



# ATTACHMENT

## PROJECT PLAN, BENEFITS, SUPPORT

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# **CCLF Phase 2 Project Overview**

## **PROJECT SUMMARY**

The Cape Canaveral Lighthouse is owned by the US Space Force and on the property of the Cape Canaveral Space Force Station (CCSFS). This iconic structure has been standing for over 155 years as a symbol of the rich maritime history of the region and likely served as the first tourist destination in Brevard County (beginning in 1848). Lighthouse Keeper logs plus Titusville newspaper reports from the mid-to-late-1800s confirm visitors traveling long distances to visit the lighthouse – the tallest structure in the county – at a time when there were only a few thousand residents in the county. There are also advertisements to entice excursions to the lighthouse, which had to be done by a combination of boat, mule or horse-drawn carts, and walking for miles.

Phase 2 of this project will complete the reconstruction of the keepers' cottages to fully restore the Light Station to its historic footprint, not seen since 1966 when the Air Force destroyed the cottages originally built in the 1880s. Phase 1 (with TDC and State funding assistance) reconstructed the Head Lighthouse Keeper's Cottage in 2019 and provided public restrooms. This 2<sup>nd</sup> (and final) phase will reconstruct the 1st and 2nd Assistant Lighthouse Keepers' Cottages on their original locations on the 4.19-acre Light Station. The Space Force granted CCLF a license to use the property surrounding the lighthouse to reconstruct the historic buildings. The buildings are owned and operated by CCLF.

The 1<sup>st</sup> Assistant Lighthouse Keeper's Cottage (Replica Cottage) will be two stories with 2,761 square feet and will give visitors the opportunity to step back in time to see how the early keepers and other inhabitants of the Cape lived. They will also learn about the indigenous people who lived on the Cape until 1730. The 2<sup>nd</sup> Assistant Keeper's Cottage will be one story with 1,421 square feet and used as an experiential and learning center, with interactive and immersive exhibits and displays, aligning with growing tourism and museum trends to increase visitor engagement. Displays will include a 360-surround vision view from the top of the lighthouse of the nearby launch pads, Port Canaveral and KSC, a view that is no longer accessible to the public. They will also be able to assemble and disassemble models of the lighthouse to see how it is designed to be taken apart and rebuilt. This cottage will provide a venue for artifacts thousands of years old that the Space Force Archaeologist has had no means to allow the public to see for decades. The vision and plans for each cottage can be viewed in the Addendum below.

All the plans, designs and specifications for the Phase 2 buildings were completed during Phase 1, which also included the installation of the infrastructure and site work necessary to build the Phase 2 cottages. Phase 2 is ready to commence as soon as funding is received. The architectural drawings are at 90% and only need a current code compliance review. The Space Force approved Phase 2 at the time they approved Phase 1 and are fully supportive of Phase 2 being completed at this time.

Phase 2 Project costs have just been updated from the original Phase 1 estimates. Phase 2 building for both cottages is now estimated at \$978,708. CCLF has \$203,708 cash-in-hand for matching funds. This grant application requests the remaining \$775,000 to complete the project.

Once funding is received, we will use the remainder of 2024 to complete the code compliance review, conduct a competitive bid process to select the best contractor, and ensure all permits and approvals from the Space Force and Brevard County are in place. We will begin construction in early 2025, with project completion in the Fall and the new facilities outfitted and open in December 2025.

The Economic Impact Study from Downs and St. Germain estimates Brevard County will see an additional Total Economic Impact of over \$1M in 2026 because of the additional cottages and a 5-year impact of over \$3.3M. In addition, this project bolsters upcoming plans to significantly increase tourism in the Port / Cape areas with the completion of the Aquarium and the Space Force Experience. With the additional cottages, school field trips to the Lighthouse and Space Force Museum will be a viable and strong alternative to sending students to St. Augustine, drastically reducing the time and cost to the school district and parents.

CCLF successfully completed Phase 1 in 2019 on schedule and within cost. We stand ready with the experience and commitment of the same key personnel to achieve success in Phase 2, bringing lasting economic and cultural benefits to Brevard County and its citizens.

## **BACKGROUND and MISSION**

Since 2002, the nonprofit Cape Canaveral Lighthouse Foundation (CCLF) has supported what is now the Space Launch Delta 45 (SLD 45) in managing the US Space Force's lighthouse. As an active aid to navigation, the light itself is maintained by the US Coast Guard. The Foundation's mission is to help collect, preserve, restore, interpret and exhibit the Lighthouse and items that relate to the heritage of the Lighthouse mission, and to inform and educate the public on the important historical significance of the Lighthouse to Florida's Space Coast, the State of Florida and the United States. In fact, Cape Canaveral was selected over two other possible launch sites in 1950 in part because the Federal government already owned 826 acres surrounding the lighthouse that could be immediately designated for rocket launches. Like other branches of the federal government, the Space Force cannot solicit funds to help preserve the lighthouse, so nonprofit foundations are allowed to act on their behalf.

The lighthouse receives thousands of visitors every year and is a coveted destination among tourists and locals alike. Some people are drawn to lighthouses, and visiting this particular lighthouse is a sought-after accomplishment due to the extra challenges of access on a high-security military installation. It is also a draw because in one tour, they not only visit the lighthouse but are able to see and experience an up-close tour of the World's Premier Gateway to Space, as well as learn the history and visit historic sites of the US Space Program.

We work in partnership with the Cape Canaveral Space Force Museum to coordinate tour times, provide access to all our venues for tours, conduct educational tours jointly, and share museum management best practices.



Touring the Lighthouse

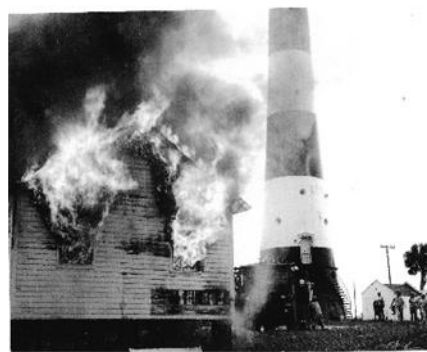


Touring Hangar C

The Cape Canaveral Light Station was originally composed of the lighthouse, oil house, and cottages for the three lighthouse keepers. Once the light was automated in 1960, there was no need for resident lighthouse keepers. The cottages were used for offices but fell into disrepair and were burned down by the Air Force in 1966. One of the main goals of CCLF has been to reconstruct those buildings to provide a true understanding of what keeping the Cape Canaveral Lighthouse was like and allow more room to share their history.



