



Meeting Agenda
Thursday, September 19, 2024

6:30 PM

REGULAR

Cocoa Beach Country Club - 5000 Tom Warriner Boulevard, Cocoa Beach

WELCOME

- A. Call to Order
 - 1. Roll Call
- B. Board Members Reports and Announcements
- C. Staff Reports and Announcements
- D. Consent Agenda
 - 1. Approve the June 6th, and August 1st, 2024 CRA Minutes
Representative: City Clerk's office
- E. New Business
 - 1. Approve Resolution 2024-01 CRA Budget
Staff Representative: Devan Pritts, Director of Grants & Special Projects
 - 2. Request to Approve New Downtown Cocoa Beach Community
Redevelopment Agency Performance Measures and Standards Annual
Report
Staff Representative: Devan Pritts, Director of Grants & Special Projects
- F. General Public Comment
- G. Public Comment
- H. Adjournment

CITY OF COCOA BEACH
COMMUNITY REDEVELOPMENT AGENCY
MINUTES
June 6, 2024

A. Call to Order

1. Roll Call

Commission Members Present:

Board Commissioner Joshua Jackson
Board Commissioner Skip Williams
Board Commissioner Karalyn Woulas
Board Commissioner Jeremy Hutcherson
Board Commissioner Keith Capizzi

Administrative Members Present:

City Attorney Becky Vose
City Manager Wayne Carragino
City Clerk Karin Grooms
Water Reclamation Director Brad Kalsow
Development Services Director Randy Stevenson
Chief Financial Officer/Assistant City Manager Patrisha Draycott
Planner Cory Hall
Project Manager Scott Maxim
Director of CRA and Special Projects, Devan Pritts

B. Board Members Reports and Announcements

No reports.

C. Staff Reports and Announcements

No reports.

D. Consent Agenda

MOTION BY WILLIAMS/HUTCHERSON

I MOVE TO APPROVE THE CONSENT AGENDA

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

1. Approve March 07, 2024, CRA Meeting Minutes
Staff Representative: City Clerk's Office
Staff Recommendation: Approve
2. Adopt the 2024 Policy & Procedures for the Community Redevelopment Agency Board.
Staff Representative: Devan Pritts, Project/Grant Coordinator & CRA Administrator
Recommendation: Approve

CITY OF COCOA BEACH
COMMUNITY REDEVELOPMENT AGENCY
MINUTES
June 6, 2024

3. Adopt the revised Commercial Visual Improvement Program Policy and Application
Staff Representative: Devan Pritts, Project/Grant Coordinator & CRA Administrator
Recommendation: Approve

E. New Business

1. Discuss and Approve the Commercial Visual Improvement Program Grant for Cocoa Beach Office Condominium Association
Staff Representative: Devan Pritts, Project/Grant Coordinator & CRA Administrator
Recommendation: Approve

CITY ATTORNEY READ ITEM E1.

MOTION BY WILLIAMS/WOULAS

I MOVE TO APPROVE.

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Commissioner Williams inquired about the approval of the policy. Ms. Devan Pritts, CRA Administrator, responded to Commissioner Williams's inquiry and explained the change. She discussed the Condominium Association and the scope of work exceeding the approved dollar amount and the applicant is requesting \$30,000.

Commissioner Williams confirmed the project meets the criteria and noted that funding is available for the year. Ms. Pritts confirmed the funding for the fiscal year with additional funding available for the additional project to be requested, which is asking for \$25,000.

Mayor Capizzi inquired about the owners for both the Office Condominium and Juice N Java. Ms. Pritts explained the difference between the association and Juice N Java.

Mayor Capizzi expressed his dismay at spending the amount of funding on this building when it could have been spread out to other businesses.

Mr. Nick Pasternac explained his HOA as well as the scope of work to be completed. The Commission also inquired about his role with the association and the business. Clarification was made.

The commissioners inquired what would occur if the funds were not approved. Mr. Pasternac mentioned the project would not happen due to funding.

Vice-Mayor Hutcherson expressed his support for the project.

The conversation continued on the double-dipping and the explanation of the funding. Commissioner Jackson clarified the \$30,000 was for four businesses. Conversation regarding the financial standing of each business with clarification of which businesses were part of the project.

