Agenda
City of Cocoa
Cocoa Community Redevelopment Agency
Special Meeting

November 10, 2026
5:00 PM
65 Stone Street, Cocoa, FL 32922

I. CALL TO ORDER

1. Invocation
2. Pledge of Allegiance
3. Roll Call

II. APPROVAL OF AGENDA AND MINUTES

1. Agenda: Special Meeting of November 10, 2026.
2. Minutes: Regular Meeting of October 5, 2026.

III. DELEGATIONS

IV. PRESENTATIONS

V. ACTION ITEMS

1. Request Agency approval of a Commercial Façade Improvement Program (CFIP) grant application for an amount not to exceed $20,000 for the property located at 226 King Street, Cocoa, FL 32922 and to authorize the City Manager to complete and execute a CFIP Agreement.
2. Agency review and approval of the Cocoa CRA Annual Report, which includes FY2026 Accomplishments and FY2027 Goals and Objectives as required by Florida Statute 189.0694.

VI. ATTORNEY'S REPORT

VII. UPDATES AND STAFF REPORTS

VIII. NEXT MEETING DATE - December 7, 2026 at 6:00 PM

IX. ADJOURNMENT

NOTICE TO THE PUBLIC:
This is a public meeting. All interested parties may attend. The facility wherein this meeting will be held is accessible to the physically handicapped. Please be advised that more than one

member of the City Council may attend.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that: if a person decides to appeal any decision made by this board with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise allowed by law. This agenda is posted on the Municipal Bulletin Board and at the Central Brevard Library and Reference Center in Cocoa for public review.

COCOA REDEVELOPMENT AGENCY AGENDA ITEM

Memo Date:	12/18/2025
Agenda Date:	11/10/2026
Prepared By:	Peyton Fink, Redevelopment Coordinator
Through:	Charlene Neuterman, Community Services Director
Requested Action:	Request Agency approval of the Agenda of Cocoa CRA meeting for November 10, 2026 as written or with amendments.

BACKGROUND:

Request Agency approval of the Agenda of Cocoa CRA meeting for November 10, 2026 as written or with amendments.

PRIORITY AREA CONNECTION:

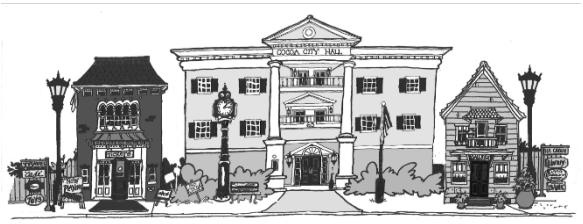
Economic and Community Development

BUDGETARY IMPACT:

PREVIOUS ACTION:

RECOMMENDED MOTION:

Request Agency approval of the Agenda of Cocoa CRA meeting for November 10, 2026 as written or with amendments.



—COCOA—
REDEVELOPMENT AGENCY

COCOA COMMUNITY REDEVELOPMENT AGENCY BOARD
SPECIAL MEETING AGENDA
DATE: Tuesday, November 10, 2026
LOCATION: Cocoa City Hall, 65 Stone Street
TIME: 5:00 p.m.

I. CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE
ROLL CALL

II. APPROVAL OF AGENDA AND MINUTES
AGENDA: Special Meeting of November 10, 2026
MINUTES: Regular Meeting of October 5, 2026

III. DELEGATIONS

IV. PRESENTATIONS

V. ACTION ITEMS

1. Request Agency approval of a Commercial Façade Improvement Program (CFIP) grant application for an amount not to exceed $20,000 for the property located at 226 King Street, Cocoa, FL 32922 and to authorize the City Manager to complete and execute a CFIP Agreement.
2. Agency review and approval of the Cocoa CRA Annual Report, which includes FY2026 Accomplishments and FY2027 Goals and Objectives as required by Florida Statute 189.0694.

VI. ATTORNEY'S REPORT

VII. UPDATES AND STAFF REPORTS

VIII. NEXT MEETING DATE
The next meeting of the Cocoa Community Redevelopment Agency will be on **Monday, December 7, 2026 at 6:00 pm,** Cocoa, Florida.

IX. ADJOURNMENT

NOTICE TO THE PUBLIC:
This is a public meeting. All interested parties may attend. The facility wherein this meeting will be held is accessible to the physically handicapped. Please be advised that more than one member of the City Council may attend.

Pursuant to Section 286.0105, *Florida Statutes,* the City hereby advises the public that: if a person decides to appeal any decision made by this board with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise allowed by law. This agenda is posted on the Municipal Bulletin Board and at the Central Brevard Library and Reference Center in Cocoa for public review.

COCOA REDEVELOPMENT AGENCY AGENDA ITEM

Memo Date:	12/18/2025
Agenda Date:	11/10/2026
Prepared By:	Peyton Fink, Redevelopment Coordinator
Through:	Charlene Neuterman, Community Services Director
Requested Action:	Request Agency approval of the Minutes of Cocoa CRA meeting for October 5, 2026 as written or with amendments.

BACKGROUND:

Request Agency approval of the Minutes of Cocoa CRA meeting for October 5, 2026 as written or with amendments.

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

PREVIOUS ACTION:

RECOMMENDED MOTION:

Request Agency approval of the Minutes of Cocoa CRA meeting for October 5, 2026 as written or with amendments.

MINUTES
COCOA CRA
October 5, 2026

The Regular Meeting of the Cocoa Community Redevelopment Agency was held on Monday, October 5, 2026, in Cocoa City Hall, in City Council Chambers, located at 65 Stone Street, in Cocoa, Florida, 32922, as publicly noticed.

I. CALL TO ORDER:

Vice Chairperson Goins called the meeting to order at 6:01 p.m.

INVOCATION: Agency Member Hearn led the assembly in Invocation.

PLEDGE OF ALLEGIANCE: Agency Member Etz led the assembly in the Pledge of Allegiance.

PRESENT:

Alex Goins	Vice Chairperson
Patricia Weeks	Agency Member
Lavander Hearn	Agency Member
Lorraine Koss	Agency Member
Janne Etz	Agency Member
Candace Rogers	Agency Member
Anthony Garganese	Agency Attorney
Peyton Fink	Recording Secretary

ABSENT: Chairperson Blake arrived late.

OTHER STAFF MEMBERS PRESENT:

City Manager Whitten, Community Services Director Neuterman.

II. Approval of Agenda and Minutes:

Agenda: Regular Meeting held on October 5, 2026, either as written or with amendments.

* **MOTION by Agency Member WEEKS; Seconded by Agency Member KOSS to approve the Agenda for the Regular meeting of October 5, 2026, as written.**

THE VOTE ON THE MOTION WAS:

AYES: ETZ, GOINS, HEARN, KOSS, ROGERS, WEEKS.

THE MOTION PASSED UNANIMOUSLY (6-0)

Minutes: Special Meeting held on September 8, 2026, either as written or with amendments.

* **MOTION by Agency Member WEEKS; Seconded by Agency Member ROGERS to approve the Minutes for the Special Meeting of September 8, 2026, as written.**

AYES: ETZ, GOINS, HEARN, KOSS, ROGERS, WEEKS.

THE MOTION PASSED UNANIMOUSLY (6-0)

III. DELEGATIONS:

IV. PRESENTATIONS:

V. ACTION ITEMS:

1. Request Agency approval to fund the proposed analysis for the repair/replacement of the band shell in Riverfront Park. Approve a budget transfer (BAF# 27-007T) in the amount of $37,400 from Contingency to Professional Services for the proposed activity.

   Director Neuterman provided some background information regarding the bandshell and explained that there are some issues with it that need to be addressed. Kimley Horn is being asked to do the design, and if construction is needed then a report will be shared with the agency at a later time.

