



**Meeting Agenda**  
**Thursday, March 5, 2026**

**7:00 PM**

**REGULAR MEETING**

**Cocoa Beach City Hall**  
**2 S Orlando Avenue**  
**Cocoa Beach, FL 32931**

**WELCOME**

**Meeting re-broadcasts on:** Spectrum - Channel 499 and  
[www.youtube.com/@CityofCocoaBeachFL](http://www.youtube.com/@CityofCocoaBeachFL)  
Meeting Video Archives: [www.cityofcocoabeach.com](http://www.cityofcocoabeach.com)

**Packets:** Packets are on the City's website ([www.cityofcocoabeach.com](http://www.cityofcocoabeach.com))

**Rules of Order:** Robert's Rules of Order and the Florida Sunshine Law govern the conduct of our meetings.

**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 entrance 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 a 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.

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A. MEETING CALLED TO ORDER

1. Pledge of Allegiance
2. Invocation by Troy Stanley, Pastor, First Christian Church of Cocoa Beach
3. Roll Call

B. APPROVAL OF THE AGENDA

(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.)

C. PUBLIC COMMENTS

Comments will be heard on items that do not appear on the agenda of this meeting. Citizens will limit their comments to three (3) minutes. Per Commission Procedures, the City Commission will not take any action or discuss items brought up under the "Public Comment" section of the agenda. The City Commission may schedule such items as regular agenda items and act upon them in the future.

D. STAFF REPORTS AND ANNOUNCEMENTS

E. CITY ATTORNEY REPORTS AND ANNOUNCEMENTS

F. CITY COMMISSION REPORTS AND ANNOUNCEMENTS

G. COMMUNITY REDEVELOPMENT AGENCY (CRA)

**City Commission will temporarily recess, and then convene as the Cocoa Beach Downtown Community Redevelopment Agency for the following item(s):**

1. Approve 2025 Downtown Cocoa Beach Community Redevelopment Agency Report  
Staff Representative: Devan Taly, Deputy Finance Director/CRA  
Recommendation: Approve

***Commission will reconvene for the remaining items.***

#### H. CONSENT AGENDA

1. Approve the February 19, 2026, City Commission Meeting Minutes  
Staff Representative: City Clerk Department  
Recommendation: Approve
2. Approve the renewal of two Interlocal Agreements with Brevard County Ocean Rescue for the provision of lifeguard services for 2026. This is a budgeted item.  
Staff Representative: Justin Grimes, Fire Chief  
Recommendation: Approve
3. Ratify the following Memorandum of Agreement for the wage re-opener, for the period of October 1, 2025, to September 30, 2026, between the City of Cocoa Beach and Local 3570, The International Association of Fire Fighters (IAFF).  
Staff Representative: Cindy DePina, Director of Human Resources  
Recommendation: Approve
4. Board Appointment:  
Appoint Dean Paterson to serve on the Police Pension Board with a term to be completed April 2028.  
Staff Representative: Police Pension Board  
Recommendation: Approve
5. Approve 2025 Downtown Cocoa Beach Community Redevelopment Agency Report Adopted in the CRA. - Added 3/5/26  
Staff Representative: Devan Taly, Deputy Finance Director/CRA  
Recommendation: Approve

#### I. ITEMS REMOVED FROM THE CONSENT AGENDA

#### J. UNFINISHED BUSINESS

1. Adopt Ordinance 1711 on second reading - an ordinance of the City of Cocoa Beach, Florida, Regulating temporary signs; amending Section 5-04. Prohibited Signs - to revise sign types allowed to be displayed in public rights-of-way; providing findings; providing for conflicts; codification; and an effective date.  
Staff Representative: David Dickey, Development Services  
Recommendation: Adopt on Final Reading

- K. GENERAL PUBLIC COMMENT  
(Only if not accommodated in the 30-minute Public Comment period earlier)
- L. ADJOURNMENT

# DOWNTOWN COCOA BEACH COMMUNITY REDEVELOPMENT AGENCY



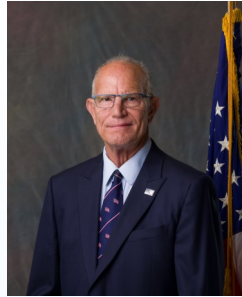
## 2025 ANNUAL REPORT



**DOWNTOWN COCOA BEACH COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEMBERS**



**JEREMY HUTCHERSON**



**SKIP WILLIAMS**



**KEITH CAPIZZI**



**TIM TUMULTY**



**JOSHUA JACKSON**

**CRA CHAIR**

**CITY OF COCOA BEACH:**

**CITY MANAGER:**

**Wes Mullins**



**CRA ADMINISTRATOR: DEVAN TALY**

**FINANCE DIRECTOR: HANA JUMAN**

**DEVELOPMENT SERVICES DIRECTOR: DAVID DICKEY**

**REGISTERED AGENT AND CITY CLERK: KARIN GROOMS**

**AUDITORS: MAULDIN & JENKINS CPA ADVISORS**





## **DOWNTOWN COCOA BEACH COMMUNITY REDEVELOPMENT AGENCY (DCBCRA)**

### **REDEVELOPMENT PLAN PURPOSE**



- SERVE TO ELIMINATE AND REDUCE BLIGHT
- ESTABLISH COMMUNITY POLICING TO ENCOURAGE COMPLIANCE WITH ESTABLISHED COMMUNITY STANDARDS
- PROVIDE AND ENCOURAGE THE EXPANSION OF STORMWATER SYSTEMS AND IMPROVEMENTS TO INFRASTRUCTURE
- PROVIDE AND SUPPORT IMPROVEMENT OF THE ROADWAY NETWORK AND PROMOTE PEDESTRIAN AND BICYCLE SAFE INFRASTRUCTURE
- PROVIDE AND ENCOURAGE IMPROVEMENTS TO PARKING
- PROVIDE AND ENCOURAGE IMPROVEMENTS TO LANDSCAPING AND STREETScape
- ENCOURAGE AND PROVIDE INCENTIVES FOR APPROPRIATE ECONOMIC DEVELOPMENT
- ENCOURAGE AND FOSTER THE DEVELOPMENT OF ACTIVITIES WHICH IMPACT OUR CULTURE AND QUALITY OF LIFE
- ANY AND ALL ADDITIONAL PROGRAMS, PROJECTS, AND ACTIVITIES WHICH MAY BE IDENTIFIED BY THE DCBCRA THAT IS CONSISTENT WITH THIS COMPREHENSIVE COMMUNITY REDEVELOPMENT PLAN



## WHAT IS A CRA?

### GOVERNING BODY OF CRA

- A Community Redevelopment Agency (CRA) is a specific geographic area that has met the physical and/or economical conditions of a blighted area as defined in the Community Redevelopment Act of 1969 (Florida Statutes, Chapter 163, Part III).
- The area has to be formally designated by the local government as appropriate for redevelopment.
- It has to be determined that dedicated resources should be used to reduce or eliminate these blighted conditions and to stimulate community and economic revitalization.
- Once the CRA is established, Tax Increment Financing (TIF) programs may be implemented.
- TIF programs are generally long-term, 30-year commitments.
- CRA's have been created in other states throughout the country with Florida having more than 140.
- The Community Redevelopment Act specifies that the governing body of the CRA jurisdiction is from which the area is located.
- A five to seven member Board, created by the local government, administers the activities and programs within the CRA. The City Commission can act as the Community Redevelopment Agency board, but must act as a separate and distinct agency.
- Annual budgets, financial reporting, and activity reports are also required by the Community Redevelopment Act.



**City of Cocoa Beach Police Station, Fire Station, and Parking Garage.**



## HISTORY

Redevelopment of the City's historic downtown area has been a focus of the City Commission beginning since the 1990's. Following the enabling of area plans in the City's Comprehensive Plan of 2005, the City began a deliberate planning effort for the City's Historic Downtown area. The result of the planning effort has led to the creation of the Downtown Cocoa Beach Community Redevelopment Agency. (DCBCRA) Anticipating that 2012 would be the year that property values "bottom out" following the national recession of 2007-2009, the CRA completed the Downtown Cocoa Beach Community Redevelopment Plan with professional help of planning consultant, Lawandales Planning Affiliates. The Plan was developed with extensive and collaborative input from citizens and businesses of Cocoa Beach, and relied upon studies and plans developed by city staff and consulting firms Zyscovich Architects and Miller Legg and Associates.

## PRESENT

In 2025, the City of Cocoa Beach celebrated it's 100th year anniversary in the new Centennial Square in Downtown Cocoa Beach.



July 5th, 2025 Centennial Celebration Drone Show

## Grand Opening City of Cocoa Beach Fire Station 51



Ribbon Cutting Ceremony in 2015

# Grand Opening City of Cocoa Beach Parking Garage



**Ribbon Cutting Ceremony in  
2019**

## Grand Opening City of Cocoa Beach Police Station



**Ribbon Cutting Ceremony in 2021**

# Grand Opening City of Cocoa Beach City Hall and Centennial Square



**Ribbon Cutting Ceremony in 2025**

## **AGENCY OVERVIEW**

In accordance with City of Cocoa Beach Charter Section 6.06, on January 29, 2008, the electorate of the City voted to authorize establishment of a Downtown Cocoa Beach Community Redevelopment Agency (DCBCRA).

On April 2, 2008, the Cocoa Beach City Commission adopted Resolution No. 2008-13 requesting Brevard County to delegate to the City Commission the powers to create a Downtown Cocoa Beach Community Redevelopment Agency.

The Brevard County Board of County Commissioners (BCBoFCC) authorized the City to create the DCBCRA, with their adoption of County Resolution 08-125 on May 29, 2008.

With this authority, on August 20, 2009, the City Commission adopted Resolution No. 009-20, finding the need for a CRA given the City's July 2009 "Finding of Necessity" as required by Florida Statute 163.355, in the possible creation of a CRA. This resolution also identified the Redevelopment Area.

Based on the adopted "Finding of Necessity", the City Commission adopted Resolution No. 2009-28 on November 19, 2009, establishing the DCBCRA.

The City Commission adopted Resolution No. 2012-13 on May 17, 2012. Per Florida Statutes Chapter 163.360 the city was required to adopt a plan. The plan was adopted following a review and recommendation by the City's Planning Board (local planning agency) as to the plan's conformity with the City's comprehensive plan.

In Cocoa Beach, the CRA Board has been determined to be the City Commission. No other governance structure, such as an Advisory Board, has been created.

Brevard County Commission signed an interlocal Agreement with the DCBCRA to continue with the CRA and the building of the Parking Garage.

The DCBCRA is the City's only CRA district. The DCBCRA signed an interlocal agreement with the Brevard County Board of Commissioners February 2018. Per the interlocal agreement the CRA shall expire on December 31, 2033.

The Downtown Cocoa Beach Community Redevelopment Agency consists of approximately 234 acres located in the downtown Cocoa Beach. This district is comprised of distinct land uses, physical characteristics and functions. The Land uses of the downtown include, residential, offices/professional, commercial/retail, light industrial, restaurants/bars and mixed use.



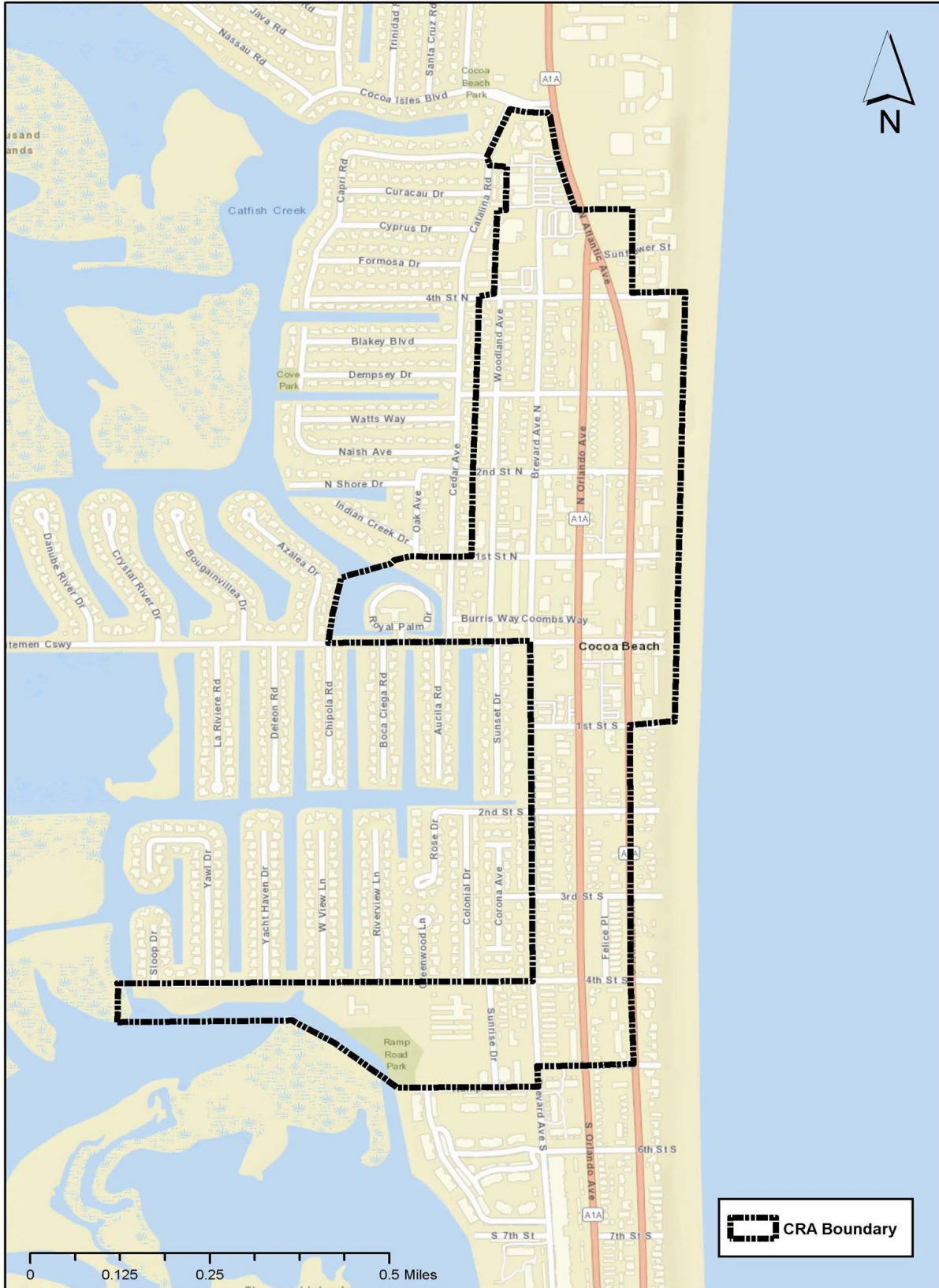
## ASSESSED VALUES OVER LAST 10 YEARS

| YEAR           | ASSESSED VALUE |
|----------------|----------------|
| 2008-BASE YEAR | \$118,031,690  |
| 2016           | \$161,977,000  |
| 2017           | \$176,352,730  |
| 2018           | \$189,226,110  |
| 2019           | \$197,339,050  |
| 2020           | \$212,557,070  |
| 2021           | \$228,158,640  |
| 2022           | \$259,707,570  |
| 2023           | \$276,282,850  |
| 2024           | \$284,368,030  |
| 2025           | \$332,307,210  |



# DCBCRA GEOGRAPHICAL AREA

## CRA Map



# FY2025 BUDGET

The Downtown Cocoa Beach Community Redevelopment Agency prepares the annual budget every year and is brought before the board for approval. Once approved, the board will send the final budget to the City Commission to be adopted along with the City's annual budget.

