



**Agenda
City of Cocoa
Regular Meeting**

**March 3, 2025
6:00 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: Regular Meeting of the Cocoa CRA held on Monday, March 3, 2025.
2. Minutes: Regular Meeting of the Cocoa CRA held on Monday, February 3, 2025.

III. DELEGATIONS

IV. PRESENTATIONS

V. ACTION ITEMS

1. Staff to provide a status update on the negotiations with 360 Development LLC for the property located at 603 Brevard Avenue. Request Agency direction related to an extension not to exceed ninety (90) days to complete the negotiations.
2. Request Agency direction of the Community Policing Program Update to add Armed Security Guards in addition to Cocoa Police Officers to Improve Public Safety Services to the Cocoa CRA.
3. Request Agency approval for the City to Prepare and Submit a Grant Application for Repairing the Cocoa Waterfront Utilizing the Florida Inland Navigation District (FIND) Grant (Phase II - Build Protective Barrier System). The FIND Grant application for \$3,005,925, with a 50% match requirement of \$1,502,962.50, would be awarded for Fiscal Year 2026.

VI. ATTORNEY'S REPORT

VII. UPDATES AND STAFF REPORTS

VIII. NEXT MEETING DATE

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: 01/30/2025
Agenda Date: 3/3/2025
Prepared By: Ryan Browne, Redevelopment Coordinator
Through: Charlene Neuterman, Community Services Director
Requested Action: Request Agency approval of the Agenda for the Regular Meeting of the Cocoa CRA held on Monday, March 3, 2025.

BACKGROUND:

Agency Members approve the Agenda at the beginning of the meeting.

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:

None.

PREVIOUS ACTION:

N/A.

RECOMMENDED MOTION:

Request Agency approval of the Agenda for the Regular Meeting of the Cocoa CRA held on Monday, March 3, 2025.



**COCOA COMMUNITY REDEVELOPMENT AGENCY BOARD
REGULAR MEETING AGENDA**

DATE: Monday, March 3, 2025

LOCATION: Cocoa City Hall, 65 Stone Street

TIME: 6:00 p.m.

I. CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE
ROLL CALL

II. APPROVAL OF AGENDA AND MINUTES

AGENDA: Regular Meeting of the Cocoa CRA held on Monday, March 3, 2025.

MINUTES: Regular Meeting of the Cocoa CRA held on Monday, February 3, 2025.

III. DELEGATIONS

IV. PRESENTATIONS

V. ACTION ITEMS

1. Staff to provide a status update on the negotiations with 360 Hospitality Group, LLC for the property located at 603 Brevard Avenue. Request Agency authorization of an extension not to exceed ninety (90) days to complete the negotiations.
2. Request Agency direction of the Community Policing Program Update to add Armed Security Guards in addition to Cocoa Police Officers to Improve Public Safety Services to the Cocoa CRA.
3. Request Agency approval for the City to Prepare and Submit a Grant Application for Repairing the Cocoa Waterfront Utilizing the Florida Inland Navigation District (FIND) Grant (Phase II – Build Protective Barrier System). The FIND Grant application for \$3,005,925.00, with a 50% match requirement of \$1,502,962.50, would be awarded for Fiscal Year 2026.

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, April 7, 2025** 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: 01/30/2025
Agenda Date: 3/3/2025
Prepared By: Ryan Browne, Redevelopment Coordinator
Through: Charlene Neuterman, Community Services Director
Requested Action: Request Agency approval of the Minutes from the Regular Meeting of the Cocoa CRA held on Monday, February 3, 2025, either as written or as amended.

BACKGROUND:

Agency Members approve the Minutes at the beginning of the meeting.

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:

None.

PREVIOUS ACTION:

N/A.

RECOMMENDED MOTION:

Request Agency approval of the Minutes from the Regular Meeting of the Cocoa CRA held on Monday, February 3, 2025, either as written or as amended.