Light Station in 1910



Cottages Burned in 1966

In 2019, through CCLF fundraising efforts and monies received from the Brevard County Tourist Development Council (TDC) and the State of Florida, CCLF reconstructed the Head Lighthouse Keeper's Cottage on its original 1894 location and made it the museum and gift shop. The underlying infrastructure to support the Phase 2 cottages was also implemented at that time. CCLF is not allowed to charge for admission to the lighthouse given that it is Federal property and already "owned" by the taxpayers. CCLF is now seeking grants and other funding to reconstruct the remaining two cottages.



Light Station 1966-2019



Light Station 2019-present

The Cape Canaveral Lighthouse is uniquely positioned to offer visitors both a view of our history and a glimpse of our future in one tour. The lighthouse is the oldest structure in Brevard County, still performing its intended mission. Built in 1868, there were only 1,216 residents of the entire county in the 1870 census. The Cape itself was particularly inhospitable. The last Indigenous People left the area in the 1730s, and European settlement did not begin until the late 1840s.



The lighthouse sits next to the oldest hangar on the Cape (Hangar C), which now serves as an Annex for the Cape Canaveral Space Force Museum. This historic building, which once housed an office for Wernher von Braun with a direct view of the lighthouse, is now filled with restored rockets and missiles from throughout America's space program. Early space pioneers, including von Braun, would climb to the top of the lighthouse to get the closest and best view of every launch. Tourists visit both the Lighthouse and Hangar C at the same stop.



Inside Hangar C, next to the Lighthouse

## PROJECT COSTS

Although not a competitive bid, we solicited an estimate from Kinley Construction to build the Phase 2 cottages. They are the same company who built the Phase 1 buildings and had also provided an estimate for the Phase 2 construction at that time. They updated their estimates to meet today's costs with construction costs being significantly impacted by inflation in recent years. We expect that the estimated cost may be reduced during a competitive bid process, but for the purpose of this grant request, we must assume the estimate to be accurate at this point. To the construction estimates from Kinley, we added \$18,600 for Architectural and design costs estimated now by our Phase 1 Architect, RZK.

The total cost to build the two cottages is estimated at \$978,708.

- Construction \$
- Architectural \$ 18,600
- Building Costs \$ 865,108 (includes Construction \$)
- Site Work \$ 95,000
- Furniture, Fixtures, etc. \$0

There is currently \$150K+ in the Building Fund. In addition, last year we allocated \$70K to an Outfitting Fund to complete the interiors (currently held in a CD maturing 9/26/2024). The board has voted to move \$50,000 of the Outfitting Fund to the Building Fund, for a total of \$200K available from these dedicated funds. With the interest earned in these accounts, CCLF commits to a total matching funds amount of \$203,087. See the Financial attachment for proof of match. With this match from CCLF available immediately, we are requesting \$775,000 from the TDC to complete the project.

We will use the matching funds on hand to pay the contractors monthly, then request reimbursement from the TDC for allowable expenses, also on a monthly basis. This method was used very successfully on Phase 1.

Please note that the funds being requested are for building construction, only. CCLF is absorbing staffing costs associated with project and building oversight.

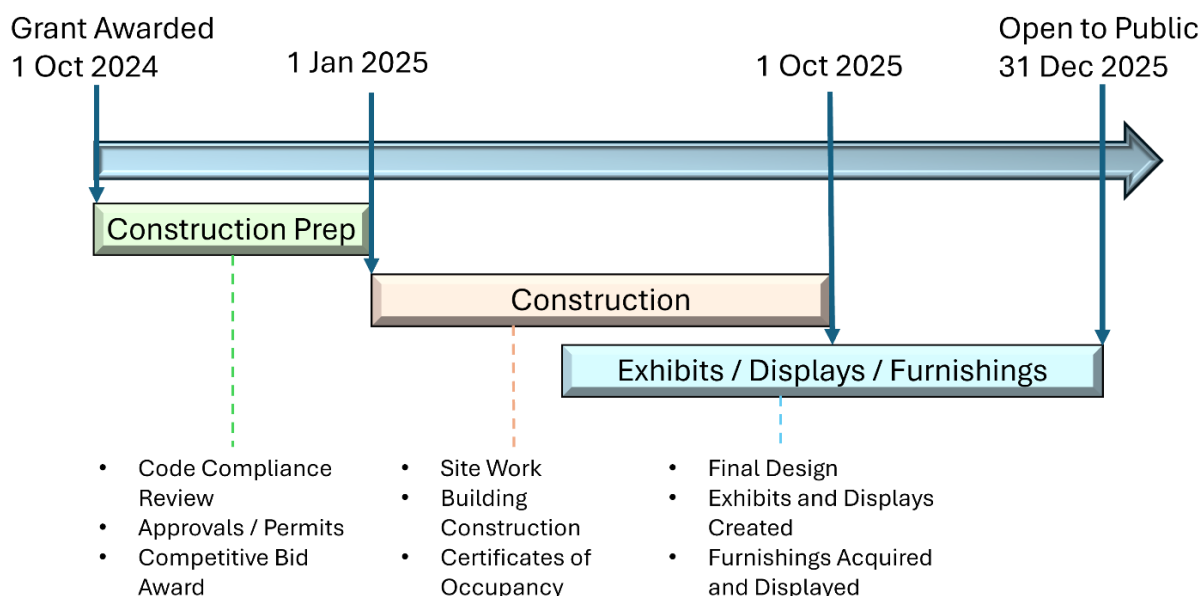
## **TIMELINE and READINESS**

All the plans and designs for the Phase 2 buildings were completed during Phase 1. In addition, Phase 1 also included the installation of the infrastructure and site work necessary to build the Phase 2 cottages. Phase 2 is ready to commence as soon as funding is received. The architectural drawings are at 90% and only need a current code compliance review (the relevant Phase 2 drawings and specifications are provided in attachments). The Space Force approved Phase 2 at the time they approved Phase 1 and are fully supportive of Phase 2 being completed at this time (the Space Force license agreement and concurrence to proceed with Phase 2 is provided in an attachment). The Space Force has a Form 332 approval process that ensure construction coordination on the Cape. This process will cover the specific permitting needed, though the overall permitting is already in place as part of the 14 June 2016 approval from the Space Force. We are very familiar with the 332 process, having used it in Phase 1 and for smaller projects since. Brevard County permits are not required since the Light Station is located on Federal property.