The annual budget has funds for the entire CRA as well as the Parking Garage located in the downtown area.

All data can be found on the City website at [www.cityofcocoa.beach.com](http://www.cityofcocoa.beach.com).



# FUND: COMMUNITY REDEVELOPMENT (CRA)

## ACCOUNT CODE: 125-0000 FY2025 REVENUE BUDGET

Fund: Community Redevelopment (CRA)

Account Codes: 125-0000

### SOURCES OF FUNDS

|  | 2022             | 2023             | 2024              | 2024             | 2025               |
|--|------------------|------------------|-------------------|------------------|--------------------|
|  | Actual           | Actual           | Amended<br>Budget | Estimated        | Proposed<br>Budget |
| <b>INTERGOVERNMENTAL</b>                 |                  |                  |                   |                  |                    |
| 330 10-00 Intergovernmental - City       | 555,429          | 762,606          | 887,799           | 887,799          | 1,041,346          |
| 330 20-00 Intergovernmental - County     | 332,647          | 403,534          | 464,352           | 439,061          | 464,352            |
| <b>TOTAL TAXES</b>                       | <b>888,076</b>   | <b>1,166,140</b> | <b>1,352,151</b>  | <b>1,326,860</b> | <b>1,505,698</b>   |
| <b>MISCELLANEOUS REVENUES</b>            |                  |                  |                   |                  |                    |
| 361 20-00 Interest on Investment         | 605              | 54,471           | 11,400            | 54,821           | 46,967             |
| 361 90-00 MKT Unrealized Gain/Loss       | (570)            | 2,292            | —                 | 43               | —                  |
| 369 30-00 Insurance Refunds              | —                | —                | —                 | —                | —                  |
| 369 40-00 Misc. Other                    | 3,000            | 1,000            | —                 | 40               | 40                 |
| <b>TOTAL MISCELLANEOUS REVENUES</b>      | <b>3,035</b>     | <b>57,763</b>    | <b>11,400</b>     | <b>54,904</b>    | <b>47,007</b>      |
| <b>TOTAL REVENUES</b>                    | <b>891,111</b>   | <b>1,223,903</b> | <b>1,363,551</b>  | <b>1,381,764</b> | <b>1,552,705</b>   |
| <b>FUNDS FORWARD</b>                     |                  |                  |                   |                  |                    |
| 0000-389.99-10 Appropriated Fund Balance | 567,312          | 963,260          | 1,728,913         | 1,728,913        | 747,273            |
| <b>TOTAL SOURCES</b>                     | <b>1,458,423</b> | <b>2,187,163</b> | <b>3,092,464</b>  | <b>3,110,677</b> | <b>2,299,978</b>   |

The Interlocal Agreement between the City and the County states that 75% of the TIF received from the County be used to retire the bond that was acquired to build the Parking Garage. All of the monies collected from the County through TIF were applied to the Parking Garage Bond.

# FUND: COMMUNITY REDEVELOPMENT (CRA)

## ACCOUNT CODE: 125-9310 FY2025 EXPENSE BUDGET

Fund: Community Redevelopment (CRA)

Account Codes: 125-9310-559./581.

|  | USES OF FUNDS    |                  |                  |                  |                  |
|--|------------------|------------------|------------------|------------------|------------------|
|  | 2022             | 2023             | 2024             | 2024             | 2025             |
|  | Actual           | Actual           | Amended Budget   | Estimated        | Proposed Budget  |
| <b>CRA OPERATING</b>   |                  |                  |                  |                  |                  |
| 31-00 Professional Services                                      | 43,246           | 4,293            | 9,500            | 6,490            | —                |
| 32-10 Auditor  | 2,032            | 5,000            | 5,180            | 5,180            | 5,250            |
| 34-40 Support Services   | 2,000            | —                | 56,000           | 43,365           | 39,580           |
| 40-00 Travel & Per Diem  | —                | —                | —                | —                | 2,000            |
| 45-05 General Liability  | 5,980            | 6,268            | 7,367            | 5,176            | 7,367            |
| 45-45 Cyber/Computer Liability                                   | —                | 598              | 628              | 523              | 628              |
| 46-05 Building Maintenance                                       | —                | —                | —                | —                | 7,500            |
| 47-00 Printing and Binding                                       | 290              | 90               | 16               | 42               | 4,200            |
| 48-00 Promotional Activities                                     | —                | —                | —                | —                | 21,000           |
| 51-00 Office Supplies  | —                | —                | —                | —                | 800              |
| 52-50 Other Supplies   | 33               | 206              | —                | —                | 7,375            |
| 54-10 Publications & memberships                                 | 670              | 1,170            | 1,500            | 1,368            | 2,500            |
| 55-00 Training & Education                                       | —                | —                | —                | —                | —                |
| <b>Subtotal CRA Operating</b>                                    | <b>54,251</b>    | <b>17,625</b>    | <b>80,191</b>    | <b>62,144</b>    | <b>98,200</b>    |
| <b>CAPITAL OUTLAY</b>  |                  |                  |                  |                  |                  |
| 63-10 Improvements O/T Buildings Downtown Area Imprvmnts         | —                | —                | 50,000           | 10,970           | 39,030           |
| <b>Subtotal Capital Outlay</b>                                   | <b>—</b>         | <b>—</b>         | <b>50,000</b>    | <b>10,970</b>    | <b>39,030</b>    |
| <b>GRANTS/AID</b>  |                  |                  |                  |                  |                  |
| 80-00 Aid/Private Organizations                                  | —                | —                | 200,000          | 25,000           | 250,000          |
| <b>Subtotal Grants</b>   | <b>—</b>         | <b>—</b>         | <b>200,000</b>   | <b>25,000</b>    | <b>250,000</b>   |
| <b>TRANSFERS</b>   |                  |                  |                  |                  |                  |
| 91-10 Repayment of Advance to General Fund                       | 1,252            | —                | —                | 1,290            | —                |
| 91-40 Repayment to Stormwater (Minutemen Proj)                   | 40,000           | 40,000           | 40,000           | 40,000           | 40,000           |
| 581.91-70 Capital Improvement/Buildings - City Hall Wash Through | —                | —                | 1,500,000        | 1,422,000        | 78,828           |
| 581.91-70 Improvements O/T Buildings Centennial Square           | —                | —                | 1,650,000        | 400,000          | 1,145,764        |
| <b>Subtotal Transfers</b>  | <b>41,252</b>    | <b>40,000</b>    | <b>3,190,000</b> | <b>1,863,290</b> | <b>1,264,592</b> |
| <b>DEBT</b>  |                  |                  |                  |                  |                  |
| 71-00 Principal  | 250,000          | 265,000          | 280,000          | 280,000          | 290,000          |
| 72-00 Interest   | 149,661          | 135,625          | 122,000          | 122,000          | 107,750          |
| 73-00 Other Debt Costs   | (1)              | —                | —                | —                | —                |
| <b>Subtotal Debt</b>   | <b>399,660</b>   | <b>400,625</b>   | <b>402,000</b>   | <b>402,000</b>   | <b>397,750</b>   |
| <b>TOTAL EXPENSES</b>  | <b>495,163</b>   | <b>458,250</b>   | <b>3,922,191</b> | <b>2,363,404</b> | <b>2,049,572</b> |
| <b>RESERVES</b>  |                  |                  |                  |                  |                  |
| 590.90-10 Reserved Future Appropriations                         | 963,260          | 1,728,913        | (829,727)        | 747,273          | 250,406          |
| <b>TOTAL USES</b>  | <b>1,458,423</b> | <b>2,187,163</b> | <b>3,092,464</b> | <b>3,110,677</b> | <b>2,299,978</b> |

# FUND: COMMUNITY REDEVELOPMENT (CRA)

## ACCOUNT CODE: 125-9320 FY2025 REVENUE BUDGET

Fund: Community Redevelopment (CRA)  
Account Codes: 125-9320 (Parking Garage)

### SOURCES OF FUNDS

|  | 2022           | 2023             | 2024             | 2024             | 2025             |
|--|----------------|------------------|------------------|------------------|------------------|
|  | Actual         | Actual           | Amended Budget   | Estimated        | Proposed Budget  |
| <b>CHARGES FOR SERVICES</b>              |                |                  |                  |                  |                  |
| 344. 40-00 Electric Charging Stations    | 1,237          | 1,479            | 1,000            | 1,291            | 1,000            |
| 344. 60-15 Taxable Meter Fees            | 371,698        | 540,939          | 375,000          | 441,072          | 400,000          |
| 344. 60-20 Parking Citations             | 59,790         | 105,730          | 50,000           | 66,340           | 60,000           |
| <b>TOTAL CHARGES FOR SERVICES</b>        | <b>432,725</b> | <b>648,148</b>   | <b>426,000</b>   | <b>508,703</b>   | <b>461,000</b>   |
| <b>MISCELLANEOUS REVENUES</b>            |                |                  |                  |                  |                  |
| 361 10-00 Int Truist Pooled Funds        | —              | —                | —                | —                | —                |
| 361 20-00 Interest on Investment         | —              | —                | —                | —                | —                |
| 369 90-00 Misc. Other                    | —              | —                | —                | —                | —                |
| <b>TOTAL MISCELLANEOUS REVENUES</b>      | <b>—</b>       | <b>—</b>         | <b>—</b>         | <b>—</b>         | <b>—</b>         |
| <b>TOTAL REVENUES</b>                    | <b>432,725</b> | <b>648,148</b>   | <b>426,000</b>   | <b>508,703</b>   | <b>461,000</b>   |
| <b>FUNDS FORWARD</b>                     |                |                  |                  |                  |                  |
| 0000-389.99-10 Appropriated Fund Balance | 236,246        | 553,776          | 1,087,625        | 1,087,625        | 1,182,766        |
| <b>TOTAL SOURCES</b>                     | <b>668,971</b> | <b>1,201,924</b> | <b>1,513,625</b> | <b>1,596,328</b> | <b>1,643,766</b> |



# FUND: COMMUNITY REDEVELOPMENT (CRA)

## ACCOUNT CODE: 125-9320 FY2025 EXPENSE BUDGET

Fund: Community Redevelopment (CRA)

Account Codes: 125-9320 (Parking Garage)

|                                  |  | USES OF FUNDS  |                  |                  |                  |                  |
|----------------------------------|--|----------------|------------------|------------------|------------------|------------------|
|                                  |  | 2022           | 2023             | 2024             | 2024             | 2025             |
|                                  |  | Actual         | Actual           | Amended Budget   | Estimated        | Proposed Budget  |
| <b>PERSONNEL SERVICES</b>        |  |                |                  |                  |                  |                  |
| 12-12                            | Regular                                  | —              | 2,943            | 55,620           | 47,117           | 39,425           |
| 13-10                            | Part Time                                | 10,186         | —                | —                | —                | —                |
| 21-00                            | FICA Taxes                               | 779            | 208              | 4,260            | 3,593            | 3,025            |
| 22-10                            | General Employees Pension                | —              | —                | 5,148            | 5,819            | 4,500            |
| 23-10                            | Group Health                             | —              | 1,209            | 24,456           | 8,256            | 5,200            |
| 23-20                            | Group Life                               | —              | 12               | 154              | 148              | 140              |
| 23-30                            | Dental Plan                              | —              | 32               | 501              | 210              | 185              |
| 24-00                            | Workers Compensation                     | 556            | —                | 2,664            | 1,112            | 1,000            |
| <b>Subtotal Personnel</b>        |  | <b>11,521</b>  | <b>4,404</b>     | <b>92,803</b>    | <b>66,255</b>    | <b>53,475</b>    |
| <b>DOWNTOWN GARAGE OPERATING</b> |  |                |                  |                  |                  |                  |
| 31-99                            | Payroll Processing Fees                  | —              | 19               | 60               | 276              | 200              |
| 34-20                            | Bank Charges                             | 13,159         | 11,994           | 9,634            | 13,661           | 12,000           |
| 34-40                            | Support Services                         | 50,942         | 59,742           | 160,275          | 127,082          | 89,447           |
| 43-10                            | Electric                                 | 9,983          | 9,609            | 9,752            | 9,752            | 10,000           |
| 43-20                            | Water & Sewer                            | 6,593          | 7,815            | 9,955            | 9,955            | 10,000           |
| 45-15                            | Property Insurance                       | 13,337         | 14,453           | 27,424           | 18,283           | 27,424           |
| 46-05                            | Building Maintenance                     | —              | —                | —                | —                | 10,000           |
| 49-15                            | Other Current Charges                    | 2,557          | 2,414            | 2,000            | 1,177            | 2,000            |
| 52-50                            | Other Supplies                           | 7,103          | 3,849            | 8,984            | 8,950            | 10,000           |
| 55-00                            | Training & Education                     | —              | —                | —                | —                | 8,000            |
| <b>Subtotal Operating</b>        |  | <b>103,674</b> | <b>109,895</b>   | <b>228,084</b>   | <b>189,136</b>   | <b>179,071</b>   |
| <b>CAPITAL OUTLAY</b>            |  |                |                  |                  |                  |                  |
| 63-21                            | Improvements O/T Bldg CRA Parking Garage | —              | —                | 575,000          | 158,171          | —                |
| <b>Subtotal Capital Outlay</b>   |  | <b>—</b>       | <b>—</b>         | <b>575,000</b>   | <b>158,171</b>   | <b>—</b>         |
| <b>TOTAL EXPENDITURES</b>        |  | <b>115,195</b> | <b>114,299</b>   | <b>895,887</b>   | <b>413,562</b>   | <b>232,546</b>   |
| <b>RESERVES</b>                  |  |                |                  |                  |                  |                  |
| 9320-590.90-10                   | Reserved Future Appropriations           | 553,776        | 1,087,625        | 617,738          | 1,182,766        | 1,411,220        |
| <b>TOTAL USES</b>                |  | <b>668,971</b> | <b>1,201,924</b> | <b>1,513,625</b> | <b>1,596,328</b> | <b>1,643,766</b> |