Mayor Capizzi clarified with the City Attorney, Becky Vose. He expressed his comfort with the project and the added curb appeal in Cocoa Beach.

CITY OF COCOA BEACH
COMMUNITY REDEVELOPMENT AGENCY
MINUTES
June 6, 2024

2. Discuss and Approve the Commercial Visual Improvement Program Grant for Juice N Java Cafe located at 75 N Orlando Ave
Staff Representative: Devan Pritts, Project/Grant Coordinator & CRA Administrator
Recommendation: Approve

MOTION BY WILLIAMS/HUTCHERSON

I MOVE TO APPROVE

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

F. Public Comment

G. Adjournment

The meeting was adjourned at 6:45 pm.

Karin Grooms, MPA, CMC
City Clerk

Keith Capizzi,
Mayor-Commissioner

City of Cocoa Beach Community Redevelopment Agency Agenda Item Summary

**DEPARTMENT MAKING
REQUEST/NAME:**

City Manager /
Devan Taly, CRA Administrator

MEETING DATE

September 19, 2024

REQUESTED MOTION/ACTION

Approve Resolution 2024-01 CRA Budget

Staff Representative: Devan Pritts, Director of Grants & Special Projects

Staff Representative:

Recommendation:

IS THIS ITEM BUDGETED (IF APPLICABLE)?

N/A

BACKGROUND:

Per F.S. 189.016 Each budget cycle/fiscal year the CRA shall adopt a budget by resolution.

Select Year: 2024 ▼ Go

The 2024 Florida Statutes

[Title XIII](#)

PLANNING AND DEVELOPMENT

[Chapter 189](#)

UNIFORM SPECIAL DISTRICT ACCOUNTABILITY ACT

[View Entire Chapter](#)**189.016 Reports; budgets; audits.—**

(1) When a new special district is created, the district must forward to the department, within 30 days after the adoption of the special act, rule, ordinance, resolution, or other document that provides for the creation of the district, a copy of the document and a written statement that includes a reference to the status of the special district as dependent or independent and the basis for such classification. In addition to the document or documents that create the district, the district must also submit a map of the district, showing any municipal boundaries that cross the district's boundaries, and any county lines if the district is located in more than one county. The department must notify the local government or other entity and the district within 30 days after receipt of the document or documents that create the district as to whether the district has been determined to be dependent or independent.

(2) Any amendment, modification, or update of the document by which the district was created, including changes in boundaries, must be filed with the department within 30 days after adoption. The department may initiate proceedings against special districts as provided in s. [189.067](#) for failure to file the information required by this subsection. However, for the purposes of this section and s. [175.101](#)(1), the boundaries of a district shall be deemed to include an area that has been annexed until the completion of the 4-year period specified in s. [171.093](#)(4) or other mutually agreed upon extension, or when a district is providing services pursuant to an interlocal agreement entered into pursuant to s. [171.093](#)(3).

(3) The governing body of each special district shall adopt a budget by resolution each fiscal year. The total amount available from taxation and other sources, including balances brought forward from prior fiscal years, must equal the total of appropriations for expenditures and reserves. At a minimum, the adopted budget must show for each fund, as required by law and sound financial practices, budgeted revenues and expenditures by organizational unit which are at least at the level of detail required for the annual financial report under s. [218.32](#)(1). The adopted budget must regulate expenditures of the special district, and an officer of a special district may not expend or contract for expenditures in any fiscal year except pursuant to the adopted budget.

(4) The tentative budget must be posted on the special district's official website at least 2 days before the budget hearing, held pursuant to s. [200.065](#) or other law, to consider such budget and must remain on the website for at least 45 days. The final adopted budget must be posted on the special district's official website within 30 days after adoption and must remain on the website for at least 2 years. This subsection and subsection (3) do not apply to water management districts as defined in s. [373.019](#).

(5) The proposed budget of a dependent special district must be contained within the general budget of the local governing authority to which it is dependent and be clearly stated as the budget of the dependent district. However, with the concurrence of the local governing authority, a dependent

district may be budgeted separately. The dependent district must provide any budget information requested by the local governing authority at the time and place designated by the local governing authority.

