



Meeting Agenda
Thursday, September 17, 2026

5:45 PM

REGULAR

Cocoa Beach Country Club
5000 Tom Warriner Blvd.
Cocoa Beach, 32931

WELCOME

Meeting re-broadcasts on: Spectrum - Channel 499 and www.cityofcocoabeach.com.
Meeting Video Archives: www.cityofcocoabeach.com

Packets: Packets are on the City's website (www.cityofcocoabeach.com) and at Commission meetings

Rules of Order: Robert's Rules of Order and the Florida Sunshine Law govern the conduct of our meeting

Speaking Courtesy Rules:

- The Commission accepts relevant comments.
- A time limit of three minutes is imposed on each speaker. If speaking for a group, the Commission may grant an additional three minutes
- Please direct comments and questions through the Mayor
- Complete speaker cards are required for each of the items you wish to address. Submit the card to the City Clerk prior to the introduction of the item. Speaker Cards are available in the rear of the Commission Room and in the City Clerk's office prior to the meeting. The purpose of the card is to obtain the spelling of your name, contact information if follow-up is needed, and provide for efficient meeting administration
- Upon being recognized by the Mayor, please approach the dais, state your name and address, and speak into the microphone

Approval Of Order Of Business:

Note: Members of the public, Commission and Staff may remove items from the Consent Agendas, if they wish to discuss them. Requests for removal need to be made known to the City Commission under the Approval of the Order of Business, at the beginning of the meeting

Appealing a Decision:

Any person desiring to appeal any decision made by the City Commission, with respect to any matter considered at such meeting or hearing, will need a record of the proceedings and for such purposes must ensure that a verbatim record and transcript of the proceeding is made in a form acceptable for official court proceedings, which record includes the testimony and evidence upon which the appeal is to be based. It shall be the responsibility of the person desiring to appeal any decision to prepare a verbatim record and transcript at his/her own expense as the City does not provide one

American with Disabilities Act:

ATTN: PERSONS WITH DISABILITIES. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations to participate in this proceeding shall, at least forty-eight (48) hours prior to the meeting, contact the Office of the City Clerk at (321) 868-3286; Florida Relay Service (800) 955-8771 (TDD); or (800) 955-8770 (Voice) or 711.

THANK YOU for participating in your Cocoa Beach City Government.

A. MEETING CALLED TO ORDER

B. NEW BUSINESS

1. Adopt Resolution 2026-01 of the Downtown Cocoa Beach Community Redevelopment Agency, Cocoa Beach, Florida, adopting a budget for the Fiscal Year Ending September 30, 2027.
Staff Representative: Devan Taly, Deputy Finance Director/CRA, Hana Juman, Finance Director, Wes Mullins, City Manager
Recommendation: Adopt

C. GENERAL PUBLIC COMMENT

(Only if not accommodated in the 30-minute Public Comment period earlier)

D. ADJOURNMENT

City of Cocoa Beach City Commission Agenda Item Summary

**DEPARTMENT MAKING
REQUEST/NAME:**

Finance /

MEETING DATE

September 17, 2026

REQUESTED MOTION/ACTION

Adopt Resolution 2026-01 of the Downtown Cocoa Beach Community Redevelopment Agency, Cocoa Beach, Florida, adopting a budget for the Fiscal Year Ending September 30, 2027.

Staff Representative: Devan Taly, Deputy Finance Director/CRA, Hana Juman, Finance Director, Wes Mullins, City Manager

Recommendation: Adopt

IS THIS ITEM BUDGETED (IF APPLICABLE)?

BACKGROUND:

Per FL Statue 189.016 - A RESOLUTION OF THE DOWNTOWN COCOA BEACH COMMUNITY REDEVELOPMENT AGENCY, COCOA BEACH, FLORIDA ADOPTING A BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2027, DIRECTING THE ADMINISTRATOR TO TRANSMIT THIS RESOLUTION TO THE CITY COMMISSION OF THE CITY OF COCOA BEACH; AND PROVIDING AN EFFECTIVE DATE.

