



Downtown Cocoa Beach Community Redevelopment Agency

5000 Tom Warriner Blvd, Cocoa Beach, FL 32931

www.cityofcocoabeach.com

Board of Commissioners Meeting

DATE and TIME: Thursday, March 07, 2024, 6:00 pm

LOCATION: Cocoa Beach Country Club

Community Redevelopment Agency (CRA) Members: Mayor Keith Capizzi (Chairperson), Vice-Mayor Jeremy Hutcherson, Commissioner Karalyn Woulas, Commissioner Joshua Jackson, Commissioner Skip Williams (Agency created by resolution No. 2009-28, Downtown Cocoa Beach Community Redevelopment Plan adopted by Resolution No. 2012-13).

A. MEETING CALLED TO ORDER

- Roll call

B. AGENCY BOARD COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

C. STAFF REPORTS AND ANNOUNCEMENT

D. CONSENT AGENDA

1. Approve February 15, 2024, CRA Meeting Minutes
Staff Representative: City Clerk's Office
Staff Recommendation: Approve
2. Approve the addendum to agreement between CRA and Gregory Dippolito and Penelope Dippolito.
Staff Representative: Devan Taly, CRA Administrator
Staff Recommendation: Approve

E. OLD BUSINESS

F. NEW BUSINESS

1. CRA Annual Report 2023
Staff Representative: Devan Taly, CRA Administrator
Staff Recommendation: Discuss and Approve for Final Report
2. CRA 2024 Upcoming Presentation
Staff Representative: Devan Taly, CRA Administrator

G. ANNOUNCEMENTS

H. PUBLIC COMMENTS

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

I. ADJOURNMENT

RULES OF ORDER: Robert's Rules of Order and the Florida Sunshine Law govern conduct of meetings.

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

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

CITY OF COCOA BEACH, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES
February 15, 2024

A. MEETING CALLED TO ORDER

Mayor Keith Capizzi called the meeting to order at 6:30 pm.

Roll Call

Members Present:

Commissioner Skip Williams

Commissioner Karalyn Woulas

Commissioner Joshua Jackson

Vice Mayor Jeremy Hutcherson

Administrative Members Present:

City Attorney Becky Vose

City Manager Wayne Carragino

City Clerk Karin Grooms

Senior Planner/CRA Administrator Devan Taly

Development Services Director Randy Stevenson

B. AGENCY BOARD COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

There were no reports.

C. STAFF REPORTS AND ANNOUNCEMENT

There were no reports.

D. CONSENT AGENDA

Approve the February 1, 2024, CRA Meeting Minutes

Staff Representative: City Clerk's Office

Staff Recommendation: Approve

MOTION BY COMMISSIONER WILLIAMS; SECONDED BY COMMISSIONER WOULAS.

I MOVE TO APPROVE THE CONSENT AGENDA.

VOICE VOTE ON THE MOTION 5:0; MOTION CARRIED.

E. OLD BUSINESS

There was no old business.

F. NEW BUSINESS

1. Approve the lease agreement between CRA and Cocoa Beach Mainstreet for usage of office space in parking garage located at 25 S Orlando Ave.

Staff Representative: Devan Taly, CRA Administrator

Staff Recommendation: Discuss and Approve

MOTION BY COMMISSIONER WILLIAMS; SECONDED BY COMMISSIONER WOULAS.

I MOVE TO APPROVE THE LEASE AGREEMENT BETWEEN CRA AND COCOA BEACH MAINSTREET FOR USAGE OF OFFICE SPACE IN PARKING GARAGE LOCATED AT 25 S. ORLANDO AVE.

VOICE VOTE ON THE MOTION 5:0; MOTION CARRIED.

2. Discuss mural concept on Surfside Playhouse building.

Staff Representative: Devan Taly, CRA Administrator

Staff Recommendation: Discuss

CITY OF COCOA BEACH, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

February 15, 2024

MOTION TO DISCUSS BY COMMISSIONER WILLIAMS; SECONDED BY COMMISSIONER HUTCHERSON.

I MOVE TO DISCUSS.

CRA Administrator Devan Taly stated that there were current renovations being made to the Surfside Playhouse, and she has brought Steve Mogel before the Commission to discuss adding a mural to the building on the side facing Brevard Avenue. Mr. Mogel stated that the building looks like a warehouse, and residents don't realize they are a playhouse. Over the past 2 years, the playhouse has become more interactive with the community and hoped the mural will help make the community aware of the playhouse. The mural has been estimated at \$2K-\$3K.