(6) The governing body of each special district at any time within a fiscal year or within 60 days following the end of the fiscal year may amend a budget for that year as follows:

(a) Appropriations for expenditures within a fund may be decreased or increased by motion recorded in the minutes if the total appropriations of the fund do not increase.

(b) The governing body may establish procedures by which the designated budget officer may authorize certain amendments if the total appropriations of the fund do not increase.

(c) If a budget amendment is required for a purpose not specifically authorized in paragraph (a) or paragraph (b), the budget amendment must be adopted by resolution.

(7) If the governing body of a special district amends the budget pursuant to paragraph (6)(c), the adopted amendment must be posted on the official website of the special district within 5 days after adoption and must remain on the website for at least 2 years.

(8) A local general-purpose government may review the budget or tax levy of any special district located solely within its boundaries.

(9) All special districts must comply with the financial reporting requirements of ss. [218.32](#) and [218.39](#). A local general-purpose government or governing authority may request, from any special district located solely within its boundaries, financial information in order to comply with its reporting requirements under ss. [218.32](#) and [218.39](#). The special district must cooperate with such request and provide the financial information at the time and place designated by the local general-purpose government or governing authority.

(10) All reports or information required to be filed with a local general-purpose government or governing authority under ss. [189.014](#), [189.015](#), and [189.08](#) and subsection (8) must:

(a) If the local general-purpose government or governing authority is a county, be filed with the clerk of the board of county commissioners.

(b) If the district is a multicounty district, be filed with the clerk of the county commission in each county.

(c) If the local general-purpose government or governing authority is a municipality, be filed at the place designated by the municipal governing body.

History.—s. 10, ch. 79-183; s. 16, ch. 81-167; s. 25, ch. 89-169; s. 13, ch. 96-324; s. 144, ch. 2001-266; s. 26, ch. 2002-1; s. 19, ch. 2004-305; s. 2, ch. 2009-217; s. 14, ch. 2011-144; s. 40, ch. 2014-22; s. 3, ch. 2016-22.

Note.—Former s. 189.006; s. 189.418.

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RESOLUTION CRA 2024-01

A RESOLUTION OF THE DOWNTOWN COCOA BEACH COMMUNITY REDEVELOPMENT AGENCY, COCOA BEACH, FLORIDA ADOPTING A BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025, 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, 2025, is:

REVENUES

Contributions to Trust Fund-Increment Tax Revenue	\$	1,041,346
Contributions to Trust Fund-County Contribution	\$	464,352
Charges for Services – Parking	\$	461,000
Miscellaneous Revenue	\$	47,007
TOTAL REVENUE	\$	2,013,705

EXPENSES

PERSONNEL

Salaries & Wages.....	\$	39,425
Benefits	\$	14,050

SUBTOTAL PERSONNEL	\$	53,475
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OPERATING

Professional Services.....	\$	0
Auditor	\$	5,250
General Liability	\$	7,367
Cyber/Computer Liability	\$	628

DRAFT

48	Building Maintenance.....	\$	17,500
49	Printing & Binding	\$	4,200
50	Promotional Activities.....	\$	21,000
51	Publications & Memberships	\$	2,500
52	Bank Charges	\$	12,000
53	Support Services.....	\$	129,027
54	Travel & Per Diem.....	\$	2,000
55	Property Insurance.....	\$	27,424
56	Electric	\$	10,000
57	Water & Sewer	\$	10,000
58	Other Current Charges	\$	2,000
59	Office Supplies	\$	800
60	Other Supplies.....	\$	17,375
61	Payroll Processing Fees.....	\$	200
62	Training & Education.....	\$	8,000
63			
64	SUBTOTAL OPERATING	\$	277,271
65			
66	CAPITAL OUTLAY		
67	Downtown Area Improvements – Surfside Playhouse	\$	39,030
68			
69			
70	SUBTOTAL CAPITAL OUTLAY	\$	39,030
71			
72	GRANTS & AIDS		
73	Downtown Area – Grants & Aids	\$	250,000
74			
75	SUBTOTAL GRANTS & AIDS..	\$	250,000
76			
77	DEBT SERVICE & TRANSFER		
78	Principal	\$	290,000
79	Interest	\$	107,750
80	Interfund Loan Repayment.....	\$	40,000
81	Interfund Transfer to Fund 310 – Cultural Green Space.....	\$	1,145,764
82	Interfund Transfer to Fund 310 – City Hall Wash / Community Center	\$	78,828
83			
84	SUBTOTAL DEBT SERVICE	\$	1,662,342
85			
86			
87			
88	TOTAL EXPENSES	\$	2,282,118
89			
90			