   Several of the agency members had questions regarding this item. There were inquiries about the CRA's role in paying for this, how it fits in with the CRA Plan, and how much revenue the bandshell brings in from events. Director Neuterman responded to these questions by sharing that this item is just for design not construction. She also stated that though the bandshell is not in the CRA Plan, Riverfront Park is and we have contributed to the maintenance of the park in the

past. Director Neuterman further explained that the funds would come out of FY27 and it would be moved from Continegncy where there is approximately $1.4 million. It was also pointed out by the City Manager that the bandshell does not bring in a significant amount of revenue from events in the park.

Vice Chairperson Goins discussed some of the issues with the bandshell, especially when it rains. He mentioned how there are issues with the infield, but it was pointed out that since this item is only for the structural components, another company would need to do an analysis on the infield.

Agency Member Hearn wondered about what led to the analysis. Director Neuterman responded that there is rusting and cracks on the structure.

Agency Member Rogers does not feel that there is enough information. So, she is not necessarily in favor of this right now.

Agency Member Koss addressed the turf analysis and shared information regarding the drainage system and how it is a matter of routine maintenance to keep it. It was noted that Public Works does maintenance on the system.

(The Chairperson arrived)

The City Manager explained that the replacement is in the general fund budget, so it is a shared cost. He further noted that the bandshell is an amenity attached to the park so requesting funds is appropriate. The City Manager also spoke about the damages to the bandshell.

A motion was made to approve with staff recommendation, and it was seconded by the Chairperson.

Vice Chairperson Goins thinks this is a win-win, and he believes it will be an asset.

Agency Member Etz is not opposed to participating in fixing the bandshell, but she thinks it should be the City’s responsibility to take care of the repairs.

* **MOTION by Vice Chairpersons GOINS; Seconded by Chairperson BLAKE for approval to fund the proposed analysis for the repair/replacement of the band shell in Riverfront Park. As well as a budget transfer (BAF# 27-007T) in the amount of $37,400 from Contingency to Professional Services for the proposed activity.**

AYES: BLAKE, ETZ, GOINS, HEARN, KOSS, ROGERS, WEEKS.

THE MOTION PASSED UNANIMOUSLY (7-0)

2. Staff is requesting that the CRA Board review the Final Application for a TIF Incentive Agreement presented by The Framework Group (430 Brevard, LLC) and provide any final direction before proceeding with completing the draft TIF Incentive Agreement.

   The Chairperson is in favor of this item, and he believes it is a worthwhile investment that may bring in revenue resulting in longevity.

   Director Neuterman read a description of the action item. She provided information to the agency members regarding what the project is and explained the purpose of TIF as well as how it encourages development, brings in jobs, etc. There is $7 million estimated in Revenue with payments being made on an annual basis. A presentation was then provided which included information regarding the financial overview, developer request, CRA benefit, development costs, the total private-to-public investment ratio, final application documents, and the development timeline. Director Neuterman noted that the CRA Board may participate in the negotiations.

   Agency Member Rogers does not believe the board is prepared to vote on the item today and wants to defer it until everyone has sufficient opportunity to review the related documents. She would like to make a motion to defer the consideration of the proposed TIF until we have all supporting documents minus anything confidential.

   The Chairperson stated that the City has done other projects with this group and to his knowledge their integrity has not been called into question. He does not doubt that this is a good thing.

   Agency Member Etz does not like change and is not looking forward to construction. She recently had a conversation with someone and heard that this project is for the next generation and likes that idea. She is also comfortable with what has been presented to the agency. During her statements, it was pointed out that the projected amount that we would keep is just for this property and not the properties around it.

   Agency Member Koss agrees with a lot of what Agency Member Etz said but she has not seen why the maximum amount for ten years is needed. She talked about Framework Group as well as their previous projects and would like an opportunity for the agency members to look at the figures. Agency Member Koss then brought up a few questions she had. One of the questions was in regard to the TIF amount and if it changes over time, which the City Manager and Director Neuterman responded to. She then wondered if the value was transferable to which the Agency Attorney responded by explaining that it will be written into the

agreement. It was also noted that the TIF is only for this project and there are certain objectives that must be met before payment.

Agency Member Rogers stated that this has nothing to do with supporting this project, but she has concerns about whether the TIF fits and if agency members have received the required information to make a decision. She also mentioned getting an outside analysis to make a counter suggestion. The agency member asked to defer the decision tonight until all parties can be fully informed.

Vice Chairperson Goins wondered about getting an outside analysis. The City Manager does not believe the group will let a third party look at their financials. He then explained the process going forward and shared that there may be another opportunity to review the financials. The Vice Chairperson talked about affordability and if a property could be brought up for community benefit and he wanted to see if the Framework Group could work with the City for a potential integration with their contract when dealing with TIF. Though the City Manager does not know if that can be made a part of this agreement, he does know about the Porch Light Organization and some information regarding it was given.

Agency Member Weeks stated that her concern is not with the project. She does not want to do anything that will keep it from moving forward.

Jessica Galow spoke on behalf of Framework Group. She discussed the initial TIF request for 95% and how it took time to identify if they could deliver the quality of development that they had committed to in the development agreement for 90%. Mrs. Galow also spoke on how there is not a lot of flexibility due to when the CRA is sunsetting. A project with Daytona Beach was brought up, as was the reasoning to why the financials are confidential and what figures are available for public review. The economic impact report and TIF structure were then discussed. Mrs. Garlow also answered a question previously asked regarding transferability before sharing projects that Framework Group has had with Daytona Beach. There is a required equity of 20% for the developer and this project has doubled it.

Thomas Sexton from Framework Group spoke about community programing and collaboration with the Mainstreet Group. It is a goal for Framework Group to become a part of the community and to put programming in place to infuse local establishments into the project.

Agency Member Hearn wondered what was dependent on getting the project done as soon as possible. Mrs. Garlow responded by discussing the various steps and processes that will need to take place such as engineering, a site plan, etc. The City Manager added that this project has always been with RVI.

Vice Chairperson Goins asked about local preference. Thomas Sexton responded that they have a contracting company that will at times bring in locals. The Chairperson noted that in the past there have been contracts that allowed a threshold for local contractors when it came time for bidding, but he does not know if it still exists.

Agency Member Koss spoke of the proposed motion on the floor. She also pointed out that there are four structures without the proper wastewater infrastructure. The City Manager responded that this is all the more reason to accelerate the project. If all large building types were here today there would be a capacity issue and someone has to pay for the additional needed capacity.

* **MOTION by Agency Member ROGERS; Seconded by Agency Member KOSS to defer the consideration of TIF (Tax Incremental Financing) until agency members have all supporting materials minus anything confidential to understand what is being given up or returned.**

AYES: ROGERS, KOSS

NAYS: BLAKE, ETZ, GOINS, HEARN, WEEKS

THE MOTION FAILED (2-5)

A motion was then made by Vice Chairperson Goins for staff to develop a TIF agreement to bring back to the CRA and it was seconded by Agency Member Etz.

* **MOTION by Vice Chairperson GOINS; Seconded by Agency Member ETZ for staff to develop a TIF agreement to bring back to the CRA.**

AYES: BLAKE, ETZ, GOINS, HEARN, KOSS, ROGERS, WEEKS

THE MOTION PASSED UNANIMOUSLY (7-0)

VI. ATTORNEY REPORT: None

VII. UPDATES AND STAFF REPORTS: None

VIII. NEXT MEETING DATE:
Monday, November 2, 2026, at 6:00 pm in the Council Chambers located in Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

IX. ADJOURNMENT:

* **MOTION by Agency Member WEEKS; Seconded by Agency Member ROGERS to adjourn the Regular meeting of October 5, 2026.**

AYES: BLAKE, ETZ, GOINS, HEARN, KOSS, ROGERS, WEEKS.

THE MOTION PASSED UNANIMOUSLY (7-0)

The meeting adjourned at 7:29 PM

_____
Michael C. Blake, Chairperson

Respectfully Submitted by:

_____

Peyton Fink, Recording Secretary

COCOA REDEVELOPMENT AGENCY AGENDA ITEM

Memo Date:	10/07/2026
Agenda Date:	11/10/2026
Prepared By:	Peyton Fink, Redevelopment Coordinator
Through:	Charlene Neuterman, Community Services Director
Requested Action:	Agency approval of a Commercial Façade Improvement Program (CFIP) grant application for an amount not to exceed $20,000 for the property located at 226 King Street, Cocoa, FL 32922, and to authorize the City Manager to complete and execute a CFIP Agreement.