| ACCOUNT #          | ELEMENT DESCRIPTION                      | SUM OF NET EXPENSE |
|--------------------|--|--------------------|
| 125-9310-559.31-00 | Professional Services                    | 3,313.36           |
| 125-9310-559.32-10 | Accounting & Auditing                    | 2,581.00           |
| 125-9310-559.34-40 | Support Services                         | 38,669.20          |
| 125-9310-559.45-05 | Insurance/General Liability              | 8,083.72           |
| 125-9310-559.45-45 | Insurance/Cyber/Computer                 | 832.01             |
| 125-9310-559.47-00 | Printing & Binding                       | 88.15              |
| 125-9310-559.48-00 | Promotional                              | 819.81             |
| 125-9310-559.54-10 | Publication & Membership                 | 1,170.00           |
| 125-9310-559.63-10 | Improvements O/T Bldgs                   | 16,928.00          |
| 125-9310-559.71-00 | Principal                                | 290,000.00         |
| 125-9310-559.72-00 | Interest                                 | 107,750.00         |
| 125-9310-559.80-00 | Other Grants & Aids                      | 49,615.00          |
| 125-9310-559.91-40 | Transfers/Stormwater Repay               | 40,000.00          |
| 125-9310-559.91-70 | Transfers/City Hall/Cult Green/Wash Thru | 710,901.91         |
| 125-9320-559.12-12 | Regular                                  | 45,811.80          |
| 125-9320-559.21-00 | FICA Taxes                               | 3,504.72           |
| 125-9320-559.22-10 | General Employee Pension                 | 4,500.00           |
| 125-9320-559.23-10 | Group Hospitalization                    | 5,257.32           |
| 125-9320-559.23-20 | Group Life                               | 140.74             |
| 125-9320-559.23-30 | Dental Plan                              | 179.92             |
| 125-9320-559.24-00 | Workers Compensation                     | 932.13             |
| 125-9320-559.31-99 | Payroll Processing Fees                  | 342.87             |
| 125-9320-559.34-20 | Bank Charges                             | 15,853.04          |
| 125-9320-559.34-40 | Support Services                         | 132,391.02         |
| 125-9320-559.43-10 | Electric                                 | 10,053.46          |
| 125-9320-559.43-20 | Water & Sewer                            | 7,563.31           |
| 125-9320-559.45-15 | Insurance/Property                       | 32,695.02          |
| 125-9320-559.46-05 | Building Maintenance                     | 21,394.81          |
| 125-9320-559.49-15 | Collection Agency                        | 4,919.71           |
| 125-9320-559.52-50 | Operating Supplies                       | 8,192.56           |
| 125-9320-559.63-21 | Improvements O/T Bldgs                   | 64,817.25          |

# PERSONNEL SCHEDULE

## FY2025 BUDGET

| PERSONNEL SCHEDULE                        |                     |          |                |
|---|---------------------|----------|----------------|
| DEPARTMENT: Community Redevelopment (CRA) |                     |          |                |
| POSITION TITLE:                           | NUMBER OF POSITIONS |          |                |
|   | BUDGET<br>2024      | CHANGE   | BUDGET<br>2025 |
| <b>FULL-TIME</b>                          |                     |          |                |
| Director of Projects & Grants (50%)       | 1                   | —        | 1              |
| <b>TOTAL FULL-TIME</b>                    | <b>1</b>            | <b>—</b> | <b>1</b>       |
| <b>PART-TIME</b>                          |                     |          |                |
| Garage Maintenance                        | —                   | —        | —              |
| <b>TOTAL PART-TIME</b>                    | <b>—</b>            | <b>—</b> | <b>—</b>       |
| <b>TOTAL PERSONNEL SERVICES</b>           | <b>1</b>            | <b>—</b> | <b>1</b>       |

The Director of Project/Grant Coordinator & CRA Administrator position cost is split 50% to the City Manager Department (General Fund) and 50% to the Community Redevelopment (CRA Fund).



# 2025 DOWNTOWN COCOA BEACH COMMUNITY REDEVELOPMENT AGENCY REVIEW



1. For 2025, the CRA Bond continued the focus of making the required bond payments and providing continual maintenance on the Downtown Parking Garage.
2. Redevelopment in the CRA is slowly increasing and allowing for increased taxable values. This includes both residential and commercial properties. Many of the homes within the CRA are being purchased and updated for vacation rentals. Therefore, the demand is high for property within the CRA boundaries and throughout Cocoa Beach.
3. As the economy for the future, the CRA board has committed to focusing on the repayment of the bond and the continual updating and repairs of the parking garage.
4. Property values in the CRA have consistently increased since 2008. This increase has allowed to have funds to be set aside for maintenance of the parking garage. The bond documents do not allow for early repayment for approximately 10 years.
5. To continue on the CRA Redevelopment plan, the city has completed the full construction of City Hall. The design phase took place in 2023 and the construction phase started in 2024 and completed in 2025. This space will allow for residents and visitor to have a green space in the downtown location. This will always be a location for events to be held regularly.





**City of Cocoa Beach**  
**Downtown Cocoa Beach Redevelopment Agency**  
**2025**

CRA Board Approval March 5, 2026  
City Commission Approval March 5, 2026

CITY OF COCOA BEACH  
CITY COMMISSION  
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A. MEETING CALLED TO ORDER

Commissioner Tumulty called the meeting to order at 7:00 PM. Commissioner Tumulty explained that the Mayor and the Vice-Mayor is unable to attend in person therefore he will chair the meeting.

1. Pledge of Allegiance
2. Invocation by Keith Capizzi, Club Zion.
3. Roll Call

Commission Members Present:  
Mayor Keith Capizzi - **On Phone**  
Commissioner Joshua Jackson  
Commissioner Tim Tumulty  
Commissioner Jeremy Hutcherson

Commission Members Absent:  
Vice-Mayor Skip Williams (Called in for Item J1)

Administrative Members Present:  
City Attorney Becky Vose  
City Manager Wes Mullins  
City Clerk Karin Grooms  
Development Services Dave Dickey  
Executive Assistant City Manager Carrie Lombardo  
Finance Director Hana Juman  
Finance Deputy Director Devan Taly  
Fire Chief Justin Grimes  
Human Resources Cindy DePina  
Information Technology Deputy Director, Ron Munns  
Information Technology Tristian T  
Police Chief Kris Kuehn  
Police, Major Joseph Versaggi  
Police, Major Manny Hernandez  
Stormwater Manager, Morgan Zuhlke  
Executive Assistant to the Chief of Police, Rate Tate  
Police Records, Cole Helms  
Logistics Manager, Steve Macko

- Police Officers
  - Brandon Tate
  - Bill Stanley

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- Josh Woolbright
- Ali Zariv
- Tom Cooper
- Ian Olsen
- Joe Mailman
- Kienen Morris
- Taylor Payne

B. APPROVAL OF THE AGENDA

(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.)

MOTION BY JACKSON/HUTCHERSON

I MOVE TO APPROVE

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

C. SPECIAL PRESENTATIONS

1. Ancient Order of Hibernians Proclamation

Commissioner Tumulty read the proclamation declaring the month of March Irish American Heritage Month. No member from the Ancient Order of Hibernians were in attendance to accept the proclamation.

2. Swear in Police Chief Kris Kuehn

Staff Representative: Wes Mullins, City Manager

City Manager Wes Mullins spoke about the honor of serving as Chief of Police, noting it had been one of the greatest honors of his career and a privilege to work alongside such dedicated men and women. He thanked everyone who had been part of his journey in the Police Department and shared that it was time for the next chapter. He expressed that it was his honor to pass the leadership of the department to Chief Kris Kuehn. Mr. Mullins spoke about Chief Kuehn's life in Cocoa Beach, highlighting his character, leadership, and readiness to serve in the role.

Mr. Mullins invited Chief Kris Kuehn and his wife, Jessica Kuehn, to the podium. Mr. Mullins administered the Oath of Office for Police Chief. Mrs. Kuehn had the honor of pinning Chief Kuehn with his official badge.

Chief Kuehn thanked the City Manager, staff, and leadership for the opportunity to serve as the next Chief of Police for the City of Cocoa Beach. He spoke about his first 30 days in the position, noting they had been productive. He shared his commitment to leading with humility and strength while focusing on what is best for the residents and visitors of the community. Chief Kuehn expressed his gratitude to his wife, Jessica Kuehn, as well as his mother, father, stepmother, and other members of the community

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who have been part of his career. He also acknowledged and addressed the department staff who were in attendance.

D. PUBLIC COMMENTS

Comments will be heard on items that do not appear on the agenda of this meeting. Citizens will limit their comments to three (3) minutes. Per Commission Procedures, the City Commission will not take any action or discuss items brought up under the "Public Comment" section of the agenda. The City Commission may schedule such items as regular agenda items and act upon them in the future.

No public comment.

E. STAFF REPORTS AND ANNOUNCEMENTS

Mr. Wes Mullins, City Manager, provided the following updates:

- The next Movie in the Park will be held on February 27 and will feature *Trolls*.
- Leisure Services announced that the pool liner installation has been completed. The Fire Department assisted with filling the pool, and it will take a few days before it is ready for use.
- Staff had added additional street sweeping days to help clear dead foliage from roadways and prevent debris from entering the lagoon.

F. CITY ATTORNEY REPORTS AND ANNOUNCEMENTS

The city attorney had nothing to report.

G. CITY COMMISSION REPORTS AND ANNOUNCEMENTS

Commissioner Hutcherson noted that the Cocoa Beach High School Boys Soccer team had a game scheduled for that evening and shared that the team is advancing to the state championship.

Commissioner Jackson echoed Commissioner Hutcherson's remarks regarding the soccer team. He also noted that the City recently hosted a field trip for Freedom 7 Elementary first-grade students. He expressed his excitement about the students learning about city government and shared that the students voted on the April Movie in the Park selection, choosing *Lilo & Stitch*.

Mayor Capizzi congratulated Chief Kuehn on his appointment as Police Chief.

Commissioner Tumulty also congratulated Chief Kuehn and inquired whether the position had been a dream of his, which Chief Kuehn confirmed. Commissioner Tumulty also spoke about the Boys Soccer team, noting that they were scheduled to play the number two ranked team in the country.

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H. CONSENT AGENDA

MOTION BY HUTCHERSON/JACKSON

I MOVE TO APPROVE

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

1. Approve the February 5, 2026, Commission Meeting Minutes  
Staff Representative: City Clerk Department  
Recommendation: Approve
2. **Board Appointment:**  
Fire Pension — Reappoint Michelle Flynn for term to be completed April 2027  
Fire Pension — Reappoint AJ Anderson for term to be completed May 2028.  
Police Pension - Reappoint Tommy Blair for term to be completed April 2027  
Recommendation Approve.

I. ITEMS REMOVED FROM THE CONSENT AGENDA

J. NEW BUSINESS

1. Approve Ordinance 1709 on first reading —An ordinance of the City of Cocoa Beach, Florida, relating to municipal impact fees; creating a New Article XIII, "Impact Fees" in Chapter 2 "Administration of the Code of Ordinance of the City of Cocoa Beach, establishing police, fire, and public facility impact fees based on the 2026 municipal impact fees study prepared by Raftelis Financial Consultants, Inc; Providing for findings; directing the provision of notice of impact fee rates; providing for conflicts, codification, severability, liberal construction, and an effective date.  
Staff Representative: David Dickey, Development Services  
Recommendation: Approve on First Reading

MOTION BY HUTCHERSON/JACKSON

I MOVE TO APPROVE

VOICE VOTE ON THE MOTION; 3 AYES, 2 NAYS Williams/Capizzi

Ms. Becky Vose, City Attorney, noted scrivener errors in the exhibit that she wanted to note to the commission. She noted the year being 2026 versus 2025. Also noted the verbiage of the ordinance instead of the resolution.

Ms. Michelle Gavin, representative from Raftelis Finance Consultant, presented information regarding the proposed impact fees and reviewed how they would affect the community. She outlined the Police Impact Fees and associated capital investments, including related presentation slides. She also reviewed the Fire Station and the Capital Improvement Plan, detailing the costs included in the analysis. She discussed the proposed Fire Impact Fees and General Government Impact Fees, including a breakdown of costs associated with existing facilities. She provided a summary of the overall impact fee calculations and recommended adoption of the calculated fees with implementation within 90 days. She explained that the purpose of

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the impact fees is to ensure that the cost of growth is borne by new development rather than existing residents.