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RESOLUTION CRA 2026-01

A RESOLUTION OF THE DOWNTOWN COCOA BEACH COMMUNITY REDEVELOPMENT AGENCY, COCOA BEACH, FLORIDA ADOPTING A BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2027, DIRECTING THE ADMINISTRATOR TO TRANSMIT THIS RESOLUTION TO THE CITY COMMISSION OF THE CITY OF COCOA BEACH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Cocoa Beach established the Downtown Cocoa Beach Community Redevelopment Agency (CRA) with the adoption of City Commission Resolution 2009-28 on November 19, 2009, and pursuant to Chapter 163, Part III, Florida Statutes; and,

WHEREAS, on May 6, 2010, the CRA adopted bylaws for the Agency which, pursuant to Article V of those bylaws, requires preparation of a budget for the Agency.

NOW, THEREFORE, BE IT RESOLVED by the Downtown Cocoa Beach Community Redevelopment Agency, as follows:

1. The aforementioned recitals are hereby incorporated by reference and adopted as findings of fact.
2. The budget for the Fiscal Year ending September 30, 2027, is:

REVENUES

Contributions to Trust Fund-Increment Tax Revenue	\$	1,374,438
Contributions to Trust Fund-County Contribution	\$	623,060
Charges for Services – Parking	\$	652,500
Miscellaneous Revenue	\$	70,040
TOTAL REVENUE	\$	2,720,038

EXPENSES

PERSONNEL

Salaries & Wages.....	\$	59,575
Benefits	\$	19,763

SUBTOTAL PERSONNEL	\$	79,338
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OPERATING

Professional Services.....	\$	5,000
Auditor	\$	6,200
General Liability	\$	9,000
Cyber/Computer Liability	\$	1,000

DRAFT

48	Building Maintenance.....	\$	89,500
49	Reactive Maintenance.....	\$	65,000
50	Known Maintenance.....	\$	42,000
51	Publications & Memberships	\$	3,000
52	Bank Charges	\$	30,000
53	Support Services.....	\$	261,947
54	Property Insurance.....	\$	35,000
55	Electric	\$	13,546
56	Water & Sewer	\$	13,000
57	Other Current Charges	\$	15,000
58	Other Supplies.....	\$	45,490
59	Promotional Activities.....	\$	80,000
60			
61	SUBTOTAL OPERATING	\$	<u>714,683</u>
62			
63	CAPITAL OUTLAY		
64	Downtown Area Improvements	\$	969,600
65	Parking Garage.....	\$	0
66			
67			
68	SUBTOTAL CAPITAL OUTLAY	\$	<u>969,600</u>
69			
70	GRANTS & AIDS		
71	Downtown Area – Grants & Aids	\$	175,000
72			
73	SUBTOTAL GRANTS & AIDS..	\$	<u>175,000</u>
74			
75	DEBT SERVICE & TRANSFER		
76	Principal	\$	320,000
77	Interest	\$	77,250
78			
79	SUBTOTAL DEBT SERVICE	\$	<u>397,250</u>
80			
81			
82			
83	TOTAL EXPENSES	\$	2,335,871
84			
85			

DRAFT

3. The Administrator is authorized and directed to transmit this Resolution to the City Commission of the City of Cocoa Beach and other affected agencies as required by the bylaws or state law.

Upon Motion by Commissioner _____ and seconded by Commissioner _____, Resolution CRA 2026-01 was duly adopted at a Regular Meeting of the Downtown Cocoa Beach Community Redevelopment Agency, Cocoa Beach, Florida, held on the ____ day of _____, 2026.

Ayes: _____

Nays: _____

Absent or Abstaining: _____

Keith Capizzi
Chairperson

ATTEST:

Karin Grooms
City Clerk