We have worked with the State Historic Preservation Office on methods to obtain a waiver to allow the public to view displays on the 2<sup>nd</sup> floor of the Replica Cottage and will formally request this, once funding is received.

If funding is available beginning 1 October 2024, we will begin immediately with the final architectural code compliance review in parallel with beginning a competitive bid process for construction. We will also obtain final 332 project approval from SLD 45 to begin construction. The goal is to have all these elements complete by December 2024. We anticipate breaking ground in January 2025 with construction complete by September 2025. Planning for and preparing the interior exhibits, displays and furnishings will commence in parallel with construction, and complete after the buildings have been certified for occupancy. Both cottages will be open to the public by December 2025.

## **CCLF Phase 2 Project Timeline**



CCLF has proven the ability to implement a project such as this by successfully completing Phase 1 within cost and on schedule, with the museum and gift shop opened to visitors December 19, 2019. Key personnel leading the Phase 1 effort will return for Phase 2. Hal Row was the construction liaison between CCLF and the contractor, ensuring the success of the build. He will again perform those duties for Phase 2. Becky Zingarelli was the Museum Director for Phase 1, designing the museum interior and working with CCLF volunteers to bring the museum to life. She will again be responsible for the design and implementation of the exhibits, displays and furnishings in both Phase 2 cottages. Rocky Johnson was president of the Foundation for Phase 1. His experience with Phase 1, and as a vice president with Ivey's Construction, will be utilized again, as needed.

This project supports the strategic initiatives of sustainability, conservation and technology on the Space Coast.

## **CONCLUSION**

Phase 2 is ready to begin immediately upon award of funding. Construction will begin in January of 2025, with the new cottages open to the public in December of 2025. Staff and volunteers are ready to convert the interiors of both buildings to meet the vision for their use, bringing an entirely new dimension to the lighthouse visit experience. CCLF has a proven record of accomplishment in achieving the project goals, with full expectations that the cost and schedule will once again be met, quickly opening a new chapter for visitors to the Cape Canaveral Lighthouse and bringing increased economic benefit to Brevard County.

## **Ready to Break Ground**



**New Lighthouse  
Experience Site**

**New Replica  
Cottage Site**

## **ADDENDUM - KEY EXCERPTS FROM COTTAGE VISION AND PLANS DOCUMENTS**

### **REPLICA COTTAGE**

#### **Vision:**

It is important to have a cohesive vision of what the space will be used for, the period to be depicted and the items to be used to make future interpretation easier and more impactful.

- The Replica Cottage will be the 1<sup>st</sup> Assistant Keeper's Cottage, nearly identical to the Head Keeper's Cottage which houses the museum and gift shop.
- The years to be depicted will cover the Clinton Honeywell years as Head Keeper (1904-1930). He became Head Keeper in 1904, married his wife that year and took up residence in the Head Keeper's cottage. They lived there until he retired in 1930.
- Lighthouse Keepers were somewhat more affluent than the typical Florida "Cracker" of the era, but not significantly. The styles were likely nice but plain.
- It's possible some items could have been handed down through the families so a few pieces dating to prior to 1904 may be considered.
- Downstairs all rooms will be furnished with period pieces interpreting the Honeywell era.
- Upstairs will be a museum space that provides information and interprets firstly the lives of the indigenous people who lived on the Cape for millennia and then the lives of the keepers and their families and other families who lived on the Cape. We would cover all eras: Up to 1730 for the indigenous people and 1848-1955 for the keepers and other settlers.

#### **Details:**

Below are some detailed approaches based on the above vision and the historical research done to date. Funding for the contents and displays is separate and will not be covered by the funds used to build the structure.

- Electricity: There was no electricity in the cottages until at least when the lighthouse was electrified circa 1931, so the Honeywell years were without. Electricity should be installed per modern building codes and modern lighting used to facilitate viewing the house, but guests should be told there was no electricity at the time. We should have period lamps on display in a few places.
- Plumbing: By the Honeywell era, there was likely running water facilitated by hand pumps to draw from the cistern. There was a small water tower that could have driven water into the cottage, controlled by faucets, but this likely did not occur until the 1950s. It's possible there was an Artesian well that allowed water to flow into the houses. Modern plumbing should be installed but may want to consider tapping off within the walls in the bathroom and kitchen, then having a dummy display of a hand pump without water actually running. In the future, if the building is repurposed, they can tap into the plumbing at that time.
- Fixtures: wherever possible, we should show period fixtures, including freestanding bathtub, sink, toilet, kitchen sink, etc., if we believe they existed in the Honeywell era. It's possible they did not and they still had outhouses. Modern fixtures should not be built into the cottage during construction. We need to determine the appropriate approach (outhouse or not) before finalizing.
- Breezeway: In the cottages during this period, there was a breezeway that ran the width of the cottage from the current staff restroom over to the corner windows. The two rooms in the museum were closed off to the breezeway. On the other side of the breezeway was the dining room, then the kitchen. The breezeway was completely open until they built the indoor bathroom at one end of the breezeway in 1894 when the cottage was moved. At that time they may have

just built the bathroom on one end and kept the rest of the breezeway open, or they may have enclosed it at that time. We may want to consider if we should have the area open or not. Breezeways were common to separate the main part of the house from the kitchen area to limit the spread of fire from the kitchen stoves.