Commissioner Hutcherson inquired whether the fees would be incurred upon a change in property ownership. Ms. Gavin clarified that impact fees would apply only to new development, not to ownership changes of existing properties. He also confirmed that current residents would not be affected unless they undertake new development.

Commissioner Tumulty noted that Cocoa Beach does not experience a large amount of development and thanked staff for their work on the analysis.

Mayor Capizzi asked about the different proposed fee categories. Ms. Gavin stated that the City currently has no impact fees in place, so these would be new fees. She also referenced wastewater-related impact considerations.

The Mayor also expressed concern regarding undeveloped properties and stated that he did not want to hinder investment or overcharge property owners. He referenced an estimated increase of approximately \$3,000 and expressed concern about potential market impacts.

Mr. David Dickey, Development Services Director, noted project data and explained his research. He noted that, in one example, applying impact fees totaling slightly over \$100,000 to a project with an overall construction cost of approximately \$25,000,000 represented a relatively small percentage of total costs. He further explained that new homes would be subject to impact fees, citing recent construction values of approximately \$667,000, \$785,000, and \$850,000 (construction value only, excluding land). Based on an average construction value of approximately \$700,000, he indicated the impact fees would amount to less than 1/2 a percent of the cost of a new single-family home. He clarified that there are currently no impact fees in place.

The Mayor noted that the current impact fee is zero and stated that the City should also determine the applicable connection fees.

Mr. Dickey explained that the proposal represents an opportunity to shift the cost of new infrastructure and services to new construction, rather than existing residents absorbing those expenses.

Commissioner Jackson stated that the cost already exists but is not currently being applied to new development. He expressed appreciation that the proposal does not require businesses to absorb unrelated costs out of pocket.

Mayor Capizzi sought clarification regarding multifamily projects, referencing an estimated increase of approximately \$2,200 per unit and noting that this could total approximately \$500,000 more than originally anticipated for a large project. He expressed concern about deterring investment, particularly for undeveloped parcels,

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and questioned whether the additional costs could impact development decisions. He acknowledged the point regarding fairness to residents but remained apprehensive.

Mr. Dickey further explained the proportional cost impact. Commissioner Jackson reiterated the importance of protecting residents from subsidizing growth-related expenses.

Commissioner Tumulty requested clarification and commented on comparisons with other communities. Ms. Gavin stated that communities with higher impact fees have not experienced slowed development as a result.

Mayor Capizzi inquired whether Cape Canaveral and Satellite Beach have conducted similar studies. Staff indicated that Cape Canaveral has completed a study but were unsure regarding Satellite Beach.

Vice-Mayor Skip Williams joined the meeting by phone. He expressed concern that projects that are currently underway could be negatively affected or potentially fall through if the impact fees are implemented.

Mr. Dickey spoke about what percent of the overall project. He noted the cost is factored into their finances. He noted the concern of the developer pulling out due to 1/2 of a percent.

Commissioner Jackson clarified that growth had not slowed and had a hard argument to make.

Mayor Capizzi discussed the timing of implementing impact fees in light of current market conditions and interest rates, expressing concern about how additional costs could affect development activity.

Commissioner Jackson commented on the difference between immediate costs and compounded long-term costs, noting the importance of evaluating the financial impact over time.

Mr. Dickey stated that once the Commission provides direction, staff would move forward accordingly.

Commissioner Tumulty asked additional questions regarding the impact fees and how they would be applied.

Commissioner Hutcherson shared his perspective, stating that he is weighing the justification for the fees and considering the overall cost structure. He acknowledged the relatively lower cost percentage but expressed concern about the City's financial obligations and the risk of creating long-term debt or limiting future flexibility.

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Discussion followed regarding the distinction between capital and operational expenses. It was noted that impact fees are intended to address capital costs associated with growth, while operational costs are typically funded through taxes and user fees. Commissioners discussed the concept that businesses incur costs to operate and whether growth-related capital expenses should be borne by new development rather than existing residents.

Commissioner Tumulty commented that residents currently pay for capital investments, including vehicles and infrastructure, through taxes and operational revenues. He stated that he understands the rationale behind impact fees, particularly as it relates to property development.

Commissioner Hutcherson emphasized the importance of ensuring that the fees are justified and reasonable. He referenced prior concerns about debt and cautioned against placing the City in a financially restrictive position.

Commissioner Jackson noted that the City must evaluate the legal basis, considerations, and due diligence associated with growth-related costs. He stated that just because funds are available does not necessarily mean they must be spent, but planning should be based on documented needs and financial data.

Vice-Mayor Williams referenced development orders and raised questions regarding potential exemptions, stating that some projects may not have anticipated these additional fees.

Vice-Mayor Williams offered an amended motion to exempt any projects with an existing development order from the proposed impact fees.

**MOTION BY WILLIAMS / NO SECOND  
AMENDMENT TO EXEMPT PROJECTS WITH AN EXISTING DEVELOPMENT  
ORDER FROM THE IMPACT FEES.** The motion died due to lack of a second.

Vice-Mayor Williams then asked the City Attorney whether such an exemption would be permissible.

Ms. Becky Vose, City Attorney, explained that the most common development order is a building permit. She noted that the ordinance adoption was anticipated in May, following the required 90-day advertisement period. She clarified that impact fees are assessed at the time a building permit is issued. She also provided examples, such as rezoning, and expressed concern about the broad use of the term “development order.”

Vice-Mayor Williams referenced projects that already have development orders in place specifying what can be built.

He restated his amendment.

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MOTION BY WILLIAMS / NO SECOND  
AMENDMENT TO EXEMPT PROJECTS WITH AN EXISTING DEVELOPMENT  
ORDER FROM THE IMPACT FEES.

The motion died due to lack of a second.

Mr. David Dickey noted that the ordinance language addresses the issue as written.

Ms. Vose asked whether Vice-Mayor Williams was referring to a Development Agreement and discussed how such agreements typically outline specific terms and conditions.

Commissioner Jackson stated his opposition to the amendment, noting that exempting certain projects would continue placing the financial burden on residents.

Commissioner Hutcherson commented that the Westin project would not be affected but suggested other projects might be.

Mr. Dickey referenced the Westgate project and noted that situations would need to be evaluated on a case-by-case basis. Ms. Vose confirmed the case-by-case nature of such determinations and reiterated her concerns of the usage of development orders.

Mayor Capizzi inquired about another project in the city, and staff confirmed that a building permit had not yet been issued.

Vice-Mayor Williams stated that he was attempting to find a way to exempt projects already in process while applying the fees to new projects moving forward.

No second was made on the amendment.

Mr. Rick Anderson referenced several projects previously presented to the Commission and noted the time that can elapse between approval and groundbreaking. He stated that the policy should be applied consistently across the board and referenced the pier project as an example.

Commissioner Tumulty noted the concerns that were brought up regarding projects that have been brought forward but have not progressed.

Mayor Capizzi stated his agreement with how the ordinance is written and emphasized that all projects should be treated equally going forward.

Commissioner Hutcherson referenced the cost impact to the City, while Commissioner Jackson reiterated the cost impact to residents.

Ms. Vose clarified that Appendix X (the listing of costs) would be incorporated into the ordinance, rather than including the entire Raftelis study.

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Vice-Mayor Williams restated his amendment for the record:

AMENDED MOTION BY WILLIAMS / NO SECOND  
AMENDMENT TO EXEMPT DEVELOPMENT ORDERS WITH ADDITIONAL  
CONDITIONS ATTACHED APPLYING IMPACT FEES ONLY TO NEW  
DEVELOPMENT ORDERS MOVING FORWARD.

The amendment died due to lack of a second.

The vote was called, Voice vote 3 Ayes 2 Nayes - Williams/Capizzi

2. Approve the agreements relating to Golf Muck Capping Project:

- Contract with J.F. Brennan Company Inc, in the amount of \$33,499,900
- SOIRL Agreement 20-168 Amendment 4
- Reassign the contract over to Brevard County Natural Resources for the project administration

Staff Representative: Brad Kalsow, Public Works/Water Reclamation Director  
Recommendation: Approve

MOTION BY HUTCHERSON/JACKSON  
I MOVE TO APPROVE J2 AS READ  
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Commissioner Tumulty inquired about confirmation regarding the grant funding for the agreements.

Ms. Morgan Zuhlke, Stormwater Utility Manager, did note that the project was granted funded. She explained the process and how this project would be transferred to the county.

3. Approve a three-year renewal of the Mutual Aid Agreement between the Brevard County Sheriff, Brevard County law enforcement agencies, and the City of Cocoa Beach; authorizing the Chief of Police to sign the agreement. The renewal would expire on December 31st, 2029.

Staff Representative: Kris Kuehn, Police Chief  
Recommendation: Approve

MOTION BY HUTCHERSON/JACKSON  
I MOVE TO APPROVE J3 AS READ  
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

An inquiry from the commission inquiring the City Manager's endorsement and it was confirmed.

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K. GENERAL PUBLIC COMMENT  
(Only if not accommodated in the 30-minute Public Comment period earlier)

L. ADJOURNMENT

The meeting was adjourned at 8:00 pm.

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Karin Grooms, CMC, MPA  
City Clerk

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Keith Capizzi,  
Mayor-Commissioner

## City of Cocoa Beach City Commission Agenda Item Summary

**DEPARTMENT MAKING  
REQUEST/NAME:**

Fire /  
Justin Grimes, Fire Chief

**MEETING DATE**

March 5, 2026

**REQUESTED MOTION/ACTION**

Approve the renewal of two Interlocal Agreements with Brevard County Ocean Rescue for the provision of lifeguard services for 2026. This is a budgeted item.

Staff Representative: Justin Grimes, Fire Chief

Recommendation: Approve

**IS THIS ITEM BUDGETED (IF APPLICABLE)?**

This is a budgeted item.

**BACKGROUND:**

Renew two interlocal agreements with Brevard County for Ocean Lifeguard services for fiscal year 2026. Agreement one provides lifeguard services for Shepard and Fischer Park. Agreement two provides lifeguard services for the Cocoa Beach Pier. Under agreement one, the City shall pay the County Sixty-Nine Thousand, Nine Hundred Thirty-four Dollars and Forty-Eight Cents. (\$69,934.48) for lifeguard services. This amount reflects an adjustment of four-point zero percent (4.0%) from the previous year. This amount is consistent with the Consumer Price Index accepted in the current budget year. Payments are payable in Five (5) equal monthly payments of Thirteen Thousand, Nine Hundred and Eighty-Six Dollars and Ninety Cents (\$13,986.90) due on the last day of each month starting in April and ending in September 2026. Under agreement two, the City shall pay the County Twenty-Three Thousand, Three Hundred Eleven Dollars and Fifteen Cents. (\$23,311.15) for lifeguard services. This amount reflects an adjustment of four-point zero percent (4.0%) from the previous year. This amount is consistent with the Consumer Price Index accepted in the current budget year. Such payments are payable in Five (5) equal monthly payments of Four Thousand, Six Hundred Sixty-Two Dollars and Twenty-Three Cents (\$4,662.23) due on the last day of each month starting in April and ending in September 2026. The final payment is due on August 31, 2026. The City will receive a monthly invoice from Brevard County Fire Rescue.

**City of Cocoa Beach**  
**MEMORANDUM OF UNDERSTANDING – 1**  
**(MOU)**  
**SHEPARD PARK AND FISCHER PARK**  
**BREVARD COUNTY OCEAN RESCUE LIFEGUARD SERVICES**

**This Memorandum of understanding (MOU)** is made and effective the \_\_\_ day of \_\_\_\_\_, 2026 by and between the **CITY OF COCOA BEACH**, Florida, A municipal corporation existing under the laws of the State of Florida, hereinafter referred to as "City" and the **BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA**, a political subdivision of the State of Florida, hereinafter referred to as "County".

**RECITALS:**

**WHEREAS**, the City desires to obtain County services to provide qualified lifeguard personnel at City designated recreation facilities; and

**WHEREAS**, the County services will mutually benefit the Parties and the residents of Brevard County, Florida; and

**WHEREAS**, the County may provide parks, preserves, recreation areas, and other recreational facilities as well as ambulance service and health and welfare programs pursuant to the provisions of Section 125.01(1)(b), (f), Florida Statutes; and

**WHEREAS**, this Agreement is a Memorandum of Understanding pursuant to the authority of Section 163.01, Florida Statutes.

**NOW, THEREFORE**, the parties mutually agree as follows:

1. **RECITATIONS.** The foregoing recitations are true, correct, and incorporated to this Agreement.
2. **TERM:** TERM: The term begins on March 21, 2026 (10:00 a.m.) and terminates September 7, 2026 (5:00 p.m.). This Agreement shall be filed with the Brevard County Clerk of Court upon execution.
3. **PAYMENT:** The City shall pay the County Sixty-Nine Thousand, Nine Hundred Thirty-Four Dollars and Forty-Eight Cents. (\$69,934.48) for lifeguard services. This amount reflects an adjustment of four-point zero percent (4.0%) from the previous year. This amount is consistent with the Consumer Price Index accepted in the current budget year. Payments are payable in Five (5) equal monthly payments of Thirteen Thousand, Nine Hundred and Eighty-Six Dollars and Ninety Cents (\$13,986.90) due on the last day of each month starting in April and ending in September 2026. The City will receive a

monthly invoice from Brevard County Fire Rescue Thirty (30) days prior to the due date. Please remit all payments to: Brevard County Fire Rescue, Attention: Finance, 1040 South Florida Avenue, Rockledge, Florida, 32955.

4. **SERVICES:**

A. The County agrees to provide First Responder Certified lifeguard services in accordance with USLA (United States Lifesaving Association) guidelines within the following areas:

1. One tower on Shepard Park within a portion of the beach 100 yards north and south of the towers.
2. A second tower on Shepard Park on weekends and holidays, as needed.
3. One tower on Fischer Park within a portion of the beach 100 yards north and south of the towers.