**MINUTES
COCOA CRA
February 3, 2025**

DRAFT

The Regular Meeting of the Cocoa Community Redevelopment Agency was held on February 3, 2025, at City Hall, 65 Stone Street, Cocoa, FL, as publicly noticed.

I. CALL TO ORDER:

Vice Chairperson **WEEKS** called the meeting to order at **6:00 pm**.

INVOCATION: Agency Member **HEARN** led the assembly in the Invocation.

PLEDGE OF ALLEGIANCE: Agency Member **KOSS** led the assembly in the Pledge of Allegiance to the flag of the United States of America.

ROLL CALL:

Michael C. Blake	Chairperson
Patricia Weeks	Vice Chairperson
Janne Etz	Agency Member
Alex Goins	Agency Member
Lavander Hearn	Agency Member
Lorraine Koss	Agency Member
Candace Rogers	Agency Member
Anthony Garganese	Agency Attorney
Ryan Browne	Recording Secretary

PRESENT:

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

ABSENT:

Michael C. Blake	Chairperson
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STAFF PRESENT:

Community Services Director NEUTERMAN and City Manager WHITTEN.

II. APPROVAL OF AGENDA AND MINUTES:

AGENDA: Regular Meeting held on February 3, 2025, either as written, or with amendments.

***MOTION by Agency Member KOSS; SECONDED by Agency Member ROGERS to approve the Agenda for the Regular Meeting of February 3, 2025, as written.**

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

MOTION PASSED UNANIMOUSLY (6-0)

MINUTES: Regular Meeting held on January 6, 2025, either as written, or with amendments.

***MOTION by Agency Member KOSS; SECONDED by Agency Member ETZ to approve the Minutes for the Regular Meeting of January 6, 2025, as written.**

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

MOTION PASSED UNANIMOUSLY (6-0)

III. DELEGATIONS:

1. Alex Greenwood. Representing the Commercial Property Group. Last night – noise issue. Loud bass. Band playing indoors – everyone on Derby Street was calling him. The PD dispatcher said, “well it’s probably an event we don’t have any noise ordinance. I don’t want to argue.”
2. Donna Kettner, on Derby Street 103; business on 111 Harrison St. – nothing new about the noise – four years she has been dealing with this issue – with many customers asking why the walls shaking. The new German restaurant was so loud. The volume is the problem. Got the same response from the PD dispatcher. It was coming from the Church. On-going issue. Is it ever going to be resolved?
3. Agency Member GOINS: Council handles the ordinance. Lack of enforcement. This is the CRA, not Council. Did you speak with the German Restaurant? No, but, did speak to Patrick at Pub Americana. We don’t get straight answers from PD. Has to be within reason. Have a conversation with the Owner of the restaurant. GOINS wants the new owner to hear from you about the noise. She does not want to have a confrontation.

4. Agency Member ROGERS: important to the CRA. The Ordinance needs to be addressed. We need to review with an attenuation expert. Outdoor music. Should need to get a permit. And the expert tells what is allowed. Orlando – use some of their techniques. Other businesses could not operate. Staff has a handout that she referenced (Orlando). We need to update our noise ordinance.
5. Agency Member KOSS: what was going on at the church. It was at First Baptist Cocoa.

IV. PRESENTATIONS: None.

V. ACTION ITEMS:

1. Request Agency approval of a Budget Resolution Amending the FY25 Budget, BAF #25-030-A, in the amount of \$5,000, to shore up the legal services account, due to increased demand for legal reviews for this year's projects.
 - i. Introduction. Director NEUTERMAN. We review the budget on a regular basis. Need to increase, for services, for hotel negotiations.
 - ii. Discussion.
 - iii. Vote.

***MOTION by Agency Member GOINS; SECONDED by Agency Member ROGERS to approve the motion, as written.**

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

MOTION PASSED UNANIMOUSLY (6-0)

VI. ATTORNEY REPORT: None.

VII. UPDATES AND STAFF REPORTS:

1. Director NEUTERMAN gave the following Staff Report:
 - i. Hotel Discussions on-going.
 - ii. Lee Wenner Park – expected to complete in mid-May
 - iii. CRA Plan update at the April meeting. We will send that at beginning of March.
2. Agency Member GOINS asked if they could have Code Enforcement come talk to the Agency.
3. Manager WHITTEN responded that it would be more appropriate to have Cocoa PD. CPD is 24/7 – if you call 9-1-1, say “yes” when you want to talk to an officer. Code only works 9-5.