Commissioner Hutcherson, Commissioner Woulas, and Mayor Capizzi preferred the first rendering shown of the options provided.

Commissioner Jackson preferred the third choice, and Commissioner Williams agreed. Those 2 choices will be brought back to Surfside's board members.

Mr. Mogle said that Main Street Cocoa Beach is having a mural contest in June. If the Commission picks a specific design, they could possibly have the winner of that contest or other artists create a rendering based on that choice.

G. ANNOUNCEMENTS

There were no announcements.

H. PUBLIC COMMENTS

There were no public comments.

I. ADJOURNMENT

The meeting was adjourned at 6:42 pm.

_____ Keith Capizzi, Mayor-Commissioner

_____ Karin Grooms, City Clerk

CRA Board
Agenda Item Summary

1. **DEPARTMENT MAKING REQUEST/NAME:** **DEVAN TALY/CRA ADMINISTRATOR**

2. **MEETING DATE:** **MARCH 7, 2024**

3. **REQUESTED MOTION/ACTION** (SUMMARY THAT WILL APPEAR ON THE AGENDA):

Approve the CRA and Gregory Dippolito and Penelope Dippolito addendum to original agreement that took place on February 1st, 2024

4. **AGENDA**

STAFF PRESENTATION	☐
CONSENT	☒
SITE PLAN CONSENT	☐
UNFINISHED BUSINESS	☐
NEW BUSINESS	☐

5. **IS THIS ITEM BUDGETED (IF APPLICABLE)?:** YES ☐ NO ☐ **IF NO, CITY ACTION REQUIRED** ☒ **N/A**

DETAILED ANALYSIS ATTACHED?: YES ☐ NO ☒

BACKGROUND: (WHY IS THE ACTION NECESSARY, WHAT ACTION WILL BE ACCOMPLISHED, (WHO, WHERE, WHEN & HOW)

1. The current Section B, Subsection B1 shall be removed and in its place the following shall be inserted:

Upon receipt of all applicable documentation for expenditures equaling 50% of the total project costs, including proof of payment in full for all services and materials necessary to constitute 50% of the total project costs along with all associated releases of lien, the CRA shall, as detailed in Section 3 (A) (7) of the subject Agreement, determine the amount of the grant reimbursement due and payable for the completion to date of the project. The reimbursement shall only be for expenses incurred after February 1, 2024, and for the actual expenses incurred in the construction of the project. No design or pre-construction engineering fees shall be reimbursed. The next submittal shall be at the time of 100% completion of the construction and will be reviewed by the CRA as detailed in Section 3 (A) (7) of the Agreement.

2. All other Sections of the original Agreement shall remain in full force and effect.

**ADDENDUM TO CITY OF COCOA BEACH
COMMUNITY REDEVELOPMENT AGENCY
COMMUNITY VISUAL IMPROVEMENT PROGRAM AGREEMENT**

THIS ADDENDUM TO AGREEMENT is made by and between the City of Cocoa Beach Community Redevelopment Agency, 1600 Minutemen Cswy, Cocoa Beach, Florida 32935, hereinafter referred to as the "CRA", and Gregory Dippolito and Penelope Dippolito, the owners of the properties at 102 and 150 Woodland Avenue, Cocoa Beach, Florida 32931, hereinafter referred to as "GRANTEE."

WITNESSETH

WHEREAS, the CRA and GRANTEE entered into an Agreement ("Agreement") on February 1, 2024, under the Commercial Visual Improvement Grant Program consistent with the CRA Redevelopment Plan; and

WHEREAS, the Grantee has requested an addendum to the Agreement and the CRA has agreed to such addendum.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the sufficiency of which is hereby acknowledged, the parties agree to amend the Agreement as follows:

1. The current Section B, Subsection B1 shall be removed and in its place the following shall be inserted:

Upon receipt of all applicable documentation for expenditures equaling 50% of the total project costs, including proof of payment in full for all services and materials necessary to constitute 50% of the total project costs along with all associated releases of lien, the CRA shall, as detailed in Section 3 (A) (7) of the subject Agreement, determine the amount of the grant reimbursement due and payable for the completion to date of the project. The reimbursement shall only be for expenses incurred after February 1, 2024, and for the actual expenses incurred in the construction of the project. No design or pre-construction engineering fees shall be reimbursed. The next submittal shall be at the time of 100% completion of the construction and will be reviewed by the CRA as detailed in Section 3 (A) (7) of the Agreement.