B. Lifeguard staffing for the lifeguarded beach will be a maximum of four (4) and a minimum of two (2) personnel.

C.

Lifeguard personnel shall be on duty for the following time periods:

- Spring Break, March 23, 2026- March 27, 2026 (10:00 a.m. to 5:00 p.m. daily).
- Weekend only coverage from March 21, 2026- May 24, 2026 (10:00 a.m. - 5:00 p.m. daily).
- Summer coverage, commencing May 28, 2026, and ending the day before Brevard County Public Schools resume the 2026 and 2027 school year (10:00 a.m. to 5:00 p.m. daily including weekdays, weekends, and holidays). Estimated to be August 10, 2026, but not finalized.
- Weekend coverage will continue from the weekend after the start of Brevard County Public School 2026 and 2027 school year through August 11, 2026, and, September 6, 2026 (10:00 a.m. to 5:00 p.m. daily) (Weekends, and Holidays)
- Additional Holiday, Labor Day September 7, 2026 (10:00 a.m. to 5:00 p.m.)

D. The parties mutually agree and understand that in inclement weather or any other incident or occurrence which, in the sole discretion of the County, requires the closing of all or part of the beach for the protection of the public, the County may discontinue all or part of its lifeguard services in the affected areas for the duration of such condition, incident or occurrence. The County agrees to cooperate fully with the City in all matters relating to the beach safety and the performance of the lifeguard services. The Parties agree that the County will provide radios and training to ensure that the lifeguards have the capacity to contact Brevard County Dispatch. Lifeguard response to emergencies occurring at adjacent beaches will be in accordance with County procedures.

E. The Parties agree and understand that in the event of a water related incident, the Brevard County Fire Rescue Ocean Rescue personnel will maintain command/control of the scene until Ocean Rescue removes the victim(s) from the water. After removal, Ocean Rescue will transfer the incident command/control of the scene to the law enforcement agency with jurisdiction of the scene's location and/or Fire Rescue. After removal, if law enforcement or Fire Rescue has not yet arrived on scene, then Ocean Rescue will maintain incident command/control of the scene until law enforcement or Fire Rescue arrives.

F. This contract is subject to the operational discretion of the Fire Chief or Ocean Rescue Chief, contingent upon available resources.

**5. LIABILITY AND INSURANCE:**

A. Neither Party, nor its respective officers, employees, or agents shall assume any liability for the acts, omissions, or negligence of the other Party, or the other Party's officers, employees or agents.

B. The parties further agree that nothing contained herein shall be construed or interpreted as a waiver of sovereign immunity or statutory limitations of liability under Section 768.28, Florida Statutes by either Party.

C. Each Party shall acquire and maintain throughout the term of the Agreement such liability insurance as required to respond to their obligations under this Agreement and Section 768.28, Florida Statutes.

6. **ASSIGNMENTS:** Neither Party shall enter into any agreement with third parties to delegate any or all of the rights or responsibilities in this Agreement without the prior written approval of the other Party.

7. **AUDITING, RECORDS AND INSPECTIONS:** The Parties shall keep books, records, and accounts of all activities related to this Agreement's performance in compliance with generally accepted accounting procedures. The Parties shall make these books, records, and accounts open to inspection during regular business hours by an authorized office representative and shall retain them for a five (5) year period after this Agreement's termination. The Parties agree that all records or documents created in connection with this Agreement are public records, subject to the Florida Public Records Act. The parties agree to comply with any request for such public records or documents made in accordance with the Act. The City shall not copyright any reports, data, programs or other materials produced, in whole or in part for the benefit and use of the County under this Agreement.

8. **JURISDICTION, VENUE, FEES AND CHOICE OF LAW:** The parties agree: (1) Florida state law governs the Agreement's validity, construction and enforcement; (2) in any litigation, the venue shall be Brevard County, Florida; any trial shall be non-jury; and each Party

will bear its own attorney's fees and costs; (3) if a court determines any provision in this Agreement to be invalid, the court should modify the provision to best accomplish the parties original intent, and the remaining provisions shall remain in effect.

9. **ENTIRE AGREEMENT:** This Agreement, including any attached exhibits, riders, and/or addenda, sets forth the entire Agreement between the parties. This Agreement shall not be modified unless it is in writing, executed by all parties, and filed with the Brevard County Clerk of Court.

10. **TERMINATION:** If a Party violates a material provision of this Agreement, the non-breaching Party shall give the breaching Party notice and Ten (10) days to resolve the violation. If the violation is not resolved, the Agreement shall terminate upon Thirty (30)-days written notice to the breaching Party. Upon termination, the County shall prorate any balance owed, due and payable within Fifteen (15) days of termination.

11. **NOTICE:** The County receives written notice at: The Office of the County Manager, 2725 Judge Fran Jamieson Way, Building C, Viera, Florida 32940. The City receives written notice at: The City Manager, City of Cocoa Beach Municipal Building, 2 South Orlando Avenue, Cocoa Beach, Florida 32931.

12. **COUNTERPARTS:** This Agreement may be executed in counterparts, all of which, taken together, shall constitute one and the same Agreement. Each Party represents that the person signing on its behalf has been fully authorized by all required action to sign on behalf of and to bind that party to the obligations in this Agreement.

13. **EMPLOYMENT ELIGIBILITY VERIFICATION (E-VERIFY):** The PARTIES shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the PARTIES during the term of the agreement. Upon request, THE PARTIES shall provide acceptable evidence of their enrollment. Acceptable evidence shall include, but not be limited to, a copy of the fully executed E-Verify Memorandum of Understanding for the business.

The PARTIES shall expressly require any subcontractors performing work or providing services pursuant to this Contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the term of this Contract.

The PARTIES agree to maintain records of its participation and compliance with the provisions of the E-Verify program, including participation by its subcontractors as provided above, and to make such records available to the COUNTY consistent with the terms of PARTIES' enrollment

in the program. This includes maintaining a copy of proof of PARTIES' and any subcontractors' enrollment in the E-Verify Program.

Compliance with the terms of this section is made an express condition of this Contract and the PARTIES may treat a failure to comply as a material breach of this Contract.

A contractor who registers with and participates in the E-Verify program may not be barred or penalized under this section if, as a result of receiving inaccurate verification information from the E-Verify program, the contractor hires or employs a person who is not eligible for employment.

Nothing in this section may be construed to allow intentional discrimination of any class protected by law.

(SIGNATURES ON THE FOLLOWING PAGE)

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written above.

Reviewed for legal form and content:

BREVARD COUNTY, FLORIDA

 2/16/2024

L. Rebecca Behl,  
Assistant County Attorney

By: \_\_\_\_\_

Matthew Wallace, Public Safety Director

WITNESS:

CITY OF COCOA BEACH, FLORIDA

\_\_\_\_\_

Karin Grooms, City Clerk

By: \_\_\_\_\_

Wes Mullins, City Manager

**City of Cocoa Beach**

**MEMORANDUM OF UNDERSTANDING – 2**

**(MOU)**

**COCOA BEACH PIER**

**BREVARD COUNTY OCEAN RESCUE LIFEGUARD SERVICES**

**This Memorandum of understanding (MOU)** is made and effective the \_\_\_ day of \_\_\_\_\_, 2026 by and between the **City of Cocoa Beach**, Florida, and Brevard County Fire Rescue, municipal corporation existing under the laws of the State of Florida, hereinafter referred to as "City" and the **BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA**, a political subdivision of the State of Florida, hereinafter referred to as "County".

**RECITALS:**

**WHEREAS**, the City desires to obtain County services to provide qualified lifeguard personnel at City designated recreation facilities; and

**WHEREAS**, the County services will mutually benefit the Parties and the residents of Brevard County, Florida; and

**WHEREAS**, the County may provide parks, preserves, recreation areas, and other recreational facilities as well as ambulance service and health and welfare programs pursuant to the provisions of Section 125.01(1)(b), (f), Florida Statutes; and

**WHEREAS**, this Agreement is a Memorandum of Understanding pursuant to the authority of Section 163.01, Florida Statutes.

**NOW, THEREFORE**, the parties mutually agree as follows:

1. **RECITATIONS.** The foregoing recitations are true, correct, and incorporated to this Agreement.
2. **TERM:** The term begins on March 21, 2026 (10:00 a.m.) and terminates September 7, 2026 (5:00 p.m.). This Agreement shall be filed with the Brevard County Clerk of Court upon execution.
3. **PAYMENT:** The City shall pay the County Twenty-Three Thousand, Three Hundred Eleven Dollars and Fifteen Cents. (\$23,311.15) for lifeguard services. This amount reflects an adjustment of four-point zero percent (4.0%) from the previous year. This amount is consistent with the Consumer Price Index accepted in the current budget year. Such payments are payable in Five (5) equal monthly payments of Four Thousand, Six Hundred Sixty-Two Dollars and Twenty-Three Cents (\$4,662.23) due on the last day of each month starting in April and ending in September 2026. The final payment is due on August 31, 2026. The City will receive a monthly invoice from Brevard County Fire

Rescue Thirty (30) days prior to the due date. Please remit all payments to: Brevard County Fire Rescue, Attention: Finance, 1040 South Florida Avenue, Rockledge, Florida, 32955.

4. **SERVICES:**

A. The County agrees to provide First Responder Certified lifeguard services in accordance with USLA (United States Lifesaving Association) guidelines within the following area at the Cocoa Beach Pier:

- Cocoa Beach Pier within a portion of the beach 100 yards north and south of the lifeguard tower.

B. Lifeguard services coverage consists of a lifeguard tower staffed with a minimum of two (2) personnel.

C. Lifeguard personnel shall be on duty for the following time periods:

- Spring Break, March 23, 2026- March 27, 2026 (10:00 a.m. to 5:00 p.m. daily).
- Weekend only coverage from March 21, 2026- May 25, 2026 (10:00 a.m. - 5:00 p.m. daily).
- Summer coverage, commencing May 28, 2026, and ending the day before Brevard County Public Schools resume the 2026 and 2027 school year (10:00 a.m. to 5:00 p.m. daily including weekdays, weekends, and holidays). Estimated to be August 10, 2026, but not finalized.
- Weekend coverage will continue from the weekend after the start of Brevard County Public School 2026 and 2027 school year through August 11, 2026, and September 6, 2026 (10:00 a.m. to 5:00 p.m. daily) (Weekends, and Holidays)
- Additional Holiday, Labor Day September 7, 2026 (10:00 a.m. to 5:00 p.m.)

D. The parties mutually agree and understand that in inclement weather or any other incident or occurrence which, in the sole discretion of the County, requires the closing of all or part of the beach for the protection of the public, the County may discontinue all or part of its lifeguard services in the affected areas for the duration of such condition, incident or occurrence. The County agrees to cooperate fully with the City in all matters relating to the beach safety and the performance of the lifeguard services. The Parties agree that the County will provide radios and training to ensure that the lifeguards have the capacity to contact Brevard County Dispatch. Lifeguard response to emergencies occurring at adjacent beaches will be in accordance with County procedures.

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F. This contract is subject to the operational discretion of the Fire Chief or Ocean Rescue Chief, contingent upon available resources.

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Nothing in this section may be construed to allow intentional discrimination of any class protected by law.

(SIGNATURE ON THE FOLLOWING PAGE)

**IN WITNESS WHEREOF**, the parties have executed this Agreement on the day and year first written above.

Reviewed for legal form and content:

BREVARD COUNTY, FLORIDA



L. Rebecca Behl,  
Assistant County Attorney

By: \_\_\_\_\_

Matthew Wallace, Public Safety Director

WITNESS:

CITY OF COCOA BEACH, FLORIDA

\_\_\_\_\_

Karin Grooms, City Clerk

By: \_\_\_\_\_

Wes Mullins, City Manager

**City of Cocoa Beach City Commission  
Agenda Item Summary**

**DEPARTMENT MAKING  
REQUEST/NAME:**

Human Resources /  
Cindy DePina, Human Resources Director

**MEETING DATE**

March 5, 2026

**REQUESTED MOTION/ACTION**

Ratify the following Memorandum of Agreement for the wage re-opener, for the period of October 1, 2025, to September 30, 2026, between the City of Cocoa Beach and Local 3570, The International Association of Fire Fighters (IAFF).

Staff Representative: Cindy DePina, Director of Human Resources

Recommendation: Approve

**IS THIS ITEM BUDGETED (IF APPLICABLE)?**

The wage increases have been budgeted in the FY2026 budget.

**BACKGROUND:**

.

City of Cocoa Beach  
And  
The International Association of Fire Fighters Local #3570

**Wage Re-Opener FY26 - Memorandum of Agreement**

**Article 16 – Wages**

**COLA**

- 4% Cost of Living Adjustment to wages retroactive from October 1, 2025, not to exceed the maximum for the pay class.
- Wage Tables:
  - i. Minimum will be increased by 2%
  - ii. Maximum will be increased by 2%
  - iii. Any individual that is at or reaches the maximum will be placed at the new maximum and no additional payment will be issued even if the total of the COLA is above the new maximum.

|             | FY 2025 |         | FY 2026 |         |
|-------------|---------|---------|---------|---------|
|             | Minimum | Maximum | Minimum | Maximum |
| Firefighter | \$15.92 | \$22.54 | \$16.24 | \$22.99 |
| Driver      | \$15.92 | \$22.54 | \$16.24 | \$22.99 |
| Lieutenant  | \$21.26 | \$29.39 | \$21.69 | \$29.98 |
| District    | \$24.62 | \$32.77 | \$25.11 | \$33.43 |

- Paramedic incentive will increase by \$250 annually.

\*Above MOA must be ratified by the IAFF Union & the City of Cocoa Beach Commission.