- Room utilization downstairs: During the time the keepers lived in these two larger cottages, the room on the right as you come in was used as a living room, and the room on the left was used as a bedroom (they also kept their youngest children there). The room where the KC cash register is located was the dining room and the back room was the kitchen. We propose to furnish each of these rooms with period furniture matching their use.
- Room utilization upstairs: The keepers used the two rooms upstairs as bedrooms for their children. Rather than furnish them with period pieces, we propose to utilize that space to provide information on how people on the Cape lived before European Settlers and then from the time of the first lighthouse until the Air Force moved them out.
- Walls – Research needs to be done to determine the texture of the walls. They may have been horsehair plaster during the Honeywell era. We probably need smooth walls & ceilings.

## **LIGHTHOUSE EXPERIENCE COTTAGE**

### **Vision:**

The historically accurate reconstructed 2<sup>nd</sup> Assistant Keeper's Cottage will provide an interactive and immersive experience for visitors that also teaches about the lighthouse and keepers, the Fresnel lens, indigenous people on the Cape, early settlers and local industries, and the space program.

### **Building Details:**

Below are some detailed approaches based on the above vision.

- Electricity and fixtures: These will all be modern and should mirror the style used in the Museum. Additional electrical outlets may be required to more easily accommodate expected technology. All floor outlets should be completely recessed so as to not present a tripping hazard.
- Technology: The cottage should be wired for internet / wifi.
- Plumbing: The restroom should provide a large, deep sink and room for storage closets. No toilet is required or desired.
- Rooms:
  - All rooms other than the restroom should be empty, with no additional plumbing.
  - The walls should be plain drywall top to bottom, with no chair rail or vertical boards.
  - The floors should match the Museum.

### **Exhibits:**

Nearly all exhibits will be interactive or immersive. Funding for the exhibits is separate and will not be covered by the funds used to build the structure. Below are concepts for individual exhibits.

1. Surround view from the Top
  - a. Small interior immersive room (similar to the Wizard of Oz Museum)
  - b. Project all around the walls a surround view from the top of the lighthouse
  - c. Potentially add actual railing around the sides
  - d. Use USF Virtual Tour
  - e. Overlay in one appropriate area a movie of a launch as viewed from the top
  - f. Include sound and wind

2. Interactive physical model of the light station and moving the lighthouse – for children and adults
  - a. Large table model with steps around for kids to stand on (vs so low as to be uncomfortable for adults)
  - b. Static elements: original lighthouse location, ocean, beach, jetties, tramway, resupply pier, current light station footprint with only the restrooms and 2<sup>nd</sup> Assistant Keeper's Cottage static, Oil House with movable front door and removable roof, Hangar C, launch pads, Burnham orange groves along river, Port Canaveral.
  - c. Moveable pieces: lighthouse tender, lighthouse oil and supplies, mule and cart along tramway, mule and wagon for supply runs, Iron Lighthouse pieces (marked with Arabic numerals), davit with block and tackle and hook to pick up oil cans, Brick Lighthouse pieces, Head Lighthouse Keeper's Cottage, 1<sup>st</sup> Assistant Lighthouse Keeper's Cottage, rockets, Ais village and people, cruise ships, fishing boats, Coast Guard boat, submarine.
  - d. Activities:
    - i. Take apart the lighthouse and move it from the beach to its current location along the tramway and rebuild it (not too many pieces and not very small – prevent choking hazard and walking away with it).
    - ii. Take the mule and wagon to the pier to get supplies from the tender, then stow them in the oil house
    - iii. Take oil cans out of oil house and use block and tackle to raise to 3<sup>rd</sup> floor and swing inside
    - iv. Move the Ais village and people from the Cape to the mainland for the winter
    - v. Launch rockets
3. Photo Touchscreens along walls
  - a. Put photos in categories they can choose, then can scroll through each.
  - b. Categories: Lighthouse, light station, Keepers and families, other Cape pioneer families, lighthouse in launch photos.
  - c. Include videos of launches with the lighthouse in them and also land backs.
4. Fresnel lens model
  - a. Have a lighted, rotating Fresnel lens that allows them to change the characteristics and see the results.
5. Rotating display of Space Force archaeological artifacts
  - a. One or more lockable display cases
  - b. Labeled artifacts including natural and human-created by the indigenous peoples.



**From:** John Zwick <[John.Zwick@architectsrzk.com](mailto:John.Zwick@architectsrzk.com)>

**Date:** July 1, 2024 at 10:50:05 AM EDT

**To:** Rocky Johnson <[rjohnson@iveycon.org](mailto:rjohnson@iveycon.org)>

**Cc:** Kelsey Zwick <[Kelsey.Zwick@architectsrzk.com](mailto:Kelsey.Zwick@architectsrzk.com)>

**Subject: P13XX Cape Canaveral Lighthouse Foundation (Residential Cottage & Education Building) - Design & CA Fees**

**Rocky:**

Attached are plans for each facility The Residential House and Educational Building.

The following SWAG is based upon the following general involvement:

1. Verify code compliance for life safety, mechanical, electrical, and structural relative to the (2023) 8<sup>th</sup> ed. of the FBC and FFPC.
2. Respond to any
3. Verify material availability.
4. Converting floor construction to a CMU stem wall and raised concrete floor slab set on fill (without a crawl space).
5. Include the revisions of that changed by Kinley as we know them.
6. Limited site visits but review of any submittals.

## **Fees**

### **Residential Cottage:**

Design Mods. & Permitting: \$7,700.00

Construction Period: \$2,300.00

### **Educational Cottage:**

Design Mods. & Permitting: \$6,300.00

Construction Period: \$2,300.00

**John C. Zwick, LEED AP**

**Architect AR0009527**

**[www.ARCHITECTSRZK.com](http://www.ARCHITECTSRZK.com)**



Kinley FLA, LLC  
190 Fortenberry Road, Suite 107  
Merritt Island, Florida 32952  
TEL: (321) 639-4400 FAX: (321) 639-4408  
[www.kinleyfl.com](http://www.kinleyfl.com)

## Construction Proposal for:

**Cape Canaveral Lighthouse Keeper's Cottages – Phase 2**  
Cape Canaveral Lighthouse  
Lighthouse Rd.  
Cape Canaveral, FL 32920