- i. Reviewing: plans of several other Central Florida cities. Letter from State Attorney – not enforcing our noise ordinance. Looking to get more enforceable. Proper resources can help. Follow the first step. Give us some time to determine a path forward. Code can only measure the daytime. PD officers have to do the nights and weekends. Agency Member GOINS; people will try to blame us for not caring about this – when in fact we do, but, it is a complicated issue. Please send that letter to the Agency Members – so more information – understand what we are doing.
- 4. Agency Member KOSS: architectural guidelines. Landscape plans for Lee Wenner. Anchoring Limitation Area (ALA) to monitor boating derelict vessels.
- 5. Agency Attorney GARGANESE: spoke with County about our geographic rights to manage certain areas. Anchoring zone only one (Melbourne) has been done. We don't know if it is practical, enforcement. County has not adopted. 45 consecutive days, when vessels move from point a to point b. Could restart the clock. Provided you could even measure. How to bring an enforcement action. Practical issues.
- 6. Agency Member KOSS: signage is the first step. County is doing the Merritt Island – side would just move over to the Cocoa side.
- 7. Attorney GARGANESE: you may have some new information.
- 8. Agency Member KOSS: we had four derelict vessels.
- 9. Manager WHITTEN: was not aware about the County action on Merritt Island. The cost is always something that you have to consider.
- 10. Agency Member ROGERS: ALA program started down south. Was successful in South Florida. We have an opportunity, if we could work with County. We have no enforcement. She submitted, request for Marine Boat to work together. Agency Member KOSS: not as much signage as Melbourne.
- 11. Agency Member ROGERS: we have drug-running going on, waterfront is a mess – to clear out a derelict vessel moved. Wants to discuss Budget Priorities she at the next meeting. We need to pay attention to the waterfront. Budget Priorities get discussed in April.
- 12. Agency Member ETZ: noise ordinance. Is there a financial consequence, put something. Has to be a consequence.
- 13. Agency Member ROGERS: in Titusville they can pull your permit.
- 14. Agency Member HEARN: Expert, could be paid for by the permit.
- 15. Agency Member ROGERS: attenuation specialist, pay for it by the permit. In Titusville permit can get pulled on a complaint.
- 16. Agency Member HEARN: Rep. Sirois – maybe we can get help from the state, help us.
- 17. Vice Chairperson WEEKS: Rep. Sirois has shortened the boat issues. Noise ordinance – should allow the PD to decibels. Orlando has over-ordinances it has killed Church Street.

VIII. NEXT MEETING DATE:

Monday, March 3, 2025, at 6:00 pm in the Council Chambers located in Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

IX. ADJOURNMENT:

*** MOTION by Agency Member GOINS; SECONDED by Agency Member ETZ, to adjourn the meeting.**

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

MOTION PASSED UNANIMOUSLY (6-0)

THE MEETING WAS ADJOURNED AT 6:49PM.

Michael C. Blake, Chairperson

Respectfully Submitted by:

Ryan Browne, Recording Secretary

COCOA REDEVELOPMENT AGENCY AGENDA ITEM

Memo Date: 02/11/2025
Agenda Date: 3/3/2025
Prepared By: Charlene Neuterman, Community Services Director
Through: Stockton Whitten, City Manager
Requested Action: Staff to provide a status update on the negotiations with 360 Development LLC for the property located at 603 Brevard Avenue. Request Agency direction related to an extension not to exceed ninety (90) days to complete the negotiations.