**Signatures:**

|   |               |  |               |
|---|---------------|--|---------------|
| <br>_____<br>Wes Mullins, City Manager | _____<br>Date | <br>_____<br>Troy West, IAFF President | _____<br>Date |
|---|---------------|--|---------------|

Ratified by City of Cocoa Beach Commission on: \_\_\_\_\_, 2026

\_\_\_\_\_  
Karin Grooms, City Clerk                      Date

**City of Cocoa Beach City Commission  
Agenda Item Summary**

**DEPARTMENT MAKING  
REQUEST/NAME:**

City Clerk /  
Karin Grooms, City Clerk

**MEETING DATE**

March 5, 2026

**REQUESTED MOTION/ACTION**

Board Appointment:

Appoint Dean Paterson to serve on the Police Pension Board with a term to be completed April 2028.

Staff Representative: Police Pension Board

Recommendation: Approve

**IS THIS ITEM BUDGETED (IF APPLICABLE)?**

.

**BACKGROUND:**

.

**City of Cocoa Beach City Commission  
Agenda Item Summary**

**DEPARTMENT MAKING  
REQUEST/NAME:**

Finance /  
Karin Grooms, City Clerk

**MEETING DATE**

March 5, 2026

**REQUESTED MOTION/ACTION**

Approve 2025 Downtown Cocoa Beach Community Redevelopment Agency Report  
Adopted in the CRA. - Added 3/5/26

Staff Representative: Devan Taly, Deputy Finance Director/CRA

Recommendation: Approve

**IS THIS ITEM BUDGETED (IF APPLICABLE)?**

na/

**BACKGROUND:**

x

# DOWNTOWN COCOA BEACH COMMUNITY REDEVELOPMENT AGENCY



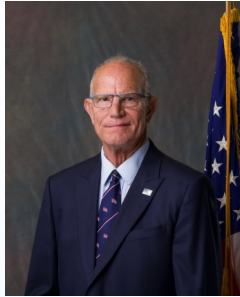
## 2025 ANNUAL REPORT



**DOWNTOWN COCOA BEACH COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEMBERS**



**JEREMY HUTCHERSON**



**SKIP WILLIAMS**



**KEITH CAPIZZI**

**CRA CHAIR**



**TIM TUMULTY**



**JOSHUA JACKSON**

**CITY OF COCOA BEACH:**

**CITY MANAGER:**

**Wes Mullins**



**CRA ADMINISTRATOR: DEVAN TALY**

**FINANCE DIRECTOR: HANA JUMAN**

**DEVELOPMENT SERVICES DIRECTOR: DAVID DICKEY**

**REGISTERED AGENT AND CITY CLERK: KARIN GROOMS**

**AUDITORS: MAULDIN & JENKINS CPA ADVISORS**





## **DOWNTOWN COCOA BEACH COMMUNITY REDEVELOPMENT AGENCY (DCBCRA)**

### **REDEVELOPMENT PLAN PURPOSE**



- SERVE TO ELIMINATE AND REDUCE BLIGHT
- ESTABLISH COMMUNITY POLICING TO ENCOURAGE COMPLIANCE WITH ESTABLISHED COMMUNITY STANDARDS
- PROVIDE AND ENCOURAGE THE EXPANSION OF STORMWATER SYSTEMS AND IMPROVEMENTS TO INFRASTRUCTURE
- PROVIDE AND SUPPORT IMPROVEMENT OF THE ROADWAY NETWORK AND PROMOTE PEDESTRIAN AND BICYCLE SAFE INFRASTRUCTURE
- PROVIDE AND ENCOURAGE IMPROVEMENTS TO PARKING
- PROVIDE AND ENCOURAGE IMPROVEMENTS TO LANDSCAPING AND STREETScape
- ENCOURAGE AND PROVIDE INCENTIVES FOR APPROPRIATE ECONOMIC DEVELOPMENT
- ENCOURAGE AND FOSTER THE DEVELOPMENT OF ACTIVITIES WHICH IMPACT OUR CULTURE AND QUALITY OF LIFE
- ANY AND ALL ADDITIONAL PROGRAMS, PROJECTS, AND ACTIVITIES WHICH MAY BE IDENTIFIED BY THE DCBCRA THAT IS CONSISTENT WITH THIS COMPREHENSIVE COMMUNITY REDEVELOPMENT PLAN



## WHAT IS A CRA?

### GOVERNING BODY OF CRA

- A Community Redevelopment Agency (CRA) is a specific geographic area that has met the physical and/or economical conditions of a blighted area as defined in the Community Redevelopment Act of 1969 (Florida Statutes, Chapter 163, Part III).
- The area has to be formally designated by the local government as appropriate for redevelopment.
- It has to be determined that dedicated resources should be used to reduce or eliminate these blighted conditions and to stimulate community and economic revitalization.
- Once the CRA is established, Tax Increment Financing (TIF) programs may be implemented.
- TIF programs are generally long-term, 30-year commitments.
- CRA's have been created in other states throughout the country with Florida having more than 140.
- The Community Redevelopment Act specifies that the governing body of the CRA jurisdiction is from which the area is located.
- A five to seven member Board, created by the local government, administers the activities and programs within the CRA. The City Commission can act as the Community Redevelopment Agency board, but must act as a separate and distinct agency.
- Annual budgets, financial reporting, and activity reports are also required by the Community Redevelopment Act.



**City of Cocoa Beach Police Station, Fire Station, and Parking Garage.**



## HISTORY

Redevelopment of the City's historic downtown area has been a focus of the City Commission beginning since the 1990's. Following the enabling of area plans in the City's Comprehensive Plan of 2005, the City began a deliberate planning effort for the City's Historic Downtown area. The result of the planning effort has led to the creation of the Downtown Cocoa Beach Community Redevelopment Agency. (DCBCRA) Anticipating that 2012 would be the year that property values "bottom out" following the national recession of 2007-2009, the CRA completed the Downtown Cocoa Beach Community Redevelopment Plan with professional help of planning consultant, Lawandales Planning Affiliates. The Plan was developed with extensive and collaborative input from citizens and businesses of Cocoa Beach, and relied upon studies and plans developed by city staff and consulting firms Zyscovich Architects and Miller Legg and Associates.

## PRESENT

In 2025, the City of Cocoa Beach celebrated it's 100th year anniversary in the new Centennial Square in Downtown Cocoa Beach.



**July 5th, 2025 Centennial Celebration Drone Show**

## Grand Opening City of Cocoa Beach Fire Station 51



Ribbon Cutting Ceremony in 2015

# Grand Opening City of Cocoa Beach Parking Garage



**Ribbon Cutting Ceremony in  
2019**

## Grand Opening City of Cocoa Beach Police Station



**Ribbon Cutting Ceremony in 2021**

# Grand Opening City of Cocoa Beach City Hall and Centennial Square



**Ribbon Cutting Ceremony in 2025**

## **AGENCY OVERVIEW**

In accordance with City of Cocoa Beach Charter Section 6.06, on January 29, 2008, the electorate of the City voted to authorize establishment of a Downtown Cocoa Beach Community Redevelopment Agency (DCBCRA).

On April 2, 2008, the Cocoa Beach City Commission adopted Resolution No. 2008-13 requesting Brevard County to delegate to the City Commission the powers to create a Downtown Cocoa Beach Community Redevelopment Agency.

The Brevard County Board of County Commissioners (BCBoFCC) authorized the City to create the DCBCRA, with their adoption of County Resolution 08-125 on May 29, 2008.

With this authority, on August 20, 2009, the City Commission adopted Resolution No. 009-20, finding the need for a CRA given the City's July 2009 "Finding of Necessity" as required by Florida Statute 163.355, in the possible creation of a CRA. This resolution also identified the Redevelopment Area.

Based on the adopted "Finding of Necessity", the City Commission adopted Resolution No. 2009-28 on November 19, 2009, establishing the DCBCRA.

The City Commission adopted Resolution No. 2012-13 on May 17, 2012. Per Florida Statutes Chapter 163.360 the city was required to adopt a plan. The plan was adopted following a review and recommendation by the City's Planning Board (local planning agency) as to the plan's conformity with the City's comprehensive plan.

In Cocoa Beach, the CRA Board has been determined to be the City Commission. No other governance structure, such as an Advisory Board, has been created.

Brevard County Commission signed an interlocal Agreement with the DCBCRA to continue with the CRA and the building of the Parking Garage.

The DCBCRA is the City's only CRA district. The DCBCRA signed an interlocal agreement with the Brevard County Board of Commissioners February 2018. Per the interlocal agreement the CRA shall expire on December 31, 2033.

The Downtown Cocoa Beach Community Redevelopment Agency consists of approximately 234 acres located in the downtown Cocoa Beach. This district is comprised of distinct land uses, physical characteristics and functions. The Land uses of the downtown include, residential, offices/professional, commercial/retail, light industrial, restaurants/bars and mixed use.



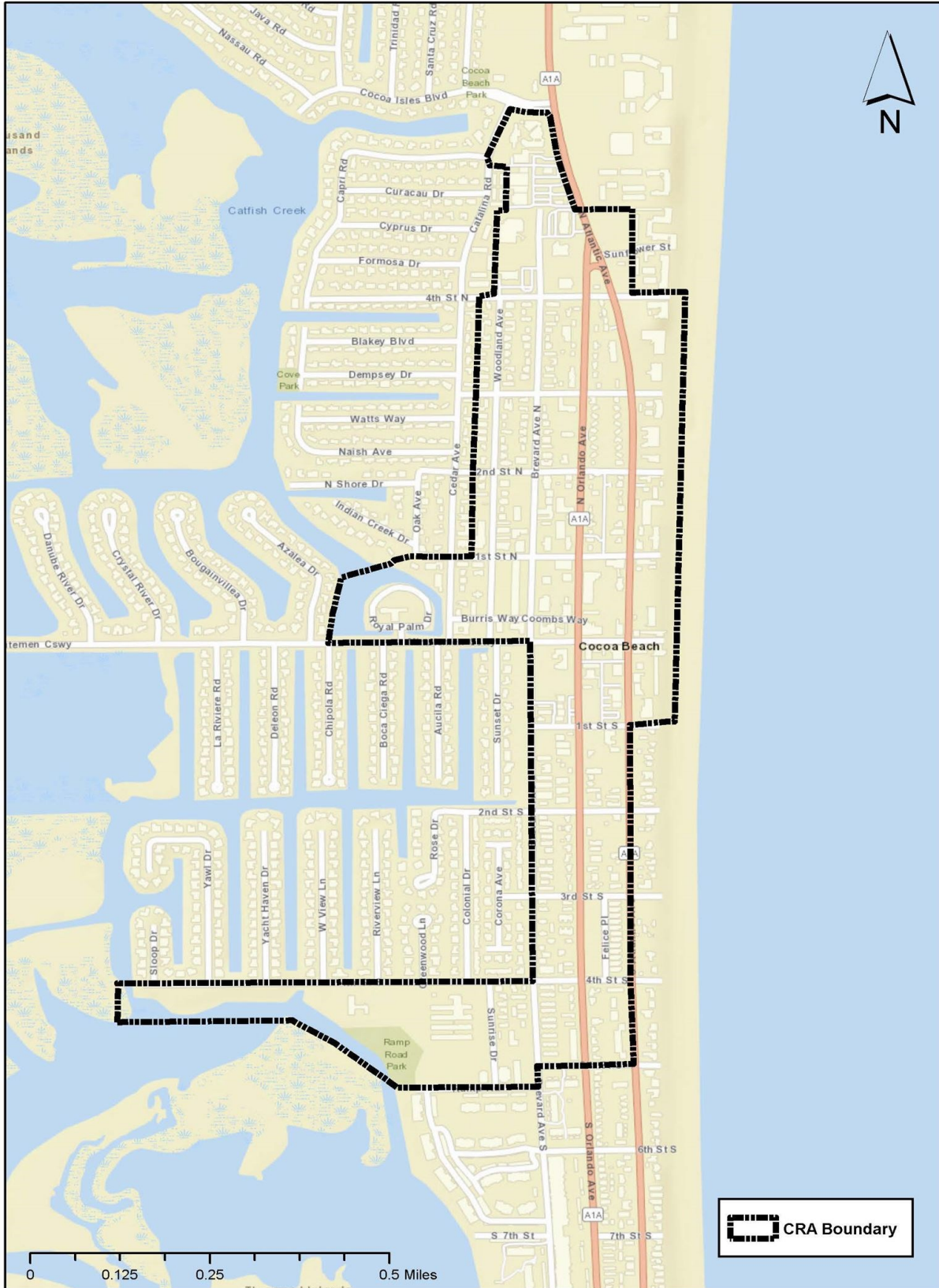
## ASSESSED VALUES OVER LAST 10 YEARS

| YEAR           | ASSESSED VALUE |
|----------------|----------------|
| 2008-BASE YEAR | \$118,031,690  |
| 2016           | \$161,977,000  |
| 2017           | \$176,352,730  |
| 2018           | \$189,226,110  |
| 2019           | \$197,339,050  |
| 2020           | \$212,557,070  |
| 2021           | \$228,158,640  |
| 2022           | \$259,707,570  |
| 2023           | \$276,282,850  |
| 2024           | \$284,368,030  |
| 2025           | \$332,307,210  |



# DCBCRA GEOGRAPHICAL AREA

## CRA Map



# FY2025 BUDGET

The Downtown Cocoa Beach Community Redevelopment Agency prepares the annual budget every year and is brought before the board for approval. Once approved, the board will send the final budget to the City Commission to be adopted along with the City's annual budget.

The annual budget has funds for the entire CRA as well as the Parking Garage located in the downtown area.

All data can be found on the City website at [www.cityofcocoa.com](http://www.cityofcocoa.com).