BACKGROUND:

Kim McCann of Lamberly Enterprises LLC, has submitted a Commercial Facade Improvement Program (CFIP) Grant application for an amount not to exceed $20,000 for the property located at 226 King Street, Cocoa, FL 32922.

Application Grant Request- $20,000
Total Project Cost- $50,866.00

The proposed renovation work includes the following:

- Pressure/soft-wash of all exterior wall surfaces, biocide treatment, and site protection.
- Removal and patch of deteriorated stucco, crack repair, and control joint restoration.
- Repair/replacement of damaged EIPS trim, banding, and re-sealing of joints and terminations.
- Surface prep, priming, and two finish coats of exterior-grade paint on all facade surfaces and trim.
- Mobilization, supervision, site protection, permits, and cleanup.

Pursuant to Article II of the Commercial Facade Improvement Program Policy, the amount of any grant shall be determined at the Board's sole discretion based on the following factors:

1. The estimated value of the proposed private investment.
2. The extent that the private investment incorporates more primary improvements versus ancillary improvements such as building cleaning and painting.
3. The historical and cultural significance of the property.
4. The potential economic and fiscal impact of the proposed project on the City of Cocoa, and

5. Whether the applicant is a for-profit or non-profit entity.

Staff requests approval of the grant application for an amount not to exceed $20,000. Upon approval, Staff will complete and the City Manager will execute a CFIP agreement with the applicant.

PRIORITY AREA CONNECTION:

Economic and Community Development
Investment in Public Infrastructure

BUDGETARY IMPACT:

Budgeted? Yes

Source/Use of Funds

Account Number	Amount
110-3230-559-83-00	$20,000 NTE

PREVIOUS ACTION:

RECOMMENDED MOTION:

Agency approval of a Commercial Façade Improvement Program (CFIP) grant application for an amount not to exceed $20,000 for the property located at 226 King Street, Cocoa, FL 32922, and to authorize the City Manager to complete and execute a CFIP Agreement.

COCOA REDEVELOPMENT AGENCY

COMMERICIAL FAÇADE IMPROVEMENT PROGRAM GRANT APPLICATION

The Cocoa Community Redevelopment Agency (Cocoa CRA) sponsors a Commercial Façade Improvement Program (CFIP) to assist in the improvement of real property located in the Cocoa CRA Area. Matching grants of up to $20,000 are available per commercial parcel/project to qualified applicants whose property is located in that portion of the Cocoa Redevelopment Area eligible for grant funding. **Applications must be submitted ONE MONTH in advance of each Cocoa CRA meeting.** The Cocoa CRA meets on the first Monday of each month.

Property Owner: Lamberly Enterprises, LLC

Applicant Name: Kim McCann

Phone Number: [redacted]

Email Address: [redacted]

Mailing Address: 137 S Courtenay Pwky, Merritt Island, FL 32952

Property Address: 226 King Street

Business Name: Lamberly Enterprises, LLC

Description of planned improvements:

Exterior Refresh - Stucco and EIFS repair, Paint overall including trim, exterior awning repair as needed.

Total Project Cost: 50,866

Grant Funds Requested: 20,000

Applicant/Owner Certification

I hereby submit this application and required documents. I have read the CFIP Grant requirements. I understand that the project must be completed within one year from the date written approval is received, unless otherwise approved or extended. I understand that grant funds will be provided on a reimbursement basis once all work is complete. I agree to leave the completed project in its approved design and colors for a period of five years from the date of completion. I understand that this Agreement will contain a covenant running with the land that binds future successors to also maintain the improvements and failure to maintain the improvements shall be a breach of the covenant and will result in having to pay back the entire amount of the grant plus interest.

Signature of Owner/Applicant

8/31/26
Date

Application Requirements

1. Copy of Deed/Proof of Ownership
2. Copy of City local business tax receipt
3. Color Photographs/Slides of Current Condition
4. Site Survey (required ONLY in the case of landscaping improvements)
5. Estimates/quotes/bids for all costs associated with the project ("Sweat equity" hours will not be credited.)
6. Complete, written scope of rehabilitation work
7. Complete, written description of the projects ability to meet the design criteria for funding outlined on the third page of this application
8. Evidence (such as a letter from your banker) of available private funds to pay for the rehabilitation. (The Commercial Façade Program is a reimbursement program in which funds are paid to owners after receipts have been given to the city showing that all contractors and sub-contractors have been paid in full.)
9. Proof of insurance coverage (Please ask your insurance agent to send the Accord Form)

Program Guidelines

To be eligible to receive a grant, the applicant must:

- Own the subject property (property owners may designate a tenant as their agent, but the owner shall sign the CFIP Application);
- Own property in a commercially zoned area within the Cocoa CRA that is not used solely for residential purposes;
- Have a current City of Cocoa local business tax receipt or obtain one prior to reimbursement of funds;
- Be current on all property taxes and utility charges; and
- Own property suitable for façade improvement, as determined at the sole discretion of the Cocoa CRA.

The following applicants/properties are ineligible to receive a grant:

- Properties used solely for residential purposes, including multi-family and single-family residences. Vertically-mixed uses with a non-residential component are permitted at the discretion of the Board;
- Non-profit corporations, unless (i) a substantial portion of the property is used for commercial purposes and is subject to ad valorem taxation; or (2) the non-profit corporation's property is of historic or cultural significance in the City of Cocoa; and
- Owners of vacant land

Eligible and Ineligible Expenses

All improvements eligible for matching funds must be visible from the public right-of-way and must be intended to preserve and protect the structure or aesthetic integrity of the commercial building.

Eligible primary improvements for grant matching funds include:

- Façade rehabilitation
- Removal of deteriorated or undesirable exterior alterations
- Stucco restoration
- Replacement or reconstructive woodwork
- Replacement, repair, or restoration of cornices, eaves, parapets, or other architectural features

- New doors and windows
- Restoration of historically appropriate doors, windows, or building features
- Signs, awnings, and canopies
- Exterior lighting
- Entranceway modifications that improve the appearance or access to the commercial building
- Landscaping, including hardscaping around the perimeter of the property and irrigation if needed to support landscaping. Preference given to drought-tolerant trees and plants. Must be consistent with City of Cocoa Code.
- Fencing around the perimeter of the property (must be substantially visible from the right-of-way)

The following ancillary work may be eligible for matching funds only when performed in conjunction with a primary improvement:

- Building cleaning (non-sandblasting)
- Painting

Ineligible improvements include:

- New building construction or new building additions
- Roof repairs
- Interior improvements
- Portable signs, such as sandwich boards or A-frame signs
- Flags and banners
- Tables, chairs, and umbrellas
- Acquiring property
- Improvements completed prior to Application submittal
- Parking lot improvements
- Improvements that are not substantially visible from the public right-of-way

Application Process

The Application will be processed in the following manner:

1. The Community Services Department will review all filed Applications for completeness and will return any Application that is not deemed complete.
2. A site inspection must be scheduled by the City of Cocoa building inspector to determine if the building is suitable for the façade improvements proposed, i.e., that the building's current condition will support the improvements. The Applicant shall agree to provide access to the property for purposes of inspection.
3. The Community Services Department will evaluate all filed Applications in accordance with the above-described priorities and requirements of this Policy.
4. Completed and evaluated Applications will be scheduled for consideration by the Cocoa CRA
5. Applicants shall be present and prepared to discuss the proposed improvements.

