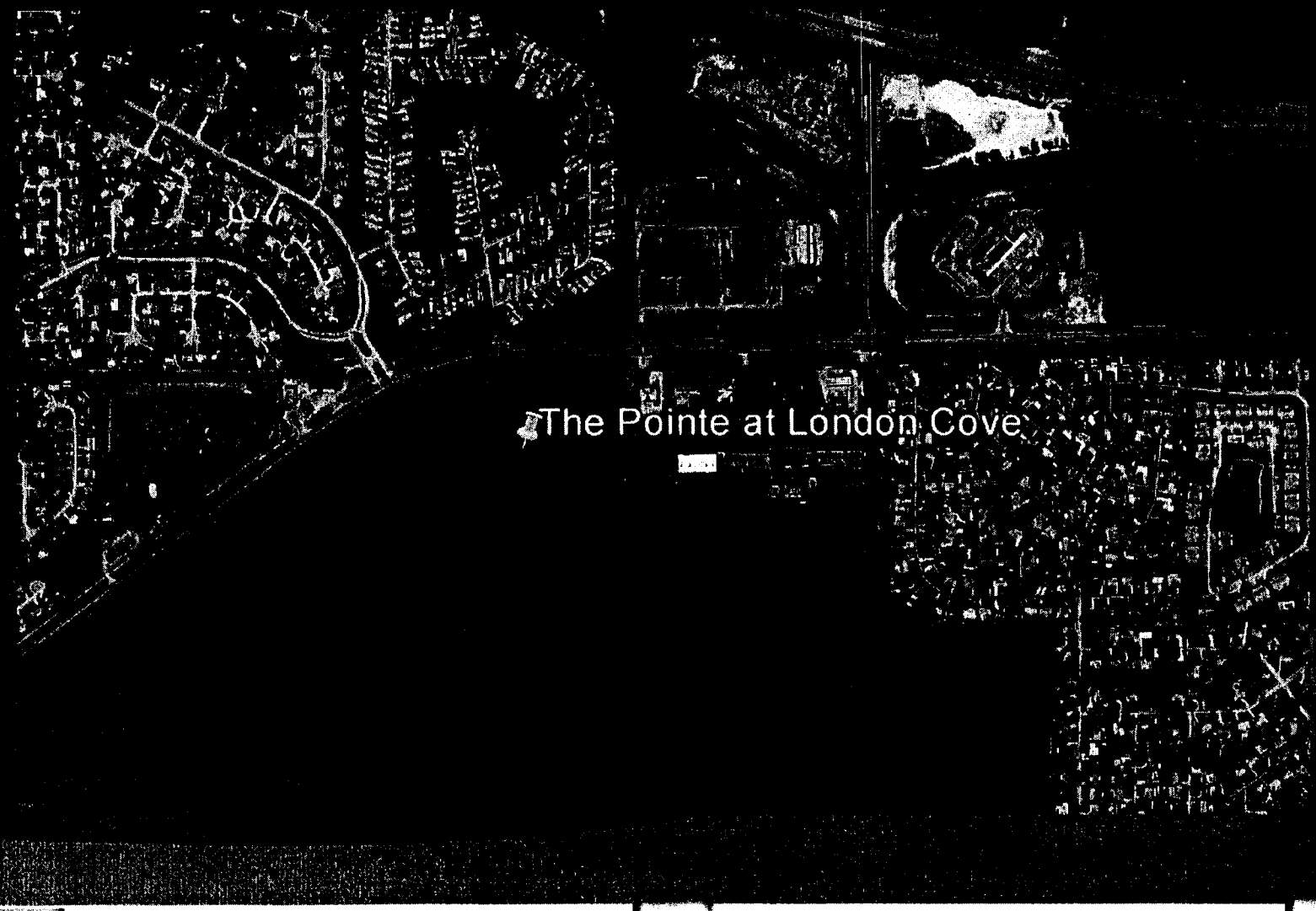
The Pointe at London Cove –
Location



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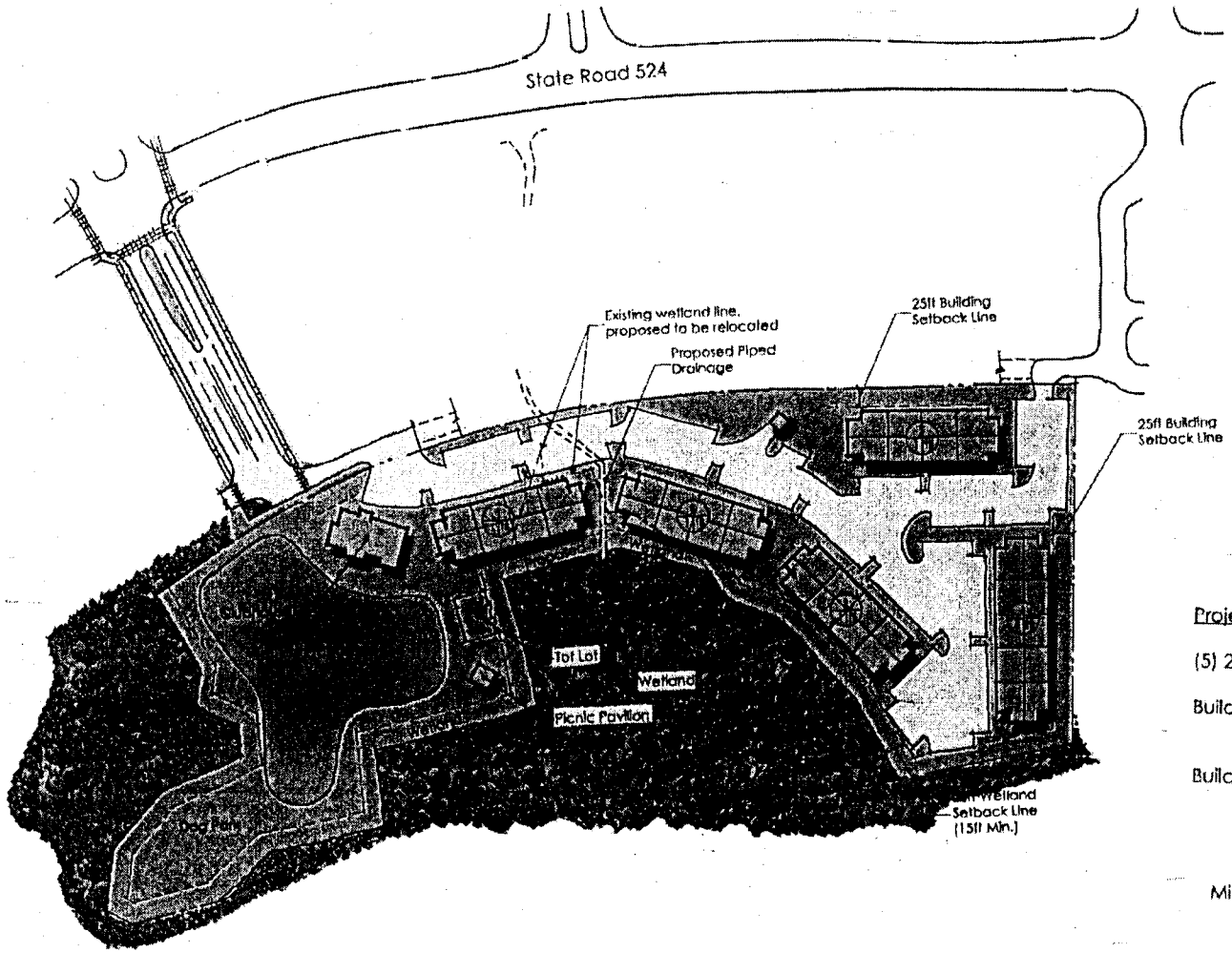
The Pointe at London Cove

Site Aerial



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The Pointe at London Cove



Building Number
Building Type
Unit Count

Project Information:

(5) 2-Story Buildings

Building Type I - (8) 2 Bedroom Units
(8) 3 Bedroom Units
20 Units

Building Type II - (12) 2 Bedroom Units
(8) 3 Bedroom Units
20 Units

84 Units Total for Project
Minimum 2 Parking Spaces per Unit

FORUM
207 W Westmonte Drive - Suite 220 - Altamonte Springs FL 32714
407-830-1400 • www.ForumArchitecture.com • Imail

Conceptual Site Plan

POINTE AT LONDON COVE

02 NOV 2016 • Cocoa, FL

The Pointe at London Cove

(product type rendering)