BACKGROUND:

On May 6, 2024, the CRA accepted the recommendation of the Selection Committee to negotiate with the 360 Development Group, LLC for the future redevelopment of 603 Brevard Avenue into a Mixed-Use Hotel. During this period, Staff and the Developer have met regularly to negotiate the Re-Development Agreement for the project. Staff will provide updates on the segments of the Re-Development Agreement negotiations to the Agency.

Project Description

The Project shall consist of a mixed-use hotel project with 100-110 hotel rooms, ancillary meeting space, coffee shop (open to the public), pool and rooftop bar and lounge. The development will be a minimum of 60,000 square feet to a maximum of 75,000 square feet.

The current draft of the Redevelopment Agreement generally outlines the phased development schedule and other terms and conditions:

Phase I: Development Agreement with City of Cocoa and Initial Approval of Conceptual Development Plan

The purpose of the first phase is for the Developer to obtain a Development Agreement with the City of Cocoa and obtain initial approval of a Conceptual Development Plan from the Agency.

1. Development Agreement with the City of Cocoa

a. Apply for a Development Agreement to increase the allowed building height from five (5) stories to seven (7) stories.

2. Agency Decision on Parking (Proposed - Still being negotiated)

a. Given the constraints of the project site (.87 acres), a parking garage is not a viable option. The Parking Requirement under the City Code is 111 spaces. The parking plan includes a total of 121 spaces:

Onsite Parking - 29 spots (includes 5 handicap-accessible spaces)

Offsite Parking - Factory Street - 25 shared public spots

Offsite Parking - John Garren Ave. - 67 shared public spots

3. Development Agreement Submittals

- a. Site Development Suitability Analysis
 - Utilities and Stormwater Analysis
 - Floor Area Ratio (FAR) Analysis
 - Parking Analysis
- b. Economic Impact Analysis
- c. Eco-Friendly - incorporate energy efficient methods/materials
- d. Conceptual Development Plan

Phase II: Hotel Brand Adjustments and Financing; Approval of Revisions to Conceptual Development Plan

Phase III - Future Permitting

Staff is requesting Agency direction related to an extension not to exceed ninety (90) days to complete the negotiations.

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

None at this time.

PREVIOUS ACTION:

- 1. August 7, 2023 – Agency approves RFP for 603 Brevard.
- 2. January 7, 2024 – Agency approves Selection Committee's Selection from RFP: P-24-01-COC.
- 3. May 6, 2024 – Agency approves Selection Committee's Selection from Revised RFP: P-24-01R-COC.
- 4. September 24, 2024 – Agency grants request to extend negotiations for Redevelopment Agreement with 360 Hospitality Group, LLC. Extension granted to January 1, 2025. (90-Day)
- 5. January 6, 2025 – Agency grants request to extend negotiations for Redevelopment Agreement with 360 Hospitality Group, LLC. Extension granted to March 3, 2025. (60-Day)

RECOMMENDED MOTION:

Staff to provide a status update on the negotiations with 360 Development LLC for the property located at 603 Brevard Avenue. Request Agency direction related to an extension not to exceed ninety (90) days to complete the negotiations.

COCOA REDEVELOPMENT AGENCY AGENDA ITEM

Memo Date: 02/13/2025
Agenda Date: 3/3/2025
Prepared By: Charlene Neuterman, Community Services Director
Through: Stockton Whitten, City Manager
Requested Action: Request Agency direction of the Community Policing Program Update to add Armed Security Guards in addition to Cocoa Police Officers to Improve Public Safety Services to the Cocoa CRA.

BACKGROUND:

In Fiscal Year 2023, the CRA authorized an update to the CRA Plan to add specific language regarding Community Policing Initiatives using two Cocoa Police Officers on Thursday, Friday and Saturday nights from 10:00pm until 3:00am within the boundaries of the CRA. Ordinance 14-2022 amending the Agency's Redevelopment Plan was adopted by Council to provide community policing innovations throughout the CRA. This implementation will help preserve the City's and the Agency's investment in the Downtown Area and ensure long term viability and vibrancy.