### Cape Canaveral Lighthouse Foundation

Attn: Rocky Johnson  
600 Florida Ave.  
Suite 202  
Cocoa, FL 32922

### Kinley's scope of work:

#### Sitework

- Silt fence
- Tree protection
- Temporary construction fence (if needed)
- Temporary facilities
- Temporary electric
- Dumpsters
- Clearing and demo
- Sidewalk base and Pavers
- Shell Walkway
- Stabilized Parking
- Pond structures and spillways
- Final grade and sod
- Landscaping
- Perimeter fence
- Sewer and water to existing services
- Storm drains and structures
- Site Electric

#### Education Center

- Foundations
- Framing
- Windows and doors
- Ramps and railings
- Exterior finishes as per plans
- Interior finishes as per plans

- Electric, Plumbing, Air-conditioning as per plans

#### **Replica Cottage**

- Foundations
- Framing
- Windows and doors
- Ramps and railings
- Exterior finishes as per plans
- Interior finishes as per plans
- Electric, Plumbing, Air-conditioning as per plans

#### **Allowances:**

Surveys	\$7,500.00
Sitework	\$95,000.00
Cabinetry/Counter Tops	\$5,000.00
HVAC	\$30,000.00
Plumbing	\$32,000.00

**ALLOWANCES:** Allowances for the project that are included in the Lump Sum contract price include a total of **\$ 169,500.00**. Payment for work designated in the Agreement as ALLOWANCE work has been initially factored into the Lump Sum Price and Payment Schedule set forth in this Agreement. If the final amount of the ALLOWANCE work exceeds the line-item ALLOWANCE amount in the Agreement, the difference between the final amount and the line-item ALLOWANCE amount stated in the Agreement will be treated as Additional Work and is subject to Contractor's profit and overhead at the rate of 10%. If the final amount of the ALLOWANCE work is less than the ALLOWANCE line-item amount listed in the Agreement, a credit will be issued to Owner after all billings related to this particular line-item ALLOWANCE work have been received by Contractor. This credit will be applied toward the contractor's next invoice on the project. The contractor and the owner shall both document the cost of all Allowance items with receipts and invoices.

#### **EXCLUDES:**

- Office Trailer
- Davis Bacon Wages
- Permit & Design Fees
- Work outside of normal business hours
- Unforeseen Conditions
- Any labor or equipment necessary to unload, install or re-locate any owner-provided/owned materials, equipment & furniture, unless listed.
- Special Testing & Inspection Fees
- Repairs to existing conditions
- Hazardous material abatement
- Any costs associated with the midden area
- Bonding
- Builder's Risk Insurance
- Any work outside the specifically mentioned scope

This scope of work will be performed for a lump sum of:

**Nine Hundred Sixty Thousand One Hundred Eight Dollars and 00/100 (\$ 960,108.00)**

We appreciate the opportunity to provide you with this proposal, and please contact us if you have any questions at all.

Sincerely,

**Mickey Ellison**

Business Development

Office: (321) 639-4400

Cell: (321) 403-9120

[mellison@kinleyfl.com](mailto:mellison@kinleyfl.com)

**Proposal valid for 30 days.**



**Cape Canaveral Lighthouse Foundation, Inc**  
**P.O. Box 1978**  
**Cape Canaveral, Florida 32920**  
**321-351-5052**

### **Officers**

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 1<sup>st</sup> Vice President

Todd McDowell  
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Jim Passarelli  
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Jeanna Merrifield

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Mary Anne Moore

Larry Ostarly

Michele Rohrmann

Dixie Sansom

RADM James Underwood

Laura Lee Walko

Maj Gen B. Edwin Wilson

Lisa Wilson

The Cape Canaveral Lighthouse Foundation is seeking funds to complete the restoration of the Cape Canaveral Light Station, restoring for the benefit of current and future generations what was likely the first tourist attraction in Brevard County.

Phase 1 built the Head Keeper's Cottage and public restrooms, opening the museum and gift shop to the public in 2019, through funding provided by the Brevard Tourist Development Council and the State of Florida. Phase 2 will complete the reconstruction by adding the 1<sup>st</sup> Assistant Keeper's Cottage as an interpretation of how the early settlers in Brevard lived in the late 1800s and the 2<sup>nd</sup> Assist Keeper's Cottage which will allow visitors to immerse themselves in interactive and multi-sensory experiences.

With current cost estimates from the Phase 1 contractor and architect totaling \$978,708, the Foundation is seeking \$775,000 from the TDC to augment our \$200,000+ in matching funds. With this funding, the Board of Directors is committed to making Phase 2 a reality and open to the public by December 2025.

We have proven our ability to accomplish this goal by having completed Phase 1 on schedule and within cost and look forward to a similar partnership with the TDC in completing the restoration of this iconic tourist destination.

Ron Ecker, President  
 Cape Canaveral Lighthouse Foundation  
[Cclf-president@canaverallight.org](mailto:Cclf-president@canaverallight.org)  
 321-591-9844

[www.canaverallight.org](http://www.canaverallight.org)

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Cape Canaveral Lighthouse Foundation Incorporated  
 Registration Number : CH36475« 1-800-HELP-FLA (435-7352) [www.FloridaConsumerHelp](http://www.FloridaConsumerHelp)

## CCLF Phase 2 Benefits to Brevard County

The Cape Canaveral Lighthouse is a sought-after destination for families, lighthouse enthusiasts, and history buffs. In fact, it was likely one of the first tourist destinations in Brevard County, with 1883 newspaper reports of group excursions lasting days. It is also an increasingly popular destination for school groups and organizations that are interested in history and maritime culture. Because of its location in the middle of the World's Premier Gateway to Space, it is also seen and appreciated by visitors who come to the area for space-related activities and history. Traditionally, just over half the visitors to the lighthouse are from outside Brevard County. Due to security constraints, this is a coveted experience that not everyone is able to enjoy but the Cape Canaveral Lighthouse Foundation (CCLF) has been providing consistently increased access for the public.



1868 Lighthouse Meets the Space Age

Prior to Phase 1 during which the Museum and Gift Shop were constructed, very few tours were available. The number of tours and visitors has skyrocketed in the intervening years, with another tremendous increase anticipated with the completion of the Phase 2 cottages.