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

2 Business name/disregarded entity name, if different from above.
Lamberly Enterprises LLC

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☒ Partnership ☐ Trust/estate

☒ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . . P

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.
226 King St

Requester's name and address (optional)
City of Cocoa

6 City, state, and ZIP code
Cocoa FL 32922

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
[ ][ ][ ] - [ ][ ] - [ ][ ][ ][ ]

or

Employer identification number
[redacted]

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** [signature] **Date** 9/3/2026

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



Detail by Entity Name

Florida Limited Liability Company
LAMBERLY ENTERPRISES, LLC

Filing Information

Document Number	L10000039271
FEI/EIN Number	27-2343414
Date Filed	04/12/2010
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	08/18/2017

Principal Address

137 S. Courtenay Pkwy
Suite 830
Merritt Island, FL 32952

Changed: 08/18/2017

Mailing Address

137 S. Courtenay Pkwy
Suite 830
Merritt Island, FL 32952

Changed: 08/18/2017

Registered Agent Name & Address

MCCANN, KEVIN
137 S. Courtenay Pkwy
Suite 830
Merritt Island, FL 32952

Name Changed: 08/18/2017

Address Changed: 08/18/2017

Authorized Person(s) Detail

Name & Address

Title Member Manager

MCCANN, KEVIN
137 S. Courtenay Pkwy
Suite 830
Merritt Island, FL 32952

Title Member Manager

McCann, Kimberly
137 S. Courtenay Pkwy
Suite 830
Merritt Island, FL 32952

Title Member Manager

McCann, Carole
137 S. Courtenay Pkwy
Suite 830
Merritt Island, FL 32952

Annual Reports

Report Year	Filed Date
2024	04/17/2024
2025	04/24/2025
2026	04/24/2026

04/24/2026 -- ANNUAL REPORT	View image in PDF format
04/24/2025 -- ANNUAL REPORT	View image in PDF format
04/17/2024 -- ANNUAL REPORT	View image in PDF format
04/21/2023 -- ANNUAL REPORT	View image in PDF format
01/13/2022 -- ANNUAL REPORT	View image in PDF format
04/06/2021 -- ANNUAL REPORT	View image in PDF format
01/14/2020 -- ANNUAL REPORT	View image in PDF format
03/25/2019 -- ANNUAL REPORT	View image in PDF format
04/09/2018 -- ANNUAL REPORT	View image in PDF format
08/18/2017 -- REINSTATEMENT	View image in PDF format
03/31/2014 -- ANNUAL REPORT	View image in PDF format
01/15/2013 -- ANNUAL REPORT	View image in PDF format
01/27/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
04/12/2010 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

REAL PROPERTY DETAILS

Account 2425941 - Roll Year 2024

Owners	LAMBERLY ENTERPRISES LLC
Mailing Address	137 S COURTENAY PKWY, PMB 830 MERRITT ISLAND FL 32952
Site Address	226 KING ST COCOA FL 32922 226 KING ST UNIT 100 COCOA FL 32922 226 KING ST UNIT 110 COCOA FL 32922 226 KING ST UNIT 116 COCOA FL 32922 226 KING ST UNIT 120 COCOA FL 32922 226 KING ST UNIT 130 COCOA FL 32922 226 KING ST UNIT 140 COCOA FL 32922 226 KING ST UNIT 150 COCOA FL 32922 226 KING ST UNIT 160 COCOA FL 32922 226 KING ST UNIT 170 COCOA FL 32922 226 KING ST UNIT 180 COCOA FL 32922 226 KING ST UNIT 190 COCOA FL 32922 226 KING ST UNIT 80 COCOA FL 32922 226 KING ST UNIT 90 COCOA FL 32922
Parcel ID	24-36-33-35-*-2.01
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	1110 - RETAIL STORE - MULTIPLE UNITS
Total Acres	0.52
Site Code	0310 - STATE ROAD 520
Plat Book/Page	0001/0028
Subdivision	HARDEES PLAT OF INDIAN RIVER CITY
Land Description	HARDEES PLAT OF INDIAN RIVER CITY E 150.5 FT OF W 152.5 FT OF LOT 2



VALUE SUMMARY

Category	2024	2023	2022
Market Value	$1,182,450	$1,403,920	$1,407,880
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$1,182,450	$1,403,920	$1,407,880
Assessed Value School	$1,182,450	$1,403,920	$1,407,880
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$1,182,450	$1,403,920	$1,407,880
Taxable Value School	$1,182,450	$1,403,920	$1,407,880

SALES / TRANSFERS

Date	Price	Type	Instrument
12/14/2021	$1,670,000	WD	9362/1350
05/22/2012	$325,000	WD	6607/2691
04/06/2011	--	QC	6367/1138
08/25/2009	--	CT	6015/0362
10/09/2002	$440,000	WD	4708/2653
11/01/1997	--	PT	3740/0717
08/01/1994	--	PT	3417/1094
08/01/1994	--	PT	3417/1091
10/28/1992	--	WD	4717/0837
04/01/1978	$125,000	--	1875/0860

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 1110 - RETAIL STORE - MULTIPLE UNITS

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1954
Frame:	MASNRYCONC	Story Height	15
Roof:	BU-TG/MMBRN	Floors	2
Roof Structure:	WOOD TRUSS	Residential Units	
		Commercial Units	13

Sub-Areas		Extra Features	
Base Area (1st)	18,515	Paving - Stone	2,800
Base Area (2nd)	6,692		
Open Porch	1,707		
Utility Room	2,335		
Total Base Area	25,207		
Total Sub Area	29,249		

City of Cocoa

LOCAL BUSINESS TAX RECEIPT

65 Stone Street

Cocoa, Florida 32922

(321) 433 - 8501

Receipt Number 27-00009411

10/26-09/27

LAMBERLY ENTERPRISES, LLC
226 KING ST
COCOA FL 32922

BASE FEE	ADDITIONAL CHARGE	LATE PENALTY	TOTAL PAID
74.00	0.00	0.00	74.00

NAICS Code: 531
Classification: Real Estate
Local Business Tax Receipt Number: 27-00009411
Date Issued: October 06, 2026
Expiration Date: September 30, 2027

Location Address:
226 KING ST
COCOA FL 32922

A penalty will be imposed on any persons failing to post this receipt conspicuously in the place of business or for not renewing by September 30th. This receipt is transferable only under conditions stated in Chapter 12, Cocoa City Code.

This Local Business Tax Receipt does not constitute an endorsement approval or disapproval of the holder's skill or competence or for the compliance or non-compliance of the holder with other laws, regulations or standards.

Please Note: If payment was made by check or credit card and returned to the City of Cocoa for "non-sufficient funds" or payment is refused by your credit card company then your Local Business Tax Receipt is not valid.

Customer Service Feedback Survey: Please take a moment to complete a brief customer service survey regarding your experience with the City of Cocoa Community Development Department.

The online Customer Service Feedback Survey can be found at:

www.cocoafl.org/communityservicescustomersurvey

For any questions concerning this Local Business Tax Receipt, please contact a Permit/License Technician at (321) 433-8501 or 8502.

Rylan

RYLAN STRATEGIES

COST ESTIMATE

Prepared for Lamberly Enterprises, LLC
226 King Street, Cocoa, FL

ESTIMATE NO.	**294.2**
DATE	**8.15.2026**
VALID THROUGH	**9.15.2026**
PROJECT	**Facade Restoration**

Rylan Strategies is pleased to submit the following cost estimate for exterior facade restoration and landscape improvements at 226 King Street in Cocoa, Florida, in accordance with Scope of Work for this project. Work includes exterior facade cleaning, stucco repair, EIFS trim repair, exterior painting, and removal.