Under the Interlocal Agreement between the Agency and City, the Scope of Services is noted as follows:

- The City agrees to furnish necessary equipment, resources, and facilities, and to render the Community Policing Services to the Agency as set forth. The City shall bear the loss or damages to such equipment or property, and shall pay any expense incurred in the operation and maintenance thereof.
- The City shall be solely responsible for compensating its appointees/employees by providing Community Policing Services hereunder.
- All the privileges and immunities from liability, exemptions from laws, ordinances, and rules and all pension, insurance, relief, disability, worker's compensation, salary, death, and other benefits that apply to the activity of any City or Agency officer, agent, or employee when performing their respective functions hereunder shall apply to them to the same degree, manner, and extent while engaged in the performance of any of their functions and duties under this Agreement.
- Subject to Section 6.11 of this Agreement, each party shall be responsible for the acts, omissions, or conduct of its own appointees/employees.

As part of the Agreement, the Agency agrees to annually contribute to funding budgeted and appropriated by the Agency. The funds shall only be used for current Community Policing Services within the CRA.

Since April 2023, the CRA has expended the following amounts per Fiscal Year on Community Policing Initiatives through the Interlocal Agreement.

- FY 2023: Budgeted \$72,800 - Expended \$31,741
- FY 2024: Budgeted \$72,800 - Expended \$36,941
- FY 2025: Budgeted \$72,800

Staff are requesting Agency direction on the use of Armed Security Guards in the CRA as a supplement to the Police Officers currently budgeted. As part of the discussion, it has been requested by St. Marks School to have a School Resource Officer assigned to the school. They have agreed to pay for this officer during school hours. The armed guard can serve as a Resource Officer for the school. The possible option includes two full-time guards patrolling the CRA during peak Cocoa Village business hours (10:00am - 2:00am) and one guard assigned to St. Marks during the school week and then assigned to the CRA during the remaining hours. This would be a total of three guards assigned to the CRA in addition to the Police Officers assigned on Thursday, Friday and Saturday nights.

The City currently uses Allied Universal Services for the security guard in City Hall.

There is currently a contract with Allied Universal and they could potentially provide these services to the CRA. Allied Universal has experience in multiple cities providing security for Downtown Improvement Districts, such as Cocoa CRA. They can provide a tailored program to meet the needs of the Agency to include, trained safety ambassadors, partnerships with law enforcement, armed security and real time reporting.

Should the Agency provide direction on engaging with Allied Universal on pricing options, Staff will return to the Agency with service costs for the CRA.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? There is currently no budgetary impact.

PREVIOUS ACTION:

2023 - The Agency entered into an interlocal agreement with the City to provide Community Policing Services to the CRA.

RECOMMENDED MOTION:

Request Agency direction of the Community Policing Program Update to add Armed Security Guards in addition to Cocoa Police Officers to Improve Public Safety Services to the Cocoa CRA.

COCOA REDEVELOPMENT AGENCY AGENDA ITEM

Memo Date: 02/13/2025
Agenda Date: 3/3/2025
Prepared By: Charlene Neuterman, Community Services Director
Through: Stockton Whitten, City Manager
Requested Action: Request Agency approval for the City to Prepare and Submit a Grant Application for Repairing the Cocoa Waterfront Utilizing the Florida Inland Navigation District (FIND) Grant (Phase II - Build Protective Barrier System). The FIND Grant application for \$3,005,925, with a 50% match requirement of \$1,502,962.50 would be awarded for Fiscal Year 2026.

BACKGROUND:

The City of Cocoa intends to apply for a Florida Inland Navigation District (FIND) Grant for the Phase II portion of the Lee Wenner Park/Riverfront Park waterfront restoration project. The Phase I portion of this project is currently funded by the CRA through FIND Grant BV-CO-23-159 in the amount of \$155,980, with the CRA funding 50% of this Phase I project. The Phase I portion was funded to conduct analysis, design, permitting and engineering studies on the most efficient and effective design to minimize damage during a storm event. Through this analysis, conducted by Mead and Hunt Engineering, they determined the following scope of work for the Phase II portion of the grant application.