For the last several years and into the foreseeable future, while the Space Force sponsors government visitors and special groups, the only way the general public can participate in this special experience is through tours provided by the Cape Canaveral Lighthouse Foundation. We partner with the Space Force Museum to coordinate opening times for commercial and group tours, Space Force tours and special events.

Individual public tours (of varying lengths and days) can be booked for a fee through our commercial tour provider, Canaveral Tours. We are in the process of standing up a second commercial tour provider, Space Shuttle Excursions, to meet the growing demand already seen from the public and leverage their connections with the cruise industry. This also positions us well to handle the anticipated growth in tourism when the Phase 2 cottages are open to the public.

In addition to the commercial tours, free group tours via CCLF volunteers, are provided for community or civic groups of any type. Education tours with targeted teaching stations are offered for public, charter, private and home schools. CCLF also supports a large number of out-of-county and in-county visitors brought on Station by the Space Force, NASA and commercial launch providers.

For all types of tours, there are security restrictions requiring visitor identification information to be submitted to Space Force Security two days to a week ahead, but we have developed procedures that make this process seamless for visitors and allow us to increase the number of visitors easily. Tours are currently available five days a week on a regular schedule, with the ability to add more tours, as demand



increases. Since the public cannot just drive out to the lighthouse, unlike most other venues, we open the lighthouse to meet the tour schedule, rather than have standing public hours. This schedule includes an Open House from 10:00 – 1:00 every Wednesday for badged personnel who work on the Cape or Patrick Space Force Base to be able to visit on their own.



Commercial Tours



Group Tours

CCLF is a founding and active member of the Museums of Brevard (MOB) and leverages the group's ability to market and advertise all members to a wider audience than otherwise able. We also share museum best practices and trade equipment and furniture no longer needed at a member's location. We participate in the annual MOB Holiday Tour of Historic Homes. We have just begun participating in the new MOB-sponsored Education and Citizenship Armed Forces Coalition of the Space Coast (ECAC) where we provide special access to the lighthouse and Space Force Museum for all Brevard County students.

With launch pads all around it, the lighthouse sits as an oasis amidst the technology of the future. Many visitors have commented on how you can "feel" the peace and serenity of the light station, only to look up and see the Blue Origin launch complex 0.8 miles away, where astronauts will someday launch to the Moon. CCLF shares this truly unique experience with the public. The addition of the two cottages will make this an even more compelling adventure, increasing tourism commensurately.



Falcon 9 Launch



Time Lapse of Falcon Heavy  
Launch and dual booster return  
2 miles from the lighthouse

The ability of the lighthouse to provide more tourism opportunities will increase significantly in the next 2-5 years with the other major tourism additions coming to the Port and Cape. The completion of the Light Station is our contribution to making this area a significant nexus for tourism. The Brevard Zoo Aquarium project will not only provide an amazing new opportunity for learning and appreciation of our marine environment for Brevard County residents but will significantly increase the draw for out-of-county visitors in the Port and Cape area.

Another major step forward for tourism will come with the completion of the Cape Canaveral Space Force Museum's new Space Force Experience, to be built on publicly accessible land just outside the south gate to Cape Canaveral Space Force Station (CCSFS). This will allow the public to easily visit rather than have to rely on the current method of obtaining clearance to be escorted onto the CCSFS. They will be following the model established by Delaware North at Kennedy Space Center (KSC) where the public can drive to the KSC Visitors Complex just outside KSC's gate, enjoy the attractions there and be bused onto KSC to view the historic sites and current space activities, while maintaining security protocols. From the Space Force Experience building, visitors will be regularly bused onto CCSFS, with stops at the lighthouse, Hangar C and the Space Force Museum, as well as viewing the historic launch pads and glimpsing current launch activities at the busiest spaceport in the world.

CCLF initiated discussions with Keith Winsten about the Aquarium's plans, and Jamie Draper about the Space Force's plans, and how we might partner together with facilitating transportation, ticket sales, etc., to build this as a joint destination. With more to see and do at the lighthouse, on the Cape, and at the Aquarium, more visitors are likely to opt to remain in Brevard County longer to take advantage of these new offerings. Having the Light Station completed by then will allow us to play a role in helping entice visitors to stay longer and spend more money in Brevard County.

In addition to increasing out-of-county tourism with the commensurate economic impact, the addition of the two cottages providing more historic context and more hands-on learning opportunities will be a significant benefit to all Brevard County residents, especially students. Currently, students study state history in 4<sup>th</sup> and 5<sup>th</sup> grades. Those schools that could afford to have sent these classes to St. Augustine to visit the lighthouse there along with the Spanish settlement. A significant investment by each school and student is required in order to cover the cost of transportation and admission fees, on top of travel time. This cost also prevents most Title 1 schools from participating.



Public School Tours



Home School Tours

With the two new cottages, we could provide a similar, though likely more relevant, learning experience for Space Coast students at a fraction of the cost. Admission to all our venues is free and the investment in time is decreased by at least 4 hours. Transportation costs would also be drastically reduced, allowing the use of school buses in off hours rather than charter buses. Students would still learn all about lighthouses and maritime history but would also learn space history and be exposed to STEM learning relative to the mechanics of space launches and the physics of bending light, utilized in lighthouses. The Replica Cottage would teach them what it was like living in Brevard County over 100 years ago. The Lighthouse Experience Cottage would provide hands-on learning and STEM education, including the engineering design of how the lighthouse was built to be taken apart and moved in pieces, then reassembled by the numbers, as was done in 1894. The Lighthouse and Space Museum field trip becomes a much more viable alternative for a major county school trip than having to go all the way to St. Augustine, especially for the Title 1 schools, and more relevant to Brevard County students growing up on the Space Coast.

In addition to the tours above, CCLF supports large event days by opening the Lighthouse and museum. Over 2,000 runners and spectators participated in the 2<sup>nd</sup> Space Force T-Minus 10-Miler run in December 2023. This annual event is expected to grow each year, commemorating the founding of the Space Force, attracting runners from around the country. The finish line is at the Lighthouse. Another large event day is the annual Cape Family Day sponsored by Space Launch Delta 45 (SLD 45). Military personnel and contractors are allowed to bring their families out to the Cape to see where everyone works and what's going on. Favorite destinations are the Lighthouse and Hangar C. In 2024, the lighthouse hosted an estimated 8,500 visitors that day.