2. All other Sections of the original Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives, have executed this Agreement effective the _____ day of _____, 2024.

City of Cocoa Beach
Downtown Community Redevelopment
Agency

Keith Capizzi, CRA Chair

ATTEST:

Karin Grooms
City Clerk

GRANTEE

GRANTEE NAME: _____

GRANTEE SIGNATURE: _____

**STATE OF FLORIDA
COUNTY OF BREVARD**

The foregoing instrument was acknowledged before me by means of ☐ Physical presence or ☐ online notarization of _____ who is personally known to me or who produced _____ as identification, and who did/did not take an oath this _____ day of _____, 2024.

Notary Public, State of Florida

GRANTEE

GRANTEE NAME: _____

GRANTEE SIGNATURE: _____

**STATE OF FLORIDA
COUNTY OF BREVARD**

The foregoing instrument was acknowledged before me by means of ☐ Physical presence or ☐ online notarization of _____ who is personally known to me or who produced _____ as identification, and who did/did not take an oath this _____ day of _____, 2024.

Notary Public, State of Florida

Downtown Cocoa Beach Community Redevelopment Agency



2023 Annual Report

Downtown Cocoa Beach Community Redevelopment Agency Board Members



Jeremy Hutcherson



Skip Williams



Keith Capizzi
CRA Chair



Karalyn Woulas



Joshua Jackson

City of Cocoa Beach:



City Manager:

Wayne Carragino

CRA Administrator: Devan Taly

Development Services Director: Randy Stevenson

Finance Director: Patrisha Draycott

Registered Agent and City Clerk: Karin Grooms

CPA's and Advisors Carr, Riggs, and Ingram, LLC



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 the 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.

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What is a CRA?

Governing Body of CRA

1. 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).
2. The area has to be formally designated by the local government as appropriate for redevelopment.
3. 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.
4. Once the CRA is established, Tax Increment Financing (TIF) programs may be implemented.
5. TIF programs are generally long-term, 30-year commitments.
6. CRA's have been created in other states throughout the country with Florida having more than 140.
7. The Community Redevelopment Act specifies that the governing body of the CRA jurisdiction is from which the area is located.
8. 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.
9. Annual budgets, financial reporting, and activity reports are also required by the Community Redevelopment Act.

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.

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. 2009-20, 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, and this is the tenth annual report for that agency. 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.
Geographical map can be found on page 9.

Assessed Values Over Last 10 Years

	Assessed Value
2008 - Base Year	\$118,031,690
2014	130,326,700
2015	144,861,700
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



2023 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 funds are from October 2022 through September 2023.

All data can be found on the City website at www.cityofcocoa.beach.com.



Fund: Community Redevelopment (CRA)
Account Codes: 125-9310 & 125-9320

USES OF FUNDS					
	2020 Actual	2021 Actual	2022 Amended Budget	2022 Estimated	2023 Approved Budget
CRA DOWNTOWN GARAGE PERSONAL SERVICES					
559 13-10 Part Time	—	—	—	12,223	27,840
559 21-00 FICA Taxes	—	—	—	935	2,129
559 24-00 Workers Compensation	—	—	—	1,120	2,664
Subtotal CRA Downtown Garage Personal Services	—	—	—	14,278	32,633
CRA OPERATING					
559 31-00 Professional Services	4,821	9,865	7,900	61,720	9,500
559 32-10 Auditor	—	3,000	5,000	—	5,100
559 45-05 General Liability	5,553	5,789	6,550	7,176	6,950
559 47-00 Printing and Binding	188	188	1,000	348	1,000
559 52-50 Other	—	1,722	—	39	—
559 54-10 Publications & memberships	420	—	250	804	250
Subtotal CRA Operating	10,982	20,564	20,700	70,087	22,800
CRA DOWNTOWN GARAGE OPERATING					
559 34-20 Bank Charges	5,163	10,367	8,500	14,630	9,634
559 34-40 Support Services	26,997	53,364	100,000	63,332	105,000
559 45-15 Property Insurance	9,617	11,363	12,272	16,004	13,254
559 43-10 Electric	8,204	9,207	9,200	12,924	9,752
559 43-20 Water & Sewer	3,587	6,457	9,700	6,533	9,955
559 49-15 Other Current Charges	1,660	1,698	2,000	3,061	2,000
559 52-50 Other Supplies	822	4,249	6,000	8,419	6,000
Subtotal CRA Downtown Garage Operating	56,050	96,705	147,672	124,903	155,595
CAPITAL OUTLAY					
559 64-20 Furniture & Equipment	—	—	80,000	—	1,600,000
Subtotal Capital Outlay	—	—	80,000	—	1,600,000
GRANTS/AID					
559 82-00 Aid/Private Organizations	—	—	—	—	—
Subtotal Grants	—	—	—	—	—
TRANSFERS					
559 91-10 Repayment of Advance to General Fund	87,315	87,315	1,252	1,377	1,290
559 91-40 Repayment to Stormwater (Minutemen Project)	20,000	20,000	40,000	48,000	40,000
559 9320.91-10 General Fund Maintenance Contrib.	—	—	—	—	—
Subtotal Transfers	107,315	107,315	41,252	49,377	41,290
DEBT					
559 71-00 Principal	230,000	323,316	335,423	300,000	265,000
559 72-00 Interest	176,673	164,018	149,661	178,200	135,625
559 73-00 Other Debt Costs	(106)	(32)	—	—	—
Subtotal Debt	406,567	487,302	485,084	478,200	400,625
DEBT SERVICE RESERVE					
590.90-10 Reserved Future Appropriations	175,359	560,243	919,675	1,067,773	402,910
TOTAL USES	756,273	1,272,129	1,694,383	1,790,340	2,623,220