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 2024-01 was duly adopted at a Regular Meeting of the Downtown Cocoa Beach Community Redevelopment Agency, Cocoa Beach, Florida, held on the ____ day of _____, 2024.

Ayes: _____

Nays: _____

Absent or Abstaining: _____

Keith Capizzi
Chairperson

ATTEST:

Karin Grooms
City Clerk

City of Cocoa Beach Community Redevelopment Agency Agenda Item Summary

**DEPARTMENT MAKING
REQUEST/NAME:**

City Manager /
Devan Taly, CRA Administrator

MEETING DATE

September 19, 2024

REQUESTED MOTION/ACTION

Request to Approve New Downtown Cocoa Beach Community Redevelopment Agency
Performance Measures and Standards Annual Report

Staff Representative: Devan Pritts, Director of Grants & Special Projects

Staff Representative:

Recommendation:

IS THIS ITEM BUDGETED (IF APPLICABLE)?

N/A

BACKGROUND:

Acknowledge New F.S. 189.0694 Special District Performance Measures and
Standards:

(1) Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved. (2) By December 1 of each year thereafter, each special district must publish an annual report on the district's website describing: (a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination. (b) Any goals or objectives the district failed to achieve.

CHAPTER 2024-136

Committee Substitute for Committee Substitute for House Bill No. 7013

An act relating to special districts; repealing s. 163.3756, F.S., relating to inactive community redevelopment agencies; amending s. 163.504, F.S.; prohibiting the creation of new neighborhood improvement districts after a date certain; repealing s. 165.0615 F.S., relating to municipal conversion of independent special districts upon elector-initiated and approved referendum; creating s. 189.0312, F.S.; providing term limits for members of governing bodies of independent special districts elected by the qualified electors of the district; providing an exception; providing construction; creating s. 189.0313, F.S.; providing the method for changing boundaries of an independent special district; providing an exception; amending s. 189.062, F.S.; providing additional criteria for declaring a special district inactive; requiring certain special districts to provide notice of a proposed declaration of inactive status in the county or municipality under certain circumstances; revising the time period for filing an objection to a proposed declaration; authorizing a specific objection; providing that a district declared inactive may only expend funds as necessary to service outstanding debt and to comply with existing bond covenants and contractual obligations; creating s. 189.0694, F.S.; requiring special districts to establish performance measures to assess performance; requiring special districts to publish an annual report concerning performance measures; amending s. 189.0695, F.S.; requiring the Office of Program Policy Analysis and Governmental Accountability to conduct performance reviews; repealing s. 190.047, F.S., relating to incorporation or annexation of a district; amending s. 191.013, F.S.; requiring independent special fire control districts to annually report training and certification information regarding volunteer firefighters to the Division of State Fire Marshal; amending s. 388.211, F.S.; providing the boundaries of a mosquito control district may only be changed by special act; amending s. 388.221, F.S.; reducing the maximum millage rate for mosquito control districts; providing an exception; amending s. 388.271, F.S.; requiring, instead of authorizing, special districts to file tentative work plans and work plan budgets at specified intervals; requiring the Department of Agriculture and Consumer Services to report to the Department of Commerce if certain special districts fail to submit specified information; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 163.3756, Florida Statutes, is repealed.

Section 2. Section 163.504, Florida Statutes, is amended to read:

163.504 Safe neighborhood improvement districts; formation authorized by ordinance; jurisdictional boundaries; prohibition on future creation.—

(1) The governing body of any municipality or county may authorize the formation of safe neighborhood improvement districts through the adoption of a planning ordinance which specifies that such districts may be created by one or more of the methods established in ss. 163.506, 163.508, 163.511, and 163.512. No district may overlap the jurisdictional boundaries of a municipality and the unincorporated area of a county, except by interlocal agreement.