2023 Space Force T-Minus 10-Miler  
2000+ runners



2024 Cape Family Day  
8,500 visitors

We will work toward the future while continuing to support and grow our core mission of providing access to and interpreting the Lighthouse. With the addition of the two new cottages, we are confident that we can increase the visibility and popularity of the Lighthouse, attract many more visitors to this growing cultural destination, and ultimately increase revenue to allow us to better preserve and protect this valuable historic site for decades to come.

## **SUMMARY OF ECONOMIC IMPACTS TO BREVARD**

CCLF contracted with the independent research firm, Downs & St. Germain Research to do the economic impact and return on investment analysis, as required by this TDC grant. Please see the attached report for full details.

## Economic Impacts Analysis Methodology

The report estimated the economic impacts to Brevard County from visitors to the Cape Canaveral Lighthouse for the last 12 months. They used surveys they designed and collected to identify the impact on future visits if the two additional cottages were built. These surveys were completed by visitors from the past year. The total number of out-of-county visitors in 2023 was estimated based on total attendance accumulated by CCLF and the Space Force, with a factor applied for out-of-county vs. in-county commensurate with the survey results. They also used the most recent Smith Travel Research data on hotel accommodations. They then applied the IMPLAN economic modeling system.

## Projected Impacts

The report captures baseline economic impact numbers for 2023 and extrapolates expected impacts for 2024 and 2025, before the cottages are completed. It then projects the anticipated economic impacts associated with an initial higher 15% increase in attendance for the first year following completion and leveling out to a smaller increase year over year for four years thereafter. We believe the 15% first year increase is reasonable but very conservative, as shown by the exponential growth we saw following Phase 1.

The table below captures the baseline numbers and calculates the projected additional growth in these economic indicators, based on the numbers provided in the report.

### Impact on Brevard County

IMPACT	2023 Base	2026 Increase Over 2025	Total Increase 2026-2030
Attendance <sup>1</sup>			
Out-of-County	9,510	+1,570	+4,170
In-County	8,670	+1,430	+3,800
<b>Total</b>	18,170	+3,000	+7,970
Room Nights <sup>1</sup>	9,050	+1,490	+3,970
Jobs Supported	45	+7	+19

<sup>1</sup>Assumes 5% increase in attendance, room nights and TDT from 2023 base in 2024 and 2025. Assumes 15% increase in 2026 and 5% each year after, as measured from 2025

### Economic Impact on Brevard County

ECONOMIC IMPACT	2023 Base	2026 Increase Over 2025	Total Increase 2026-2030
Direct Spending <sup>2</sup>	\$3,001,500	+\$647,700	+\$2,178,300
Wages <sup>2</sup>	\$1,529,500	+\$330,000	+\$1,110,000
<b>Total Economic Impact<sup>3</sup></b>	<b>\$4,652,400</b>	<b>+\$1,003,936</b>	<b>+\$3,376,365</b>

<sup>2</sup>Assumes 3% increase in spending per visitor and wages per employee each year from 2023 base

<sup>3</sup>Total Economic Impact calculated by multiplying 1.55 as a factor of Direct Spend, as recommended by Downs & St. Germain

## **Visitor Statistics and Demographics**

### **Overall**

- Average lighthouse experience rating of 9.7 out of 10 with 56% saying they would return to visit
- 63 median age with \$104,100 median household income
- 91% Caucasian, 7% Hispanic, 4% African American. 1% or less in all other categories.
- 56% female, 43% male, 1% non-binary

### **Out-of-County**

- 52% out-of-county vs. 48% in-county visitors
- 55% of out-of-county came from other Florida counties with the rest primarily from Michigan, New York, Maine, Georgia, Washington, DC, Illinois and North Carolina.
- 55% stayed in hotel/motel/resort rooms, 18% in vacation rental homes, 10% in campgrounds, 7% in timeshares, and 5% with family/friends
- 3.2 average number of nights with an average party of 3.4 people and 14% with children

## **COMMUNITY BENEFITS AND SUPPORT**

The Cape Canaveral Lighthouse holds a special place in the hearts and imaginations of Brevard County residents, as evidenced by the level of support both received and given.

- Every year, multiple organizations, including active duty and auxiliary Coast Guard units and scout troops reach out to ask if they can donate their time to help maintain and beautify the lighthouse and light station.
- Multiple Eagle Scout projects have been performed at the lighthouse in past years. In 2024, one is complete and two are in work. All will help CCLF protect the archaeologically sensitive areas around the lighthouse.
- In 2022, CCLF partnered with Keep Brevard Beautiful to create and implement the first Adopt-A-Landmark Program. This effort drew on dozens of volunteers from the Coast Guard, local Master Gardeners, Eastern Florida State College Rotaract Club, and other volunteers to landscape the area around the Keeper's Cottage with native plants. This initiative won a national award from Keep America Beautiful for innovative programming.
- CCLF currently has over 150 active volunteers who do everything from interpret the lighthouse and its history for visitors, manage security information and escort tours out to the lighthouse and Space Force Museum, run the gift shop, manage the sale and engraving of bricks, solicit and build the membership base, create marketing material and write press releases, and plan and hold appreciation and fundraising events. Where other nonprofit organizations struggle for enough volunteers to operate their programs, CCLF is blessed with a solid and motivated volunteer cadre.
- The CCLF Speaker's Bureau reaches out to organizations around the county to teach about the lighthouse.
- Community Outreach volunteers attend local events, like Pioneer Day at Sams House and Archaeologists for Autism.
- On behalf of SLD 45, CCLF manages the annual Descendants Day. This is the one day of the year when people around the country who are descended from people who used to live on the Cape before the Space Program began, can come out to see where their ancestors lived and where many of them are buried. CCLF manages the security and logistics, provides lunch, takes them to the cemeteries, and arranges for a Space Force guest speaker.