COST BREAKDOWN

WORK ITEM	DESCRIPTION	AMOUNT
Exterior Facade Cleaning	Pressure/soft-wash of all exterior wall surfaces, biocide treatment, and site protection	$2,242.00
Stucco Repair	Removal and patch of deteriorated stucco, crack repair, and control joint restoration	$14,930.00
EIFS Trim Repair	Repair/replacement of damaged EIFS trim, banding, and re-sealing of joints and terminations	$3,450.00
Exterior Painting	Surface prep, priming, and two finish coats of exterior-grade paint on all facade surfaces and trim	$21,416.00
General Conditions	Mobilization, supervision, site protection, permits, and cleanup	$4,204.00

Subtotal	**$46,242.00**
Contingency (10%)	**$4,624.00**
TOTAL ESTIMATE	**$50,866.00**

NOTES & EXCLUSIONS

— This estimate is based on visual inspection and information available at the time of preparation; pricing is subject to revision if concealed damage is discovered once work begins.

— General conditions include mobilization, supervision, site protection, permit fees, and final cleanup.

— A 10% contingency is included to account for unforeseen conditions typical of exterior restoration work.

— Estimate excludes permitting fees assessed directly by the City or County, unless otherwise noted above.

— Payment terms, schedule, and insurance/bonding requirements to be defined in the executed contract.

AUTHORIZATION

SUBMITTED BY — RYLAN STRATEGIES

[Name, Title]

Date

ACCEPTED BY — CITY OF [CITY NAME]

[Name, Title]

Date

Lamberly Enterprises
City of Cocoa
SCOPE OF WORK
Exterior Facade Restoration and Landscape Improvements

Project Title:	Exterior Facade Restoration and Landscape Improvements
Facility / Building:	Lamberly Enterprises, LLC
Address:	226 King Street, Cocoa FL 32922
Requesting Department:	Cocoa CRA
Prepared By:	Kimberly McCann, Member
Date Prepared:	8/31/26

1. Purpose and Background

This Scope of Work (SOW) is submitted for review and approval by the City of Cocoa CRA to authorize exterior restoration and landscape improvements at Lamberly Enterprises, LLC, located at 226 King Street. The building's exterior facade has experienced deterioration typical of age and weather exposure, including soiling, cracked and delaminated stucco, damaged Exterior Insulation and Finish System (EIFS) trim, and paint finishes. In addition, hedges along the building foundation sustained damage during recent freeze events and require removal and replacement.

2. Scope of Work

The awarded contractor shall furnish all labor, materials, equipment, supervision, and incidentals necessary to complete the following work items:

2.1 Exterior Facade Cleaning

- Pressure- and/or soft-wash all exterior wall surfaces, including stucco, EIFS, trim, soffits, and accent materials, to remove dirt, mildew, mold, efflorescence, and biological growth.
- Apply an appropriate biocide/algaecide treatment to affected areas prior to rinsing to prevent regrowth.
- Protect windows, doors, light fixtures, signage, HVAC equipment, and adjacent landscaping from overspray, runoff, and water intrusion during cleaning operations.
- Use cleaning pressures and methods appropriate to the substrate to avoid damage to stucco and EIFS finishes.

2.2 Stucco Repair

- Inspect all stucco surfaces and identify cracks, spalling, delamination, hollow or loose areas, and moisture-damaged sections.
- Remove deteriorated stucco to sound substrate and prepare edges for patching.

- Patch and replace stucco using materials compatible with the existing system, matching existing texture and profile.
- Rout and seal hairline and structural cracks with appropriate elastomeric sealant or approved crack-repair method.
- Inspect and repair control joints, expansion joints, and terminations to maintain proper drainage and movement capacity.
- Address and correct any underlying moisture-intrusion points identified during inspection prior to patching.
- Allow proper cure time for all stucco repairs prior to priming and painting.

2.3 EIFS Trim Repair

- Inspect all EIFS trim, banding, cornices, sills, and decorative elements for cracking, delamination, impact damage, and water intrusion.
- Remove and replace damaged EIFS components, matching existing profiles, reveals, and finish texture.
- Re-seal all EIFS joints, terminations, and transitions to adjacent materials (windows, doors, roofline, dissimilar substrates) with compatible sealant to maintain a continuous water-resistive barrier.
- Verify and repair flashing and drainage details at EIFS terminations where deficiencies are found.
- Confirm repaired areas are fully cured and sealed prior to painting.

2.4 Exterior Painting

- Prepare all exterior surfaces by scraping, sanding, and feathering failed or peeling paint; spot-prime bare substrate and repaired areas.
- Caulk and seal joints, seams, and penetrations not addressed under stucco/EIFS repair using paintable, weather-resistant sealant.
- Apply one coat of exterior-grade primer to all repaired, patched, and bare substrate areas.
- Apply two (2) finish coats of exterior-grade acrylic paint to all facade surfaces, trim, and accent elements, in color(s) to be selected/approved by the City.
- Protect windows, doors, hardware, lighting, signage, sidewalks, and landscaping from paint overspray and drips; mask and cover as needed.
- Remove all masking, tape, and protective coverings and clean overspray from adjacent surfaces upon completion.

3. General Conditions and Standards

- Contractor shall hold all applicable state and local licenses and shall be responsible for obtaining all required permits prior to commencing work.
- Contractor shall carry general liability, workers' compensation, and auto insurance in amounts acceptable to the City and shall name the City as additional insured.
- All work shall comply with applicable building codes, manufacturer specifications for stucco/EIFS repair, and industry best practices (e.g., EIMA/EIFS Industry Members Association guidelines).
- Work shall be performed during hours of [specify permitted work hours] to minimize disruption to building occupants and the public.

- Contractor shall maintain a clean, safe worksite; secure equipment and materials daily; and provide appropriate signage/barricades around active work areas.
- Contractor shall protect all building systems, landscaping outside the work area, hardscape, and vehicles from damage during the course of work; any damage shall be repaired at Contractor's expense.
- Contractor shall remove all debris, packaging, and surplus material from the site daily and leave the site in broom-clean condition at completion.
- Contractor shall provide a minimum [e.g., 2-year] warranty on workmanship for stucco, EIFS, and painting work, and a minimum [e.g., 90-day] establishment warranty on new plant material, replacing any that fail to survive.
- Final work is subject to inspection and written acceptance by the City's designated representative prior to final payment.

4. Project Schedule

Work is anticipated to begin on December 1, 2026 and be substantially complete within 45 calendar days, with final completion by January 25, 2027, weather permitting. A detailed schedule of values and sequencing plan shall be submitted by the awarded contractor prior to mobilization.

5. Estimated Cost Summary

The following is a preliminary cost estimate for board budgeting purposes. Final costs will be established through the City's procurement process and reflected in the executed contract.

Work Item	Estimated Cost
Exterior Facade Cleaning	$ 2,242
Stucco Repair	$14,930
EIFS Trim Repair	$ 3,450
Exterior Painting	$21,416
Mobilization, Site Protection, and General Conditions	$ 4,204
Contingency (10%)	$ 4,624
TOTAL ESTIMATED PROJECT COST	**$50,866**

CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY): 02/05/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER
Brown & Brown Insurance Services, Inc.
100 Rialto Place, Suite 900
Melbourne FL 32901

CONTACT NAME: Bessie Conner-switzer
PHONE (A/C, No, Ext): (904) 657-5124 FAX (A/C, No):
E-MAIL ADDRESS: bessie.conner-switzer@bbrown.com
PRODUCER CUSTOMER ID: 00455452

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Scottsdale Insurance Company	41297
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Lamberly Enterprises, LLC
226 King St
Cocoa FL 32922

COVERAGES **CERTIFICATE NUMBER:** 26-27 **REVISION NUMBER:**

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Loc# 00001: 226 King St Cocoa FL 32922

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
A	[X] PROPERTY CAUSES OF LOSS / DEDUCTIBLES [ ] BASIC — BUILDING $1,000 [ ] BROAD — CONTENTS [X] SPECIAL [ ] EARTHQUAKE [X] WIND — Excluded [ ] FLOOD [X] Co-ins 80%	CPS8362263	01/28/2026	01/28/2027	[X] BUILDING [ ] PERSONAL PROPERTY [ ] BUSINESS INCOME [ ] EXTRA EXPENSE [ ] RENTAL VALUE [ ] BLANKET BUILDING [ ] BLANKET PERS PROP [ ] BLANKET BLDG & PP	$ 1,500,000 $ $ $ $ $ $ $ $
	[ ] INLAND MARINE CAUSES OF LOSS [ ] NAMED PERILS	TYPE OF POLICY POLICY NUMBER				$ $ $ $
	[ ] CRIME TYPE OF POLICY					$ $ $
	[ ] BOILER & MACHINERY / EQUIPMENT BREAKDOWN					$ $
						$ $

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
SouthState Bank, N.A. ISAOA, ATIMA as Mortgagee, ATIMA, subject to the terms, conditions, and exclusions of the policy.