Source of Funds

Fund: Community Redevelopment (CRA)

Account Codes: 125-0000

SOURCES OF FUNDS					
	2020 Actual	2021 Actual	2022 Amended Budget	2022 Estimated	2023 Approved Budget
INTERGOVERNMENTAL					
330 10-00 Intergovernmental - City	395,632	468,507	555,429	555,429	762,606
330 20-00 Intergovernmental - County	259,230	296,797	333,011	332,647	433,974
TOTAL TAXES	654,862	765,304	888,440	888,076	1,196,580
CHARGES FOR SERVICES					
344. 40-00 Electric Charging Stations	171	611	200	845	1,000
344. 60-15 Taxable Meter Fees	131,706	268,916	210,000	317,281	350,000
344. 60-20 Parking Citations	23,020	52,515	35,000	38,384	40,000
TOTAL CHARGES FOR SERVICES	154,897	322,042	245,200	356,510	391,000
MISCELLANEOUS REVENUES					
361 20-00 Interest on Investment	2,219	236	500	273	500
369 40-00 Misc. Other	—	9,279	—	—	—
TOTAL MISCELLANEOUS REVENUES	2,219	9,424	500	(211)	500
TOTAL REVENUES	811,978	1,096,770	1,134,140	1,244,375	1,588,080
FUNDS FORWARD					
389 99-10 Appropriated Fund Balance	(55,705)	175,359	560,243	560,243	1,067,773
TOTAL SOURCES	756,273	1,272,129	1,694,383	1,804,618	2,655,853

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.

Expense Report FY 2023

Account Number	Element Description	Sum of Net Expense
125-9310-559.31-00	Structural Assessment Study	\$ 4,292.54
125-9310-559.32-10	Accounting & Auditing	\$ 5,000.00
125-9310-559.45-05	Insurance/General Liability	\$ 6,268.00
125-9310-559.45-45	Insurance/Cyber/Computer	\$ 598.00
125-9310-559.47-00	Printing & Binding	\$ 90.17
125-9310-559.54-10	Books, Publication & Membership	\$ 1,170.00
125-9310-559.71-00	Principal	\$ 265,000.00
125-9310-559.72-00	Interest	\$ 135,625.00
125-9310-559.91-10	Transfers to General Fund	\$ —
125-9310-559.91-40	Transfers/Stormwater Repay	\$ 40,000.00
125-9320-559.12-12	Regular	\$ 2,943.43
125-9320-559.13-10	Part-Time	\$ —
125-9320-559.21-00	FICA Taxes	\$ 207.70
125-9320-559.23-10	Group Hospitalization	\$ 1,209.23
125-9320-559.23-20	Group Life	\$ 12.42
125-9320-559.23-30	Dental Plan	\$ 32.10
125-9320-559.24-00	Workers Compensation	\$ —
125-9320-559.31-99	Payroll Processing Fees	\$ 19.35
125-9320-559.34-20	Bank Charges	\$ 11,994.22
125-9320-559.34-40	Support Services	\$ 59,741.89
125-9320-559.43-10	Electric	\$ 9,609.49
125-9320-559.43-20	Water & Sewer	\$ 7,814.56
125-9320-559.45-15	Insurance/Property	\$ 14,453.00
125-9320-559.49-15	Other current charges	\$ 2,414.32
125-9320-559.52-50	Operating Supplies	\$ 3,849.07
Grand Total		\$ 572,344.49

The Expense Report as of 2/21/2024 is unaudited numbers and are subject to change per the Audit report.