(2) A safe neighborhood improvement district may not be created on or after July 1, 2024. A safe neighborhood improvement district in existence before July 1, 2024, may continue to operate as provided in this part.

Section 3. Section 165.0615, Florida Statutes, is repealed.

Section 4. Section 189.0312, Florida Statutes, is created to read:

189.0312 Independent special districts; term of office.—

(1) A member elected by the qualified electors of the district to the governing body of an independent special district may not serve for more than 12 consecutive years, unless the district's charter provides for more restrictive terms of office. Service of a term of office that commenced before November 5, 2024, does not count toward the limitation imposed by this subsection.

(2) This section does not apply to a community development district established under chapter 190, or an independent special district created pursuant to a special act that provides that any amendment to chapter 190 to grant additional powers constitutes a power of the district.

(3) This section does not require an independent special district governed by an appointed governing body to convert to an elected governing body.

Section 5. Section 189.0313, Florida Statutes, is created to read:

189.0313 Independent special districts; boundaries; exception.—Notwithstanding any special law or general law of local application to the contrary, the boundaries of an independent special district shall only be changed by general law or special act. This section does not apply to a community development district established pursuant to chapter 190.

Section 6. Subsections (1) and (2) of section 189.062, Florida Statutes, are amended to read:

189.062 Special procedures for inactive districts.—

(1) The department shall declare inactive any special district in this state by documenting that:

(a) The special district meets one of the following criteria:

1. The registered agent of the district, the chair of the governing body of the district, or the governing body of the appropriate local general-purpose government notifies the department in writing that the district has taken no action for 2 or more years;

2. The registered agent of the district, the chair of the governing body of the district, or the governing body of the appropriate local general-purpose government notifies the department in writing that the district has not had a governing body or a sufficient number of governing body members to constitute a quorum for 2 or more years;

3. The registered agent of the district, the chair of the governing body of the district, or the governing body of the appropriate local general-purpose government fails to respond to an inquiry by the department within 21 days;

4. The department determines, pursuant to s. 189.067, that the district has failed to file any of the reports listed in s. 189.066;

5. The district has not had a registered office and agent on file with the department for 1 or more years; ~~or~~

6. The governing body of a special district provides documentation to the department that it has unanimously adopted a resolution declaring the special district inactive. The special district is responsible for payment of any expenses associated with its dissolution;—

7. The district is an independent special district or a community redevelopment district created under part III of chapter 163 that has reported no revenue, no expenditures, and no debt under s. 189.016(9) or s. 218.32 for at least 5 consecutive fiscal years beginning no earlier than October 1, 2018. This subparagraph does not apply to a community development district established under chapter 190 or to any independent special district operating pursuant to a special act that provides that any amendment to chapter 190 to grant additional powers constitutes a power of that district; or

8. For a mosquito control district created pursuant to chapter 388, the department has received notice from the Department of Agriculture and Consumer Services that the district has failed to file a tentative work plan and tentative detailed work plan budget as required by s. 388.271.

(b) The department, special district, or local general-purpose government has published a notice of proposed declaration of inactive status in a newspaper of general circulation in the county or municipality in which the territory of the special district is located and has sent a copy of such notice by certified mail to the registered agent or chair of the governing body, if any. If the special district is a dependent special district with a governing body that is not identical to the governing body of a single county or a single municipality, a copy of such notice must also be sent by certified mail to the governing body of the county or municipality on which the district is

dependent. Such notice must include the name of the special district, the law under which it was organized and operating, a general description of the territory included in the special district, and a statement that any objections must be filed pursuant to chapter 120 within 30 21 days after the publication date. The objections may include that the special district has outstanding debt obligations that are not included in reports required under s. 189.016(9) or s. 218.32.

(c) ~~Thirty Twenty-one~~ days have elapsed from the publication date of the notice of proposed declaration of inactive status and no administrative appeals were filed.