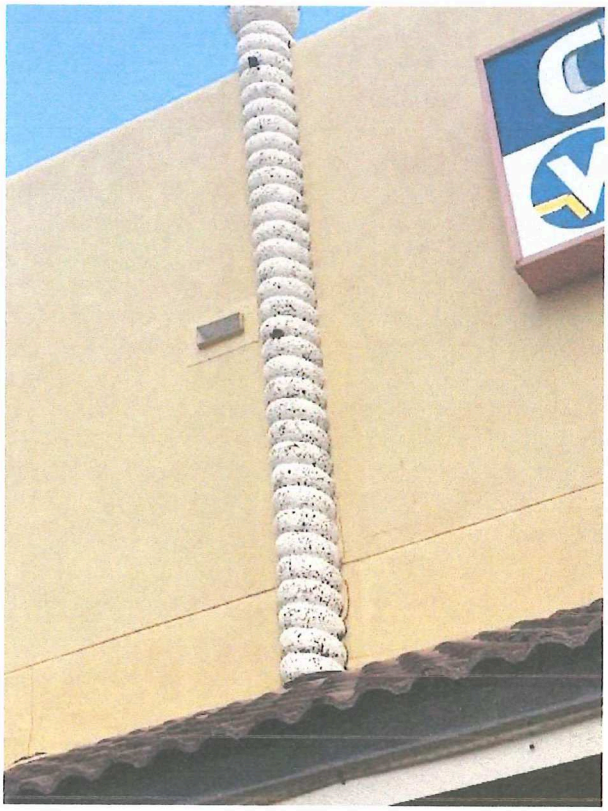
CERTIFICATE HOLDER
SouthState Bank, N.A. ISAOA, ATIMA
P.O. Box 2590
Coppell, TX 75019

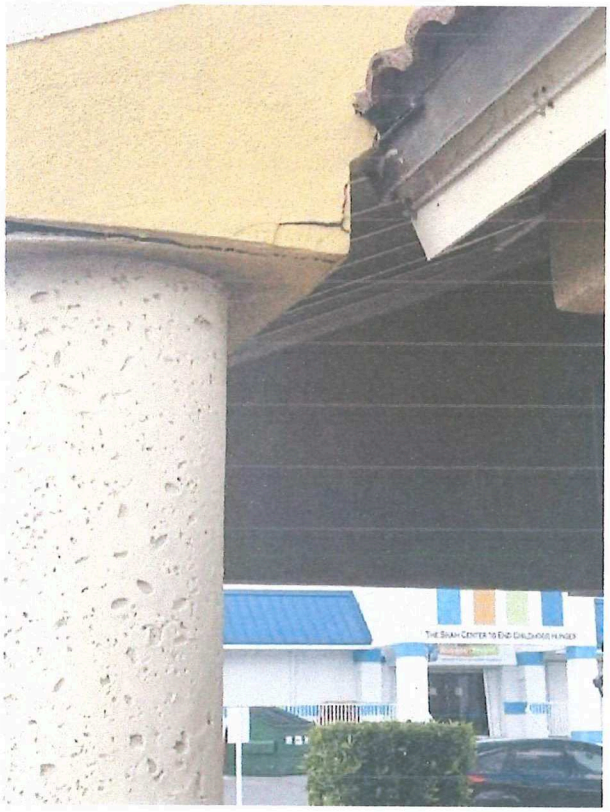
CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Jason Sartor

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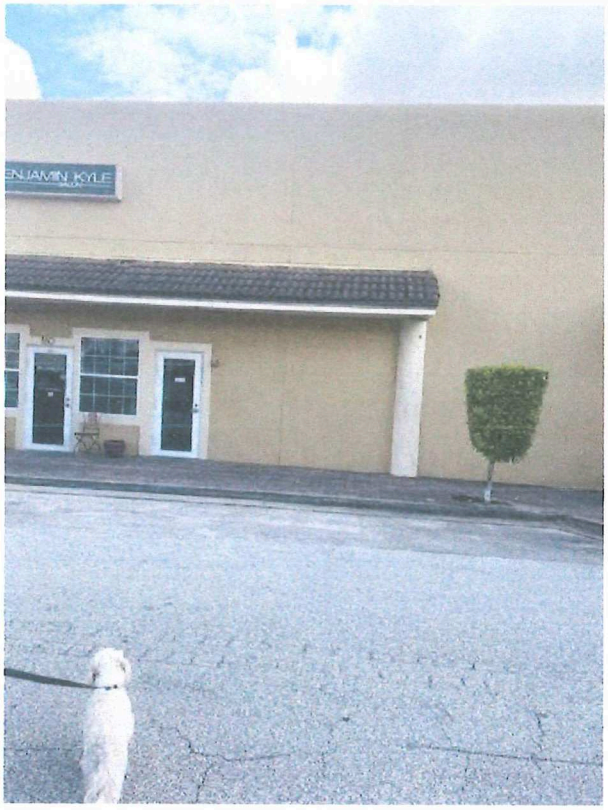