# FUND: COMMUNITY REDEVELOPMENT (CRA)

## ACCOUNT CODE: 125-0000 FY2025 REVENUE BUDGET

Fund: Community Redevelopment (CRA)

Account Codes: 125-0000

### SOURCES OF FUNDS

|  | 2022             | 2023             | 2024              | 2024             | 2025               |
|--|------------------|------------------|-------------------|------------------|--------------------|
|  | Actual           | Actual           | Amended<br>Budget | Estimated        | Proposed<br>Budget |
| <b>INTERGOVERNMENTAL</b>                 |                  |                  |                   |                  |                    |
| 330 10-00 Intergovernmental - City       | 555,429          | 762,606          | 887,799           | 887,799          | 1,041,346          |
| 330 20-00 Intergovernmental - County     | 332,647          | 403,534          | 464,352           | 439,061          | 464,352            |
| <b>TOTAL TAXES</b>                       | <b>888,076</b>   | <b>1,166,140</b> | <b>1,352,151</b>  | <b>1,326,860</b> | <b>1,505,698</b>   |
| <b>MISCELLANEOUS REVENUES</b>            |                  |                  |                   |                  |                    |
| 361 20-00 Interest on Investment         | 605              | 54,471           | 11,400            | 54,821           | 46,967             |
| 361 90-00 MKT Unrealized Gain/Loss       | (570)            | 2,292            | —                 | 43               | —                  |
| 369 30-00 Insurance Refunds              | —                | —                | —                 | —                | —                  |
| 369 40-00 Misc. Other                    | 3,000            | 1,000            | —                 | 40               | 40                 |
| <b>TOTAL MISCELLANEOUS REVENUES</b>      | <b>3,035</b>     | <b>57,763</b>    | <b>11,400</b>     | <b>54,904</b>    | <b>47,007</b>      |
| <b>TOTAL REVENUES</b>                    | <b>891,111</b>   | <b>1,223,903</b> | <b>1,363,551</b>  | <b>1,381,764</b> | <b>1,552,705</b>   |
| <b>FUNDS FORWARD</b>                     |                  |                  |                   |                  |                    |
| 0000-389.99-10 Appropriated Fund Balance | 567,312          | 963,260          | 1,728,913         | 1,728,913        | 747,273            |
| <b>TOTAL SOURCES</b>                     | <b>1,458,423</b> | <b>2,187,163</b> | <b>3,092,464</b>  | <b>3,110,677</b> | <b>2,299,978</b>   |

The Interlocal Agreement between the City and the County states that 75% of the TIF received from the County be used to retire the bond that was acquired to build the Parking Garage. All of the monies collected from the County through TIF were applied to the Parking Garage Bond.

# FUND: COMMUNITY REDEVELOPMENT (CRA)

## ACCOUNT CODE: 125-9310 FY2025 EXPENSE BUDGET

Fund: Community Redevelopment (CRA)

Account Codes: 125-9310-559./581.

|  | USES OF FUNDS    |                  |                  |                  |                  |
|--|------------------|------------------|------------------|------------------|------------------|
|  | 2022             | 2023             | 2024             | 2024             | 2025             |
|  | Actual           | Actual           | Amended Budget   | Estimated        | Proposed Budget  |
| <b>CRA OPERATING</b>   |                  |                  |                  |                  |                  |
| 31-00 Professional Services                                      | 43,246           | 4,293            | 9,500            | 6,490            | —                |
| 32-10 Auditor  | 2,032            | 5,000            | 5,180            | 5,180            | 5,250            |
| 34-40 Support Services   | 2,000            | —                | 56,000           | 43,365           | 39,580           |
| 40-00 Travel & Per Diem  | —                | —                | —                | —                | 2,000            |
| 45-05 General Liability  | 5,980            | 6,268            | 7,367            | 5,176            | 7,367            |
| 45-45 Cyber/Computer Liability                                   | —                | 598              | 628              | 523              | 628              |
| 46-05 Building Maintenance                                       | —                | —                | —                | —                | 7,500            |
| 47-00 Printing and Binding                                       | 290              | 90               | 16               | 42               | 4,200            |
| 48-00 Promotional Activities                                     | —                | —                | —                | —                | 21,000           |
| 51-00 Office Supplies  | —                | —                | —                | —                | 800              |
| 52-50 Other Supplies   | 33               | 206              | —                | —                | 7,375            |
| 54-10 Publications & memberships                                 | 670              | 1,170            | 1,500            | 1,368            | 2,500            |
| 55-00 Training & Education                                       | —                | —                | —                | —                | —                |
| <b>Subtotal CRA Operating</b>                                    | <b>54,251</b>    | <b>17,625</b>    | <b>80,191</b>    | <b>62,144</b>    | <b>98,200</b>    |
| <b>CAPITAL OUTLAY</b>  |                  |                  |                  |                  |                  |
| 63-10 Improvements O/T Buildings Downtown Area Imprvmnts         | —                | —                | 50,000           | 10,970           | 39,030           |
| <b>Subtotal Capital Outlay</b>                                   | <b>—</b>         | <b>—</b>         | <b>50,000</b>    | <b>10,970</b>    | <b>39,030</b>    |
| <b>GRANTS/AID</b>  |                  |                  |                  |                  |                  |
| 80-00 Aid/Private Organizations                                  | —                | —                | 200,000          | 25,000           | 250,000          |
| <b>Subtotal Grants</b>   | <b>—</b>         | <b>—</b>         | <b>200,000</b>   | <b>25,000</b>    | <b>250,000</b>   |
| <b>TRANSFERS</b>   |                  |                  |                  |                  |                  |
| 91-10 Repayment of Advance to General Fund                       | 1,252            | —                | —                | 1,290            | —                |
| 91-40 Repayment to Stormwater (Minutemen Proj)                   | 40,000           | 40,000           | 40,000           | 40,000           | 40,000           |
| 581.91-70 Capital Improvement/Buildings - City Hall Wash Through | —                | —                | 1,500,000        | 1,422,000        | 78,828           |
| 581.91-70 Improvements O/T Buildings Centennial Square           | —                | —                | 1,650,000        | 400,000          | 1,145,764        |
| <b>Subtotal Transfers</b>  | <b>41,252</b>    | <b>40,000</b>    | <b>3,190,000</b> | <b>1,863,290</b> | <b>1,264,592</b> |
| <b>DEBT</b>  |                  |                  |                  |                  |                  |
| 71-00 Principal  | 250,000          | 265,000          | 280,000          | 280,000          | 290,000          |
| 72-00 Interest   | 149,661          | 135,625          | 122,000          | 122,000          | 107,750          |
| 73-00 Other Debt Costs   | (1)              | —                | —                | —                | —                |
| <b>Subtotal Debt</b>   | <b>399,660</b>   | <b>400,625</b>   | <b>402,000</b>   | <b>402,000</b>   | <b>397,750</b>   |
| <b>TOTAL EXPENSES</b>  | <b>495,163</b>   | <b>458,250</b>   | <b>3,922,191</b> | <b>2,363,404</b> | <b>2,049,572</b> |
| <b>RESERVES</b>  |                  |                  |                  |                  |                  |
| 590.90-10 Reserved Future Appropriations                         | 963,260          | 1,728,913        | (829,727)        | 747,273          | 250,406          |
| <b>TOTAL USES</b>  | <b>1,458,423</b> | <b>2,187,163</b> | <b>3,092,464</b> | <b>3,110,677</b> | <b>2,299,978</b> |

# FUND: COMMUNITY REDEVELOPMENT (CRA)

## ACCOUNT CODE: 125-9320 FY2025 REVENUE BUDGET

Fund: Community Redevelopment (CRA)  
Account Codes: 125-9320 (Parking Garage)

### SOURCES OF FUNDS

|  | 2022           | 2023             | 2024             | 2024             | 2025             |
|--|----------------|------------------|------------------|------------------|------------------|
|  | Actual         | Actual           | Amended Budget   | Estimated        | Proposed Budget  |
| <b>CHARGES FOR SERVICES</b>              |                |                  |                  |                  |                  |
| 344. 40-00 Electric Charging Stations    | 1,237          | 1,479            | 1,000            | 1,291            | 1,000            |
| 344. 60-15 Taxable Meter Fees            | 371,698        | 540,939          | 375,000          | 441,072          | 400,000          |
| 344. 60-20 Parking Citations             | 59,790         | 105,730          | 50,000           | 66,340           | 60,000           |
| <b>TOTAL CHARGES FOR SERVICES</b>        | <b>432,725</b> | <b>648,148</b>   | <b>426,000</b>   | <b>508,703</b>   | <b>461,000</b>   |
| <b>MISCELLANEOUS REVENUES</b>            |                |                  |                  |                  |                  |
| 361 10-00 Int Truist Pooled Funds        | —              | —                | —                | —                | —                |
| 361 20-00 Interest on Investment         | —              | —                | —                | —                | —                |
| 369 90-00 Misc. Other                    | —              | —                | —                | —                | —                |
| <b>TOTAL MISCELLANEOUS REVENUES</b>      | <b>—</b>       | <b>—</b>         | <b>—</b>         | <b>—</b>         | <b>—</b>         |
| <b>TOTAL REVENUES</b>                    | <b>432,725</b> | <b>648,148</b>   | <b>426,000</b>   | <b>508,703</b>   | <b>461,000</b>   |
| <b>FUNDS FORWARD</b>                     |                |                  |                  |                  |                  |
| 0000-389.99-10 Appropriated Fund Balance | 236,246        | 553,776          | 1,087,625        | 1,087,625        | 1,182,766        |
| <b>TOTAL SOURCES</b>                     | <b>668,971</b> | <b>1,201,924</b> | <b>1,513,625</b> | <b>1,596,328</b> | <b>1,643,766</b> |



# FUND: COMMUNITY REDEVELOPMENT (CRA)

## ACCOUNT CODE: 125-9320 FY2025 EXPENSE BUDGET

Fund: Community Redevelopment (CRA)

Account Codes: 125-9320 (Parking Garage)

|                                  |  | USES OF FUNDS  |                  |                  |                  |                  |
|----------------------------------|--|----------------|------------------|------------------|------------------|------------------|
|                                  |  | 2022           | 2023             | 2024             | 2024             | 2025             |
|                                  |  | Actual         | Actual           | Amended Budget   | Estimated        | Proposed Budget  |
| <b>PERSONNEL SERVICES</b>        |  |                |                  |                  |                  |                  |
| 12-12                            | Regular                                  | —              | 2,943            | 55,620           | 47,117           | 39,425           |
| 13-10                            | Part Time                                | 10,186         | —                | —                | —                | —                |
| 21-00                            | FICA Taxes                               | 779            | 208              | 4,260            | 3,593            | 3,025            |
| 22-10                            | General Employees Pension                | —              | —                | 5,148            | 5,819            | 4,500            |
| 23-10                            | Group Health                             | —              | 1,209            | 24,456           | 8,256            | 5,200            |
| 23-20                            | Group Life                               | —              | 12               | 154              | 148              | 140              |
| 23-30                            | Dental Plan                              | —              | 32               | 501              | 210              | 185              |
| 24-00                            | Workers Compensation                     | 556            | —                | 2,664            | 1,112            | 1,000            |
| <b>Subtotal Personnel</b>        |  | <b>11,521</b>  | <b>4,404</b>     | <b>92,803</b>    | <b>66,255</b>    | <b>53,475</b>    |
| <b>DOWNTOWN GARAGE OPERATING</b> |  |                |                  |                  |                  |                  |
| 31-99                            | Payroll Processing Fees                  | —              | 19               | 60               | 276              | 200              |
| 34-20                            | Bank Charges                             | 13,159         | 11,994           | 9,634            | 13,661           | 12,000           |
| 34-40                            | Support Services                         | 50,942         | 59,742           | 160,275          | 127,082          | 89,447           |
| 43-10                            | Electric                                 | 9,983          | 9,609            | 9,752            | 9,752            | 10,000           |
| 43-20                            | Water & Sewer                            | 6,593          | 7,815            | 9,955            | 9,955            | 10,000           |
| 45-15                            | Property Insurance                       | 13,337         | 14,453           | 27,424           | 18,283           | 27,424           |
| 46-05                            | Building Maintenance                     | —              | —                | —                | —                | 10,000           |
| 49-15                            | Other Current Charges                    | 2,557          | 2,414            | 2,000            | 1,177            | 2,000            |
| 52-50                            | Other Supplies                           | 7,103          | 3,849            | 8,984            | 8,950            | 10,000           |
| 55-00                            | Training & Education                     | —              | —                | —                | —                | 8,000            |
| <b>Subtotal Operating</b>        |  | <b>103,674</b> | <b>109,895</b>   | <b>228,084</b>   | <b>189,136</b>   | <b>179,071</b>   |
| <b>CAPITAL OUTLAY</b>            |  |                |                  |                  |                  |                  |
| 63-21                            | Improvements O/T Bldg CRA Parking Garage | —              | —                | 575,000          | 158,171          | —                |
| <b>Subtotal Capital Outlay</b>   |  | <b>—</b>       | <b>—</b>         | <b>575,000</b>   | <b>158,171</b>   | <b>—</b>         |
| <b>TOTAL EXPENDITURES</b>        |  | <b>115,195</b> | <b>114,299</b>   | <b>895,887</b>   | <b>413,562</b>   | <b>232,546</b>   |
| <b>RESERVES</b>                  |  |                |                  |                  |                  |                  |
| 9320-590.90-10                   | Reserved Future Appropriations           | 553,776        | 1,087,625        | 617,738          | 1,182,766        | 1,411,220        |
| <b>TOTAL USES</b>                |  | <b>668,971</b> | <b>1,201,924</b> | <b>1,513,625</b> | <b>1,596,328</b> | <b>1,643,766</b> |

| ACCOUNT #          | ELEMENT DESCRIPTION                      | SUM OF NET EXPENSE |
|--------------------|--|--------------------|
| 125-9310-559.31-00 | Professional Services                    | 3,313.36           |
| 125-9310-559.32-10 | Accounting & Auditing                    | 2,581.00           |
| 125-9310-559.34-40 | Support Services                         | 38,669.20          |
| 125-9310-559.45-05 | Insurance/General Liability              | 8,083.72           |
| 125-9310-559.45-45 | Insurance/Cyber/Computer                 | 832.01             |
| 125-9310-559.47-00 | Printing & Binding                       | 88.15              |
| 125-9310-559.48-00 | Promotional                              | 819.81             |
| 125-9310-559.54-10 | Publication & Membership                 | 1,170.00           |
| 125-9310-559.63-10 | Improvements O/T Bldgs                   | 16,928.00          |
| 125-9310-559.71-00 | Principal                                | 290,000.00         |
| 125-9310-559.72-00 | Interest                                 | 107,750.00         |
| 125-9310-559.80-00 | Other Grants & Aids                      | 49,615.00          |
| 125-9310-559.91-40 | Transfers/Stormwater Repay               | 40,000.00          |
| 125-9310-559.91-70 | Transfers/City Hall/Cult Green/Wash Thru | 710,901.91         |
| 125-9320-559.12-12 | Regular                                  | 45,811.80          |
| 125-9320-559.21-00 | FICA Taxes                               | 3,504.72           |
| 125-9320-559.22-10 | General Employee Pension                 | 4,500.00           |
| 125-9320-559.23-10 | Group Hospitalization                    | 5,257.32           |
| 125-9320-559.23-20 | Group Life                               | 140.74             |
| 125-9320-559.23-30 | Dental Plan                              | 179.92             |
| 125-9320-559.24-00 | Workers Compensation                     | 932.13             |
| 125-9320-559.31-99 | Payroll Processing Fees                  | 342.87             |
| 125-9320-559.34-20 | Bank Charges                             | 15,853.04          |
| 125-9320-559.34-40 | Support Services                         | 132,391.02         |
| 125-9320-559.43-10 | Electric                                 | 10,053.46          |
| 125-9320-559.43-20 | Water & Sewer                            | 7,563.31           |
| 125-9320-559.45-15 | Insurance/Property                       | 32,695.02          |
| 125-9320-559.46-05 | Building Maintenance                     | 21,394.81          |
| 125-9320-559.49-15 | Collection Agency                        | 4,919.71           |
| 125-9320-559.52-50 | Operating Supplies                       | 8,192.56           |
| 125-9320-559.63-21 | Improvements O/T Bldgs                   | 64,817.25          |