Personnel Schedule

PERSONNEL SCHEDULE			
DEPARTMENT: Community Redevelopment (CRA)			
POSITION TITLE:	NUMBER OF POSITIONS		
	BUDGET 2022	CHANGE	BUDGET 2023
FULL-TIME	—	—	—
TOTAL FULL-TIME	—	—	—
PART-TIME			
Garage Maintenance	—	1	1
TOTAL PART-TIME	—	1	1
TOTAL PERSONAL SERVICES	—	1	1

The DCBCRA had acquired a part-time Garage Maintenance personnel. Daily tasks include the daily maintenance and cleaning of the Parking Garage. Also, make repairs as needed within the facility.

**2023
Downtown
Cocoa
Beach
Community
Redevelopment
Agency
Review**

1. For 2023, the CRA Board 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 is working on the design of a cultural green space (Name Change 2024 to “Cocoa Beach Centennial Square”). This space will allow for residents and visitors to have a green space in the downtown location. This will always be a location for events to be held regularly.







CRA Adopted March 7, 2024
City Commission Adopted March 7, 2024

City of Cocoa Beach
1600 Minutemen Cswy
Cocoa Beach, FL 32931

CRA Board
Agenda Item Summary

1. **DEPARTMENT MAKING REQUEST/NAME:** **DEVAN TALY/CRA ADMINISTRATOR**

2. **MEETING DATE:** **MARCH 7, 2024**

3. **REQUESTED MOTION/ACTION** (SUMMARY THAT WILL APPEAR ON THE AGENDA):
Approve the 2023 CRA Annual Report

4. **AGENDA**

STAFF PRESENTATION	☐
CONSENT	☐
SITE PLAN CONSENT	☐
UNFINISHED BUSINESS	☐
NEW BUSINESS	☒

5. **IS THIS ITEM BUDGETED (IF APPLICABLE)?:** YES ☐ NO ☐ **IF NO, CITY ACTION REQUIRED** ☒ **N/A**
DETAILED ANALYSIS ATTACHED?: YES ☐ NO ☒

BACKGROUND: (WHY IS THE ACTION NECESSARY, WHAT ACTION WILL BE ACCOMPLISHED, (WHO, WHERE, WHEN & HOW)

Approve the 2023 Community Redevelopment Agency Annual Report per FS 163.371 (2) Beginning March 31, 2020, and not later than March 31 of each year thereafter, a community redevelopment agency shall file an annual report with the county or municipality that created the agency and publish the report on the agency's website.



CRA 2024 UPCOMING

CITY OF COCOA BEACH

CRA ADMINISTRATOR: DEVANTALY

COCOA BEACH CENTENNIAL SQUARE & NEW CITY HALL

- CRA will be contributing around 3.3 million towards the City Hall Wash Thru/Cocoa Beach Centennial Square.
- Project construction is on-going currently.
- Project meets the vision, mission, and goals of the Downtown Cocoa Beach Community Redevelopment Plan (2012).





FAÇADE GRANTS

- Funding Available (FY2024): \$150,000
- Commercial businesses in Town Center are eligible!
- More advertising!
- The Commercial Visual Improvement Program allows the City of Cocoa Beach to follow our Cocoa Beach Downtown Design Standards, Implement the Downtown Cocoa Beach Community Redevelopment Plan, and falls in-line with our City Comprehensive Plan.

SURFSIDE PLAYHOUSE GRANT REIMBURSEMENT PROGRAM

- Building is over 60 years old
 - Electric Upgrades
 - Plumbing Upgrades
 - Cosmetic Upgrades
-
- Funding Amount: \$50,000



PARKING GARAGE CAPITAL IMPROVEMENTS

- Lighting: Complete Upgrade
 - Bathrooms: Replacement/Repainting of doors
 - Elevator: On-Going
 - Safety: Limiting Hazards (Safety rails, Exposed wiring, Etc.)
 - Signage: Complete Replacement & Refurbish Plagues
-
- FY2024 Budget: \$575,000
 - FY2024 Spent: \$131,771