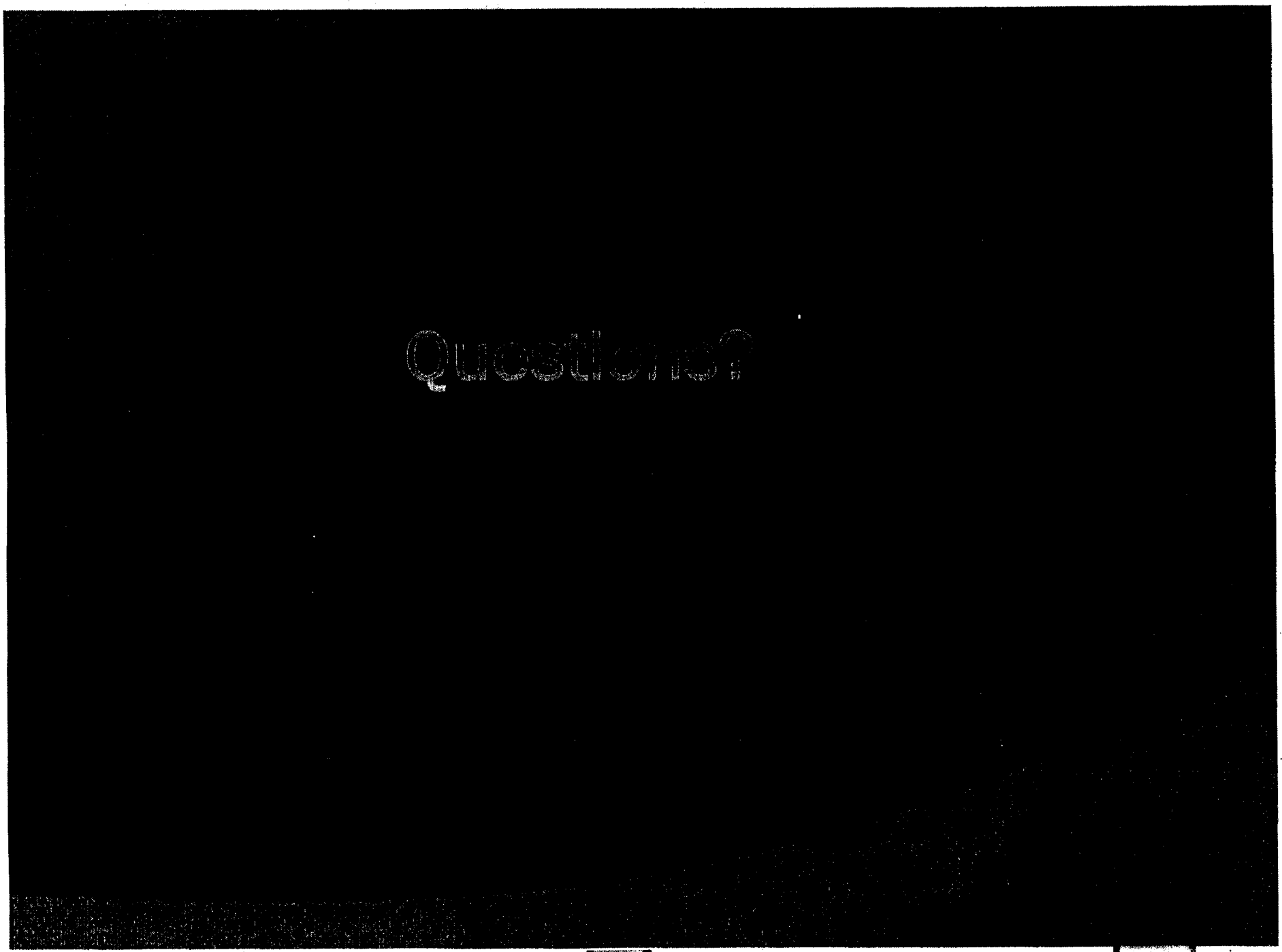


PICERNE
REAL ESTATE GROUP

Request:

- Picerne Affordable Development is hereby requesting a resolution:
  - Amount: $50,000
  - Type: Impact Fee Waiver
  - Purpose: To satisfy the Florida Housing Finance Corporation (FHFC) requirement for a Local Government Contribution to be eligible to receive Federal Low Income Housing Tax Credits (LIHTC)

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Questions?