(2) If any special district is declared inactive pursuant to this section, the district may only expend funds as necessary to service outstanding debt and to comply with existing bond covenants and other contractual obligations. The property or assets of the special district are subject to legal process for payment of any debts of the district. After the payment of all the debts of said inactive special district, the remainder of its property or assets shall escheat to the county or municipality wherein located. If, however, it shall be necessary, in order to pay any such debt, to levy any tax or taxes on the property in the territory or limits of the inactive special district, the same may be assessed and levied by order of the local general-purpose government wherein the same is situated and shall be assessed by the county property appraiser and collected by the county tax collector.

Section 7. Section 189.0694, Florida Statutes, is created to read:

189.0694 Special districts; performance measures and standards.—

(1) Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved.

(2) By December 1 of each year thereafter, each special district must publish an annual report on the district's website describing:

(a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination.

(b) Any goals or objectives the district failed to achieve.

Section 8. Paragraph (c) is added to subsection (3) of section 189.0695, Florida Statutes, to read:

189.0695 Independent special districts; performance reviews.—

(3) The Office of Program Policy Analysis and Government Accountability must conduct a performance review of all independent special

districts within the classifications described in paragraphs (a), ~~and (b), and~~ (c) and may contract as needed to complete the requirements of this subsection. The Office of Program Policy Analysis and Government Accountability shall submit the final report of the performance review to the President of the Senate and the Speaker of the House of Representatives as follows:

(c) For all safe neighborhood improvement districts as defined in s. 163.503(1), no later than September 30, 2025.

Section 9. Section 190.047, Florida Statutes, is repealed.

Section 10. Subsection (3) is added to section 191.013, Florida Statutes, to read:

191.013 Intergovernmental coordination.—

(3) By October 1 of each year, each independent special fire control district shall report to the Division of State Fire Marshal regarding whether each of the district's volunteer firefighters has completed the required trainings and received the required certifications established by the division pursuant to s. 633.408.

Section 11. Section 388.211, Florida Statutes, is amended to read:

388.211 Change in district boundaries.—

~~(1) The boundaries of each district may only be changed by a special act of the Legislature. The board of commissioners of any district formed prior to July 1, 1980, may, for and on behalf of the district or the qualified electors within or without the district, request that the board of county commissioners in each county having land within the district approve a change in the boundaries of the district.~~

~~(2) If the board of county commissioners approves such change, an amendment shall be made to the order creating the district to conform with the boundary change.~~

Section 12. Subsection (1) of section 388.221, Florida Statutes, is amended to read:

388.221 Tax levy.—

(1) The board of commissioners of such district may levy upon all of the real and personal taxable property in said district a special tax not exceeding 1 mill ~~10 mills~~ on the dollar during each year as maintenance tax to be used solely for the purposes authorized and prescribed by this chapter. The board of commissioners of a district may increase such special tax to no more than 2 mills on the dollar if the increase is approved by a referendum of the qualified electors of the district held at a general election. Said board shall by resolution certify to the property appraiser of the county in which the

property is situate, timely for the preparation of the tax roll, the tax rate to be applied in determining the amount of the district's annual maintenance tax. Certified copies of such resolution executed in the name of said board by its chair and secretary and under its corporate seal shall be made and delivered to the property appraiser and the board of county commissioners of the county in which such district is located, and to the Department of Revenue not later than September 30 of such year. The property appraiser of said county shall assess and the tax collector of said county shall collect the amount of taxes so assessed and levied by said board of commissioners of said district upon all of the taxable real and personal property in said district at the rate of taxation adopted by said board for said year and included in said resolution, and said levy shall be included in the warrants of the property appraiser and attached to the assessment roll of taxes for said county each year. The tax collector shall collect such taxes so levied by said board in the same manner as other taxes are collected and shall pay the same within the time and in the manner prescribed by law to the treasurer of said board. The Department of Revenue shall assess and levy on all the railroad lines and railroad property and telegraph and telephone lines and telegraph and telephone property situated in said district in the amount of each such levy as in case of other state and county taxes and shall collect said taxes thereon in the same manner as it is required by law to assess and collect taxes for state and county purposes and remit the same to the treasurer of said board. All such taxes shall be held by said treasurer for the credit of said board and paid out by him or her as ordered by said board.