The project includes the replacement of the Lee Wenner Park Day Docks located on the west side of the Indian River at the foot of the Hubert Humphrey Causeway in Cocoa, Brevard County. The previous docks were seriously damaged by Hurricane Nicole in 2022 and subsequently demolished. The proposed improvements will include a hardened single dock structure with riprap revetment along the adjacent and nearby bulkhead shorelines to reflect wave energy and reduce the likelihood of damage to the docks by future coastal storms. The improvements are currently being permitted.

The dock improvements will more specifically include two 6' x 40' access piers, one 8' x 171' fixed dock walkway, six 6' x 28' mooring walkways and twelve 12' x 28' boat slips. The dock structure will be constructed of 14" square pre-stressed concrete piles with 12" diameter fiberglass reinforced plastic fender piles and either a 10" thick pre-stressed concrete deck or an open-grated composite and timber joist deck. The revetment improvements will include riprap placed at 2:1 slope approximately 15' to 20' offshore of the bulkhead for approximately 325 feet in length directly adjacent to the new day docks and approximately 580 feet in length along the nearby bulkhead along the east side of the Cocoa Riverfront Park. Together, the two riprap revetments will reduce wave energy and the potential for rebounding and damage to docked and moored vessels.

The grant application consists of the following cost breakdown for services:

1. Preliminary Design and Permitting - \$17,000
 2. Geotechnical Investigation - \$33,000
 3. Final Design - \$66,000
 4. Bidding Assistance - \$12,000
 5. Construction Day Docks - \$2,143,644
 6. Construction Seawall Revetment - \$597,237
 7. Engineer of Record Construction Phase Assistance - \$137,044
- Total Cost of Project = \$3,005,925

The FIND Grant application will be submitted by the City on or before March 28, 2025.

The City intends to present an agenda at the next City Council meeting requesting approval to apply for the funding. The FIND Grant award notification will occur in September 2025 with funding available in Fiscal Year 2026.

Staff will return to the CRA upon award to request a transfer of funds in the Fiscal Year 2026 Budget from the CRA to the City for the cost of the project. Upon award, the CRA will receive regular updates on the design and construction.

Staff requests Agency approval for the City to Prepare and Submit a Grant Application for Repairing the Cocoa Waterfront Utilizing the Florida Inland Navigation District (FIND) Grant (Phase II - Build Protective Barrier System). The FIND Grant application for \$3,005,925, with a 50% match requirement of \$1,502,962.50, would be awarded for Fiscal Year 2026.

PRIORITY AREA CONNECTION:

Investment in Public Infrastructure

BUDGETARY IMPACT:

Budgeted?

If the FIND Grant is awarded, the funds will be made available in Fiscal Year 2026.

PREVIOUS ACTION:

The CRA funded the Phase I portion of this FIND Grant in Fiscal Year 2024/2025.

RECOMMENDED MOTION:

Request Agency approval for the City to Prepare and Submit a Grant Application for Repairing the Cocoa Waterfront Utilizing the Florida Inland Navigation District (FIND) Grant (Phase II - Build Protective Barrier System). The FIND Grant application for \$3,005,925, with a 50% match requirement of \$1,502,962.50 would be awarded for Fiscal Year 2026.

City of Cocoa Lee Wenner Park Day Docks
Estimated Project Costs
Revised 2/7/25

	Day Docks	Riverfront Park Seawall Revetment
Preliminary Design and Permitting	\$ 155,980	\$ 17,000
Geotechnical Investigation	\$	33,000
Final Design	\$	66,000
Bidding Assistance	\$	12,000
Construction	\$ 2,143,644	\$ 597,237
EOR Construction Phase Assistance	\$ 107,182	\$ 29,862
Total Cost for Day Docks (excluding already encumbered)	\$	2,361,826
Total Cost for Day Docks + Revetment (excluding already encumbered)	\$	3,005,925

Notes:

1. *Italicized* = already encumbered