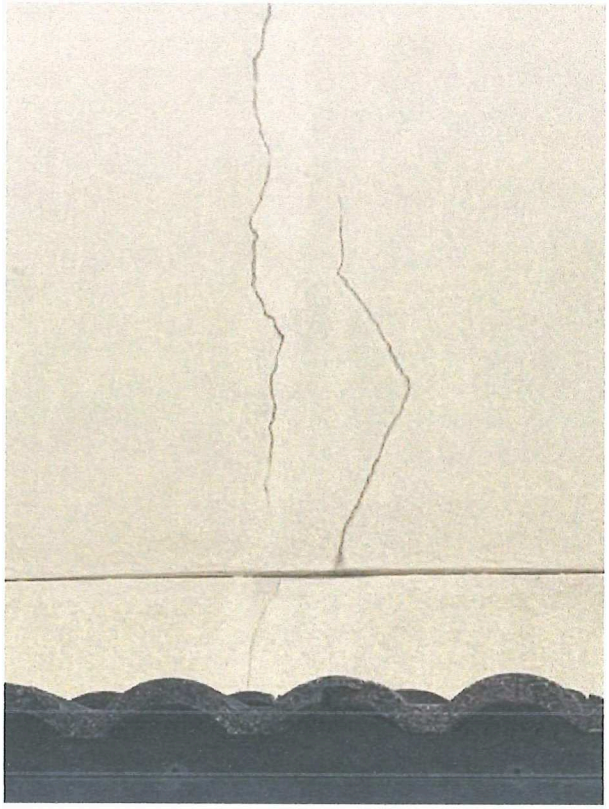


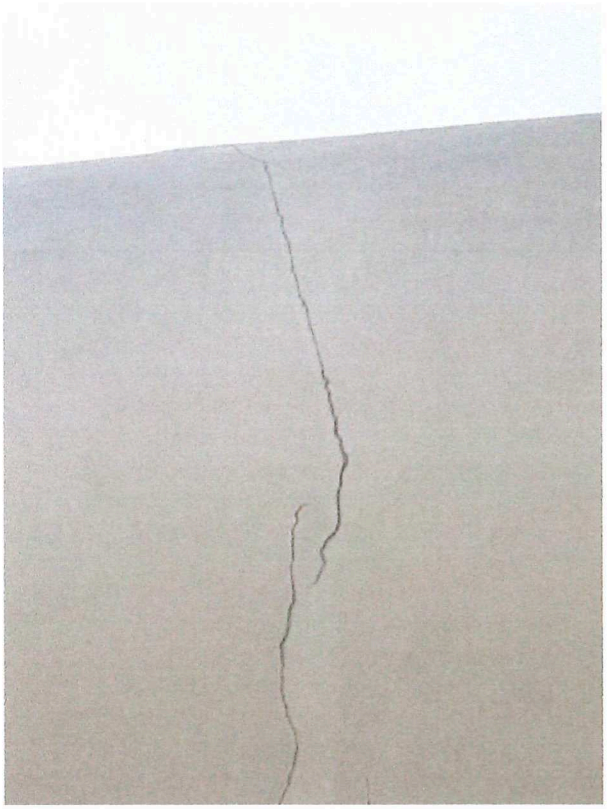


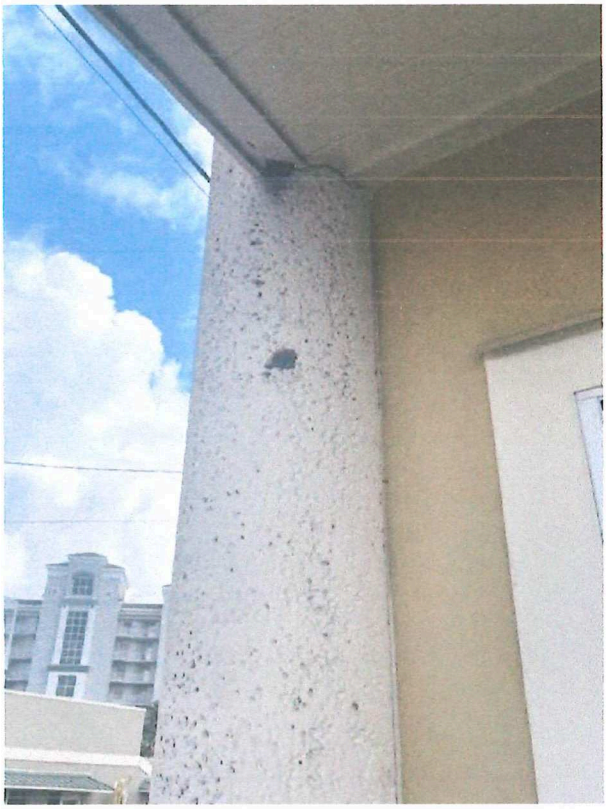


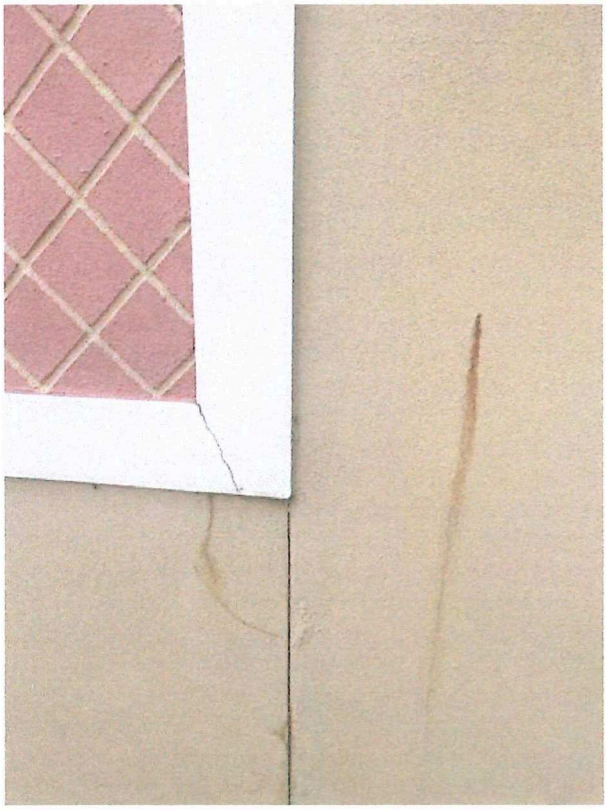

ENJAMIN KYLE



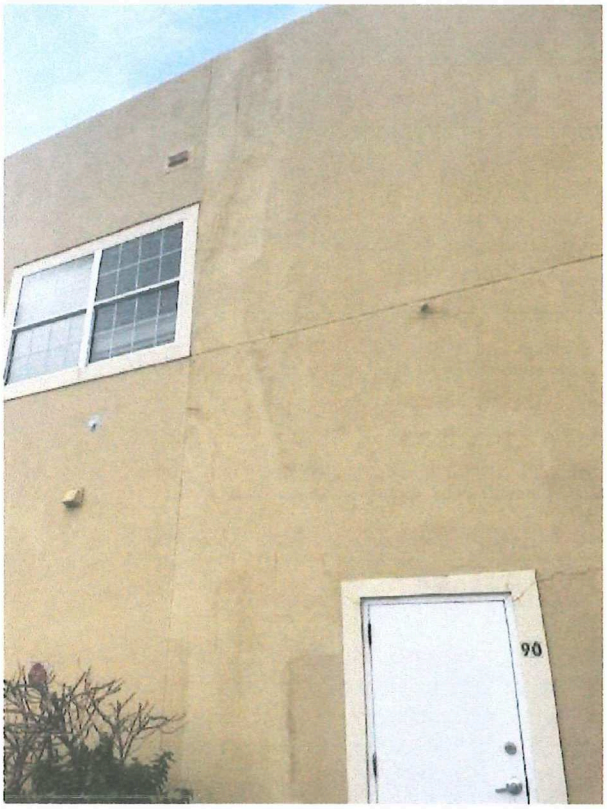




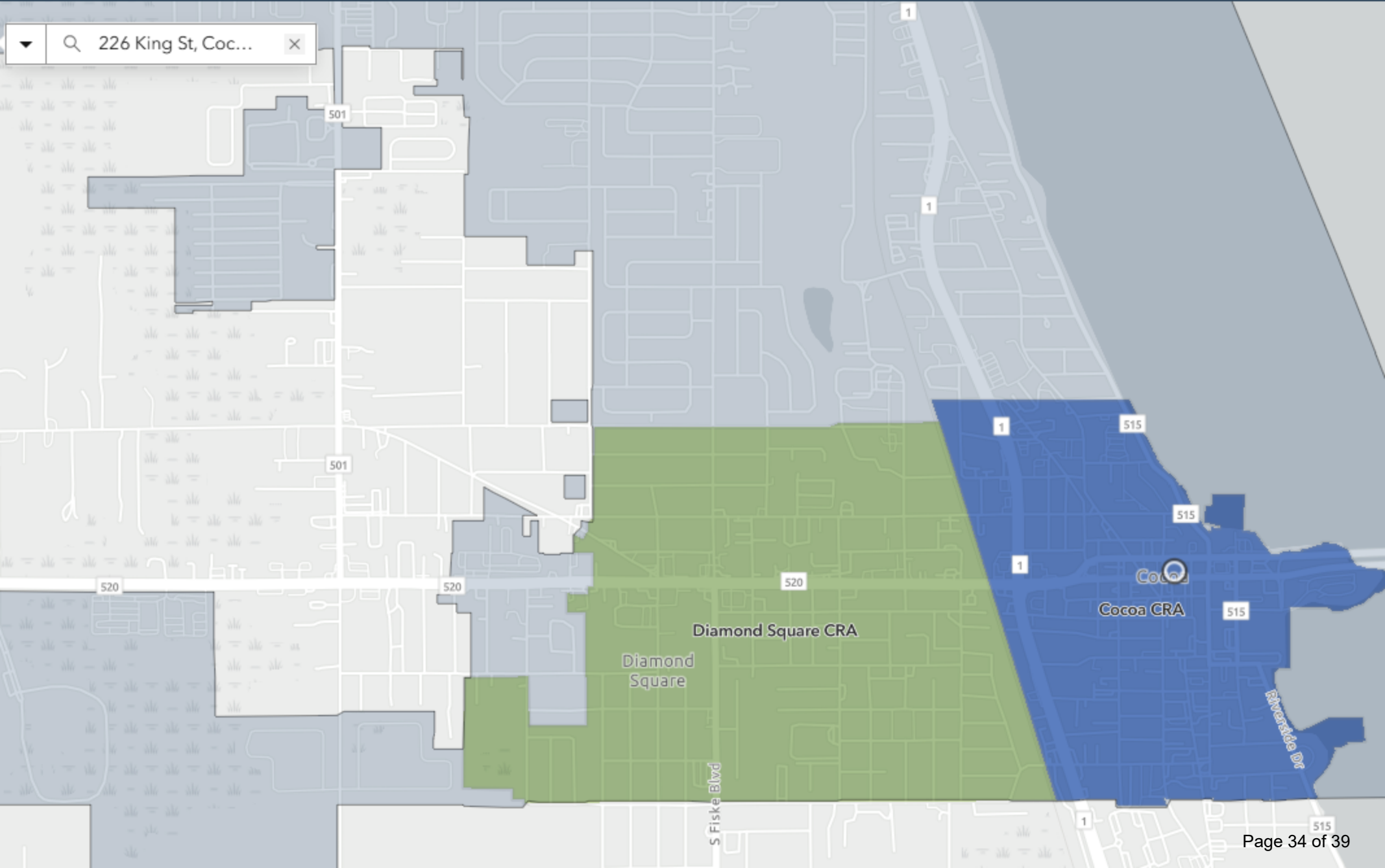







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226 King St, Coc...
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520
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Diamond Square CRA
Diamond
Square
Cocoa CRA
S Fiske Blvd
Riverside Dr

COCOA REDEVELOPMENT AGENCY AGENDA ITEM

Memo Date:	10/30/2026
Agenda Date:	11/10/2026
Prepared By:	Charlene Neuterman, Community Services Director
Through:	Stockton Whitten, City Manager
Requested Action:	Agency review and approval of the Cocoa CRA Annual Report, which includes FY2026 Accomplishments and FY2027 Goals and Objectives as required by Florida Statute 189.0694.

BACKGROUND:

In 2024, the State Special District Accountability Program established performance standards for all Special Districts in Florida which includes Cocoa CRA. These standards require Agency members to review prior year goals and establish goals for the current Fiscal Year.

189.0694. Special districts; performance measures and standards

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

FY2026 Goals and Objectives Report

FY2026 Goal/Objective	Measurement
Invest in Placemaking Design: Murals, Wayfinding/signage, historic buildings, tree preservation.	More than 2 new murals on local businesses were created in FY2026 by the property owners. The City designed a project around an historic oak tree in the Oleander West Parking lot.

Parks, pocket parks, pedestrian plazas	No qualifying park/plaza was established during FY2026.
Improve Connectivity: Sidewalks and streetscape safety	New sidewalks on Oleander St., Stone St. to replace damaged sidewalk structures.
Event parking	Accomplishment – partnered with Main Street to develop new parking wayfinding features for guests. No shared-parking strategy and parking-garage identification was established during FY2026.
Brightline connection and alternative mobility	As this Brightline project only became a reality recently, there has been no opportunity to plan a Brightline connection from Cocoa CRA.
Diversify and Improve Housing Stock: Live-work apartments and missing-middle projects	Three (3) new duplexes on Smith Ln were completed by private contractors.
Upper-floor residential reuse and residential grants	The upper floor residential reuse is currently not being implemented in any new development. The Residential Beautification Grants were not implemented in FY2026.
Façade program promotion	City of Cocoa Website – Cocoa CRA page City Monthly Newsletter Spoke at a Business Meeting in Cocoa CRA – September 2026
Foster Sustainable Economic Development: Business attraction, mixed-use development, architectural design	The UPSTART Cocoa program attracted 1 new business in Cocoa CRA. The City is currently working with Framework Group on a mixed-use development project at 430 Brevard. Currently, architectural design

standards	standards have not been adopted.
Waterfront activation	Completed the Lee Wenner Park parking project to increase parking in the CRA. Completed the design of the Day Slips and Revetment project with construction beginning in FY2027. Started the design of the T-Dock with estimated completion in FY2027.
Property acquisition	Purchased 203 Orange Street in early FY2026 for redevelopment purposes.
TIF Incentive Program	Adopted the TIF Incentive Program in FY2026 and approved a TIF Incentive for the Framework Group in FY2026.
Strengthen Resilience: Waterfront resilience and living shoreline	Established resilience in the design of the waterfront revetment project to strengthen the shoreline. Established a more resilient day dock system design to withstand storms.