Section 13. Subsection (1) of section 388.271, Florida Statutes, is amended, and subsection (3) is added to that section, to read:

388.271 Prerequisites to participation.—

(1) When state funds are involved, it is the duty of the department to guide, review, approve, and coordinate the activities of all county governments and special districts receiving state funds in furtherance of the goal of integrated arthropod control. Each county ~~or district~~ eligible to participate hereunder may, and each district must, begin participation on October 1 of any year by filing with the department not later than July 15 a tentative work plan and tentative detailed work plan budget providing for the control of arthropods. Following approval of the plan and budget by the department, two copies of the county's or district's certified budget based on the approved work plan and detailed work plan budget shall be submitted to the department by September 30 following. State funds, supplies, and services shall be made available to such county or district by and through the department immediately upon release of funds by the Executive Office of the Governor.

(3) If a special district fails to submit a tentative work plan and tentative detailed work plan budget as required by subsection (1), the department shall send notice of such failure to the Department of Commerce within 30 days.

Section 14. This act shall take effect July 1, 2024.

Approved by the Governor April 26, 2024.

Filed in Office Secretary of State April 26, 2024.

DOWNTOWN COCOA BEACH COMMUNITY REDEVELOPMENT AGENCY



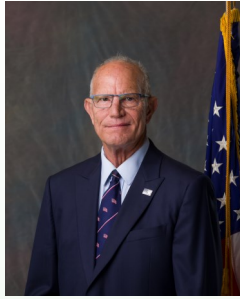
PERFORMANCE MEASURES & STANDARDS 2024 ANNUAL REPORT



DOWNTOWN COCOA BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD MEMBERS



**JEREMY
HUTCHERSON**



SKIP WILLIAMS



KEITH CAPIZZI

CRA CHAIR



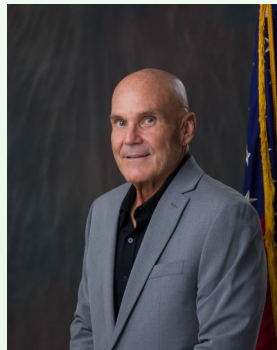
KARALYN WOULAS



JOSHUA JACKSON

CITY OF COCOA BEACH:

**CITY MANAGER:
WAYNE CARRAGINO**



CRA ADMINISTRATOR: DEVAN PRITTS

FINANCE DIRECTOR: PATRISHA DRAYCOTT

REGISTERED AGENT AND CITY CLERK: KARIN GROOMS

**CPA'S AND ADVISORS CARR, RIGGS, AND INGRAM,
LLC**



Message From The Director

Dear Residents of Cocoa Beach,

We are delighted to provide an update on the endeavors and advancements of the Cocoa Beach City Community Redevelopment Agency (CRA) for 2024. This annual report serves to inform our community of our progress as it relates to our performance standards and measures.

This involves implementing the CRA plan in collaboration with the community and methodically executing these plans to improve the economic landscape. Throughout this year, significant transformations unfolded across our district. Central to the CRA's mission is the enhancement of our community and gradually mitigating blighted conditions prevalent in certain areas. Whether refining existing concepts or devising innovative solutions, the CRA eagerly embraces its pivotal role in the City of Cocoa Beach.

Sincerely,

Devan Pritts
City of Cocoa Beach
CRA Director



Agency Overview

Welcome! Thank you for your interest in the City of Cocoa Beach Community Redevelopment Agency. The primary function of the Cocoa Beach CRA is developing, supporting, and implementing the Downtown Cocoa Beach Community Redevelopment Plan.

The Board of County Commissioners adopted their resolution 08-128 on May 29, 2008, authorizing the City Commission to create a Downtown Cocoa Beach.

On November 19, 2009, the City Commission adopted resolution 2009-28, establishing the Downtown Cocoa Beach Redevelopment Agency.

The City Commission adopted the Downtown Community Redevelopment Plan in 2012.

The Downtown District Community Area consists of approximately 237 acres located in Cocoa Beach. Land uses in the Downtown District include residential, office, commercial/retail, light industrial, and green/open space.



VISION STATEMENT

The CRA shall promote redevelopment of the downtown area in a manner which embraces our historical place in the community and our desire to be economically sustainable, continually improving our overall quality of life.