# PERSONNEL SCHEDULE

## FY2025 BUDGET

| PERSONNEL SCHEDULE                        |                     |          |                |
|---|---------------------|----------|----------------|
| DEPARTMENT: Community Redevelopment (CRA) |                     |          |                |
| POSITION TITLE:                           | NUMBER OF POSITIONS |          |                |
|   | BUDGET<br>2024      | CHANGE   | BUDGET<br>2025 |
| <b>FULL-TIME</b>                          |                     |          |                |
| Director of Projects & Grants (50%)       | 1                   | —        | 1              |
| <b>TOTAL FULL-TIME</b>                    | <b>1</b>            | <b>—</b> | <b>1</b>       |
| <b>PART-TIME</b>                          |                     |          |                |
| Garage Maintenance                        | —                   | —        | —              |
| <b>TOTAL PART-TIME</b>                    | <b>—</b>            | <b>—</b> | <b>—</b>       |
| <b>TOTAL PERSONNEL SERVICES</b>           | <b>1</b>            | <b>—</b> | <b>1</b>       |

The Director of Project/Grant Coordinator & CRA Administrator position cost is split 50% to the City Manager Department (General Fund) and 50% to the Community Redevelopment (CRA Fund).



# 2025 DOWNTOWN COCOA BEACH COMMUNITY REDEVELOPMENT AGENCY REVIEW



1. For 2025, the CRA Bond continued the focus of making the required bond payments and providing continual maintenance on the Downtown Parking Garage.
2. Redevelopment in the CRA is slowly increasing and allowing for increased taxable values. This includes both residential and commercial properties. Many of the homes within the CRA are being purchased and updated for vacation rentals. Therefore, the demand is high for property within the CRA boundaries and throughout Cocoa Beach.
3. As the economy for the future, the CRA board has committed to focusing on the repayment of the bond and the continual updating and repairs of the parking garage.
4. Property values in the CRA have consistently increased since 2008. This increase has allowed to have funds to be set aside for maintenance of the parking garage. The bond documents do not allow for early repayment for approximately 10 years.
5. To continue on the CRA Redevelopment plan, the city has completed the full construction of City Hall. The design phase took place in 2023 and the construction phase started in 2024 and completed in 2025. This space will allow for residents and visitor to have a green space in the downtown location. This will always be a location for events to be held regularly.





**City of Cocoa Beach**  
**Downtown Cocoa Beach Redevelopment Agency**  
**2025**

CRA Board Approval March 5, 2026  
City Commission Approval March 5, 2026

## **City of Cocoa Beach City Commission Agenda Item Summary**

**DEPARTMENT MAKING  
REQUEST/NAME:**

Development Services /  
David Dickey, Director of Development  
Services

**MEETING DATE**

March 5, 2026

**REQUESTED MOTION/ACTION**

Adopt Ordinance 1711 on second reading - an ordinance of the City of Cocoa Beach, Florida, Regulating temporary signs; amending Section 5-04. Prohibited Signs - to revise sign types allowed to be displayed in public rights-of-way; providing findings; providing for conflicts; codification; and an effective date.

Staff Representative: David Dickey, Development Services

Recommendation: Adopt on Final Reading

**IS THIS ITEM BUDGETED (IF APPLICABLE)?**

n.a.

**BACKGROUND:**

At its January 15, 2025 meeting, the city commission heard public comments regarding the important role of real estate open house signs (a type of temporary sign).

Discussion ensued about the need to revise the sign ordinance to allow for more flexible hours for the display of temporary signs in public rights-of-way. At the conclusion of public input and council discussion, staff was directed to place a 30-day moratorium on enforcing the city's sign code provisions related to temporary signs, and to draft code language to address discussed concerns.

In conjunction with the city attorney's office, Ordinance 1711 has been prepared to allow temporary signs to be erected within public rights-of-way between the hours of 10 AM and 4 PM, Saturdays and Sundays. By limiting eligible hours, stated concerns will be addressed, clutter within the rights-of-way will be minimized, and enforcement will be streamlined. The initial draft of Ordinance 1711 allowed for temporary signs up to a maximum of four (4) feet in height, a minimum of five feet from the edge of pavement or face of the curb, and up to three (3) signs per property.

At first reading on February 5, 2026, the commission directed staff to revise Ordinance 1711 to allow for up to five (5) temporary signs per property. All other standards remain the same.

## ORDINANCE 1711

### **AN ORDINANCE OF THE CITY COCOA BEACH, FLORIDA, REGULATING TEMPORARY SIGNS; AMENDING SECTION 5-04. PROHIBITED SIGNS – TO REVISE SIGN TYPES ALLOWED TO BE DISPLAYED IN PUBLIC RIGHTS-OF-WAY; PROVIDING FINDINGS; PROVIDING FOR CONFLICTS; CODIFICATION; AND AN EFFECTIVE DATE**

**WHEREAS**, the City of Cocoa Beach (“City”) is a municipality with municipal home rule powers established pursuant to Chapter 166 Florida Statutes; and

**WHEREAS**, the City Commission of the City of Cocoa Beach, Florida, finds it in the public interest to amend the list of prohibited signs allowed to be displayed in public rights-of-way due to its significant interests in preserving pedestrian and vehicular safety, preventing congestion and obstruction of rights-of-way and sidewalks, maintaining safe convenient access for vehicles, pedestrians and bicycles, and preserving aesthetics and quality of life; and

**WHEREAS**, the Supreme Court in *Reed v. Town of Gilbert* (2015) found that any regulation requiring a reading of a sign to determine its category was content based and subject to strict scrutiny and are “presumptively unconstitutional” because they treat speech differently based on the topic discussed.

**WHEREAS**, the Supreme Court in *City of Austin v. Reagan National Advertising of Austin, LLC* (2022), ruled that regulations distinguishing between on-premise and off-premise signs are content-neutral even if an official must read a sign to determine its location-based classification.

**WHEREAS**, upon consideration, the City Commission has determined that the reasonable and limited use of temporary signage within public rights-of-way are narrowly tailored to address governmental interests;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE  
CITY OF COCOA BEACH, FLORIDA**

**SECTION 1:** Legislative Intent. The above Whereas clauses are true and correct and form the legislative intent of this ordinance and set forth the justification for the adoption of this ordinance.

**SECTION 2: Enactment.** A new Ordinance in the City of Cocoa Beach is hereby created to read as set forth in the attached Exhibit "A" with underlined text added, and ~~stricken~~ text deleted.

**SECTION 3: Conflicts.** All ordinances, resolutions, official determinations, or parts thereof previously adopted or entered by the City or any of its officials and in conflict with this Ordinance are repealed to the extent inconsistent herewith.

**SECTION 4: Codification.** The provisions of this Ordinance shall be codified as a part of the City Code of the City of Cocoa Beach.

**SECTION 5: Severability.** If any section, sentence, clause, or other provision of this Ordinance, shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding of invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance, which shall remain in full force and effect.

**SECTION 6: Effective Date.** This ordinance shall take effect upon adoption.

Adopted by the City Commission on this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

CITY OF COCOA BEACH

\_\_\_\_\_  
Keith Capizzi,  
Mayor-Commissioner

ATTEST:

\_\_\_\_\_  
Karin Grooms, City Clerk

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## Section 5-04. Prohibited signs.

The following signs are prohibited.

- A. Blinking or flashing signs that have not been approved by FDOT or that do not conform to the Manual on Uniform Traffic Control Devices (MUTCD).
- B. Signs on seawalls, docks or retaining walls, except informational noncommercial signs indicating No Wake, Manatee Zone, or similar messaging, provided the sign area does not exceed four (4) square feet and the height is no greater than five (5) feet above the water line.
- C. Signs on fences or free standing walls.
- D. Snipe signs and any sign attached to trees or utility poles, or other structures not intended to support signs.
- E. Portable signs, except as may be used by a government agency to convey public safety messages.
- F. Obscene signs.
- G. Signs on public property except those erected by a governmental agency having jurisdiction.
- H. Backlit awning signs.
- I. Discontinued signs.
- J. Roof signs, except in compliance with section 5-15.
- K. Signs that emit a sound, odor or visible material, such as smoke or steam.
- L. Abandoned or dilapidated signs.
- M. Signs in violation of the Florida Building Code.
- N. Flag signs, pennants, searchlights, twirling signs, balloons or inflatable signs, except as may be expressly permitted pursuant to the special event permitting procedures.
- O. Signs with optical illusion of movement by means of a design that presents a pattern capable of giving the illusion of motion.
- P. Any sign which is located, constructed, or maintained in such a way that such sign may be confused with or interfere with official traffic signs, signals, or devices placed by any governmental agency having jurisdiction of the right-of-way or which may obstruct or interfere with a driver's view of approaching, merging or intersecting traffic.
- Q. Signs or displays within the right of way except for signs which meet the following criteria:
  - (1) Directional signs may be located in the city right-of-way to direct traffic to special events, garage sales and real estate model homes and open houses, subject to the following criteria:
    - a. Size and construction—
      - i. Special event and garage sale signs. Special event and garage sale directional signs may not exceed four square feet. Signs shall be constructed of either durable, low-impact materials, such as lightweight metal, plastic or wood products, or —
      - ii. Model home and open house signs. Model home and open house directional signs may not exceed four square feet and shall be constructed of metal or similar durable material, principally supported by a freestanding frame placed in the ground. Industry sponsored, multilocation real estate competitions shall be considered special events for the purposes of this subsection.

- 
- b. Maximum height. The height of the sign, measured from the ground to the top of the sign, shall not exceed four feet.
  - c. Setback. Signs shall be set back at least five feet from the edge of pavement or the face of curb where applicable. Signs shall not be located closer than 25 feet from any intersecting right-of-way lines and shall not be placed in the median.
  - d. Time limitation. Signs may be displayed ~~between the hours of 10 AM and 4 PM, Saturday and Sunday for a maximum of eight (8) hours in any 24 hour period only during actual hours of operation.~~
  - e. Maximum number. A maximum of three ~~five~~ signs ~~with the same or similar message per each event location~~ may be posted pursuant to this subsection. One sign per named roadway may be posted; ~~to direct traffic to the subject location. However,~~ along highways of four lanes or more, a maximum of two signs may be posted, one for each traveled direction. ~~Subsequent signs may be posted at a change of direction.~~

R. Signs on vehicles which project from the vehicle.

(Ord. No. 1649, § 2(Exh. A), 10-1-2020)

Ad#12070330 2/10/2026  
**THE CITY OF COCOA BEACH,  
FLORIDA  
PUBLIC NOTICE**

**NOTICE IS HEREBY GIVEN** in accordance with the provisions of Chapter 166 Florida Statutes that the City Commission for the City of Cocoa Beach has scheduled a **PUBLIC HEARING** for the adoption of the following Ordinances into Law on March 5, 2026, at 7:00 P.M. or as soon thereafter as the matter may be heard. This Ordinance was scheduled for First Reading on February 5, 2026, at 7:00 P.M. The Public Hearings will be held at the Cocoa Beach City Hall, City Commission 2, South Orlando Ave., Cocoa Beach, Florida.

A copy of this proposed Ordinance is on file in the office of the City Clerk and may be viewed during regular working hours. A copy of the Ordinances is linked for Public Inspection, on the City's website at [www.cityofcocoabeach.com](http://www.cityofcocoabeach.com)

(attached to the meeting agendas) and this notice is posted on the Municipal Building Bulletin Board.

This is a Public Meeting. Interested parties may appear at said Public Hearing and be heard with respect to the adoption of this proposed Ordinance. Any interested party seeking any decision made by the City Commission, with respect to any matter considered at this Public Hearing, will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**ORDINANCE NO. 1711**

**AN ORDINANCE OF THE CITY OF COCOA BEACH, FLORIDA, REGULATING TEMPORARY SIGNS; AMENDING SECTION 5-04. PROHIBITED SIGNS - TO REVISE SIGN TYPES ALLOWED TO BE DISPLAYED IN PUBLIC RIGHT-OF-WAY; PROVIDING FINDINGS; PROVIDING FOR CONFLICTS; CODIFICATION; AND AN EFFECTIVE DATE.**

Karin Grooms, City Clerk