Routine infrastructure maintenance and protection of historic buildings	City staff routinely maintains and repairs sidewalks, roadways, and parking areas in the CRA. In FY2026, sidewalks on Oleander and Stone were replaced to remove hazards. Preserving the Historic Cocoa Village Playhouse and the Porcher House are priorities and funds are budgeted each year to support maintaining the historic nature of these buildings.

FY2027 Goals and Objectives with Proposed Measurement Standards

FY2027 goal / objective	Proposed performance measure	Proposed standard / target	Records to retain
1. Placemaking Work with local businesses and Historic Cocoa Village Main Street to develop community and business events.	Number of new community/business event initiatives developed and delivered; retain event calendar, attendance/participation records, and partner correspondence.	Target: develop at least one new initiative and document whether it was delivered during FY2027.	Maintain dated project files, logs, approvals, photographs, contracts, invoices, meeting records, and/or program reports appropriate to the measure.
2. Connectivity Streetscape safety improvements within the CRA.	Number of safety improvement projects completed; identify locations and improvement types; retain work orders, project closeout records, photographs, and completion dates.	Target: complete at least one identified streetscape safety improvement during FY2027.	Maintain dated project files, logs, approvals, photographs, contracts, invoices, meeting records, and/or program reports appropriate to the measure.
3. Housing Incorporate missing-middle housing such as town homes and multiplexes within Heart of Cocoa.	Number of qualifying projects receiving CRA support, approvals, or reaching a defined development milestone; retain applications, approvals, agreements, and permit/project records.	Target: advance at least one qualifying project to a documented milestone during FY2027. Clarify whether “approval,” “construction start,” or “completion” is the intended measure.	Maintain dated project files, logs, approvals, photographs, contracts, invoices, meeting records, and/or program reports appropriate to the measure.
3. Housing Initiate Residential Paint and Beautification Grants.	Program established; application and award counts; number of properties improved; total grant dollars committed and expended.	Target: approve program guidelines and make the program available for applications by the end of FY2027; separately report awards and	Maintain dated project files, logs, approvals, photographs, contracts, invoices, meeting records, and/or program reports appropriate

		completed improvements.	to the measure.
4. Economic development Encourage mixed-use development through incentives, zoning, outreach, and developer relationships.	Number of developer meetings/outreach contacts; number of mixed-use proposals/applications; number of projects receiving CRA incentives or reaching defined milestones.	Target: document at least one substantive developer engagement and track each resulting proposal/project milestone. Adopt a numeric target if desired.	Maintain dated project files, logs, approvals, photographs, contracts, invoices, meeting records, and/or program reports appropriate to the measure.
5. Resilience Protect and support vulnerable residential and historic infrastructure.	Number of resilience/protection projects or documented interventions advanced; project milestones, locations, and status; retain engineering, planning, funding, and construction records.	Target: advance at least one identified resilience action to a documented milestone during FY2027.	Maintain dated project files, logs, approvals, photographs, contracts, invoices, meeting records, and/or program reports appropriate to the measure.

Request Agency approval of the Cocoa CRA Annual Report, which includes FY2026 Accomplishments and FY2027 Goals and Objectives as required by Florida Statute 189.0694.

PRIORITY AREA CONNECTION:
Economic and Community Development

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:
Agency review and approval of the Cocoa CRA Annual Report, which includes FY2026 Accomplishments and FY2027 Goals and Objectives as required by Florida Statute 189.0694.