THE CRA'S MISSION SHALL BE TO:

- Create a strong identity for the Downtown
- Promote a more walkable Village Center, connected to the larger community
- Support economic stability
- Promote and enhance the “surfing village” resort uses
- Protect residential neighborhoods from commercial intrusion, yet provide connectivity for walkability and sustainability
- Enhance downtown with a broader mix of uses
- Reinforce, preserve, and expand the unique building types and neighborhood characteristics
- Maintain and enhance public lands, open spaces, and public service/utilities to assure a good quality of life for the residents and visitors



GOALS & OBJECTIVES

The goals & objectives listed are based on the vision, mission, recommendations and philosophies from the Downtown Cocoa Beach Community Redevelopment Plan adopted in 2012.

Goals:

- Embark on a redevelopment program to eliminate conditions impeding Cocoa Beach's sustainability and economic vitality.
- Undertake projects to reposition the City in the marketplace.
- Promote mixed uses to provide additional support to existing and new businesses and land development.
- Any and all additional programs, projects, and activities which may be identified by the DCBCRA that are consistent with the Downtown Cocoa Beach Community Redevelopment Plan.

Objectives:

- Eliminate blight conditions.
- Encourage expansion of stormwater systems and improvements to infrastructure.
- Encourage improvements to parking.
- Encourage improvements to landscaping and streetscape.
- Encourage improvements to promote pedestrian and bicycle safe infrastructure.





COMMUNITY ENGAGEMENT

Conduct special events, similar to farmer's markets, art shows, cultural events, and other business functions to draw people to the downtown area and promote local businesses.

"Aid the downtown merchants in creating a Main Street Program"

In FY2024, the Cocoa Beach Main Street Program held multiple events in the downtown center of Cocoa Beach.

These events include:

- Friday Fests (3rd Friday of every month)
- Farmers Market
- Sip N Stroll
- Space Coast Pet Fest
- Murals & More Fest



New Projects Within CRA

- The Surf Condo (2024)
- Food & Brew Hall (2025)
- New City of Cocoa Beach City Hall & Centennial Square (2025)
- Surfside Playhouse Improvements (2024-2025)

Prior Projects Within CRA

- City of Cocoa Beach Parking Garage (2019)
- City of Cocoa Beach Police Station (2021)
- City of Cocoa Beach Fire Station 51 (2015)



CRA FAÇADE GRANT PROGRAMS

- Woodland Business Center Stormwater Improvements
- Cocoa Beach Office Condo Association Façade
- Juice N Java Café Façade
- Coastal Market Parking Lot Improvements

The CRA Board Approved
\$200,000 in Façade Grant funds
for the FY2024 Budget.



PERFORMANCE MEASURES

The performance measures listed are based on the vision, mission, recommendations and philosophies from the Downtown Cocoa Beach Community Redevelopment Plan adopted in 2012.

Success of CRA Small Business Grant Programs:

“A need to enhance Downtown Cocoa Beach CRA Business Environment”

Upgrading existing retail and attract new retail, restaurants, dining, and entertainment venues through incentives and façade or property improvement upgrades. In FY2024, the CRA Board has approved 4 CRA Commercial Business’s located in the downtown area, totaling \$130,000 for our Façade Grant Program.

- Woodland Business Center \$50,000
- Cocoa Beach Office Association \$30,000
- Juice N Java Café \$25,000
- Coastal Market \$25,000

CRA Financial Contributions towards promotional/special events:

“Additional uses to Support Downtown Core and Surrounding Areas”

Expand the use, visibility, access, and availability of cultural, fine arts, sciences, library, performing arts, and other cultural assets into the redevelopment area. In FY2024, the CRA Board has approved \$50,000 of improvements at Surfside Playhouse located in the downtown area.

CRA Capital or Physical Improvements:

“This new facility would activate the street and encourage more pedestrian uses in the immediate surrounding area”

The redevelopment of a new City Hall and Cocoa Beach Centennial Square shows the types of improvements undertaken by the Downtown Cocoa Beach Community Redevelopment Agency. The City is investing in its own community, invoking a sense of place and pride.





City of Cocoa Beach
Downtown Cocoa Beach Redevelopment Agency
2024

CRA Board Approval September 19 2024
City Commission Approval September 19, 2024