- August 7, 2024 will be the 2<sup>nd</sup> year CCLF has provided special public access to the lighthouse to celebrate National Lighthouse Day. Last year, nearly 100 people came out, all eager to participate in the creation of a video for the US Lighthouse Society, to the song, “Meet Me at the Lighthouse”.
- August 17-18, 2024 will be the 4<sup>th</sup> year the lighthouse museum has hosted the KSC Amateur Radio Operators Club for International Lighthouse and Lightship Weekend. This event aims to celebrate the importance of lighthouses and those who have tended them through the years. Visitors can listen in while they broadcast and receive hundreds of messages from other lighthouses and lighthouse enthusiasts around the world.
- CCLF is an active and founding member of the Museums of Brevard, working diligently to leverage the power of many to improve what we offer to tourists and residents, while learning from each other how to better manage our own organizations and develop best practices in the museum profession.
- CCLF membership has grown over the years and has 500+ active members, both in and out of county. Members are given the opportunity to participate in quarterly caravans to the lighthouse and other special member events, they receive discounts in the gift shop, for bricks and for commercial tours. An annual appreciation picnic is held for volunteers and members to thank them for their support.



Coast Guard Volunteers



Adopt-A-Landmark Volunteers



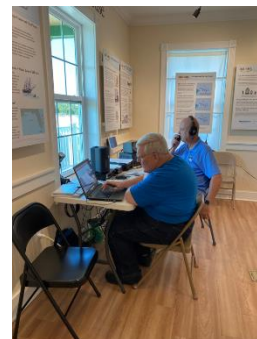
Eagle Scout Project



Descendants Day



National Lighthouse Day



International Lighthouse  
and Lightship Weekend



In preparation for seeking funding for Phase 2, CCLF reached out to local community and government leaders to ask for their support. These leaders provided letters of support that were submitted to and utilized by Senator Debbie Mayfield and Representative Tyler Sirois, who jointly sponsored legislation at the state level to fund our Phase 2 buildings. The project was considered compelling enough that both the Florida House and Senate included full Phase 2 funding in the 2025 budget request to the Governor. Unfortunately, this line item was vetoed by the Governor in June 2024, along with most cultural appropriations throughout the state.

In addition to the support from Senator Mayfield and Representative Sirois, as evidenced by their legislation sponsorship, the letters we gathered in this campaign are available in an attachment from:

- **Tom Goodson**, Brevard County Commissioner, District 2
- **Janice Kershaw**, President and CEO of the Brevard Schools Foundation
- **Jimmy Lane**, President and CEO of the Cocoa Beach Regional Chamber of Commerce
- **Erin Akins**, President of the Titusville Area Chamber of Commerce
- **Kevin Jobes**, President of the Propeller Club Port Canaveral
- **Jon Hill**, President of the Florida Lighthouse Association
- **Tara Miller**, Chair of the National Space Club Florida Committee
- **Mark Marquette**, President Museums of Brevard
- **Shane Smith**, Founder and CFO of Operator Solutions
- **Todd McDowell**, President of AOTC
- **Thomas Moriarty**, USCG LCDR (ret), President of Alidade MER, Inc.

We appreciate these endorsements and the confidence these key leaders have in our vision and ability to succeed.



**Tom Goodson, District 2 Commissioner**  
2575 N. Courtenay Pkwy, Suite 200  
Merritt Island, FL 32953

Telephone: (321) 454-6601  
[www.brevardfl.gov](http://www.brevardfl.gov)  
[D2.commissioner@brevardfl.gov](mailto:D2.commissioner@brevardfl.gov)

October 17, 2023

Senator Debbie Mayfield  
900 East Strawbridge Avenue  
Melbourne, FL 32901

Representative Tyler Sirois  
Suite 206  
260 North Tropical Trail  
Merritt Island, FL 32953-4806

Dear Senator Mayfield and Representative Sirois,

I wish to express my support for the Cape Canaveral Lighthouse Foundation's (CCLF) Local Funding Initiative Request of \$650,000 needed to complete the final phase of restoring the historic Cape Canaveral Light Station. Specifically, this funding would fully support the construction of two replica keeper's cottages.

In 2018-2019, CCLF received a total amount of \$750,000 in county grants and state funding which was used to reconstruct a replica keeper's cottage as well as public restroom facilities. This initial phase of CCLF's restoration project was completed on time and on budget, and enhancements to the Light Station have been dramatic.

The Cape Canaveral lighthouse is one of the oldest structures in Brevard County. This profound history must be preserved and shared with everyone who lives in or visits Brevard. Along with our other museums and historic sites, they provide a tremendous educational opportunity for our youth through their field trips and experiential learning. These last two cottages will double the information and cultural experience available at the lighthouse.

With the funding to complete the final phase, I know CCLF will again deliver a completed project of exceptional value, contributing to the overall opportunities for residents and their children, as well as tourists to the area.

Please accept my sincere thanks for your support of the CCLF funding request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Goodson".

Tom Goodson  
Brevard County Commissioner, District 2

**District 2 Includes**

Cocoa • Kennedy Space Center • Merritt Island • Port Canaveral • Cape Canaveral • Avon by the Sea • Cocoa Beach • Snug Harbor • Patrick SFB • Rockledge



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**Julia Froemming**  
*Student Member, Edgewood Jr/Sr HS*

**Patty Martin**  
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**Aubrey Reiter**  
*Student Member, West Shore Jr/Sr HS*

**Cordell Rolle**  
*Rolle IT*

**Shane Smith**  
*Operator Solutions*

**Dean H. Stewart**  
*Dean Stewart Photography*

**Alexandria Wicker**  
*2022 Teacher of the Year  
Brevard Public Schools  
DeLaura Middle*

**Megan Wright**  
*School Board Member*

**Matthew Yount**  
*Imperial Estates Elementary*

**Yvonne McGuire**  
*Board Member Emeritus  
Morgan Stanley*

*Please remember us with a bequest.*

*Giving through the Combined Federal  
Campaign? Our code is #28360*

October 10, 2023

Senator Debbie Mayfield  
900 East Strawbridge Avenue  
Melbourne, FL 32901

Representative Tyler Sirois  
Suite 206  
260 North Tropical Trail  
Merritt Island, FL 32953-4806

Dear Senator Mayfield and Representative Sirois,

On behalf of Brevard Schools Foundation, I wish to express our strongest support for the Cape Canaveral Lighthouse Foundation's (CCLF) Local Funding Initiative Request of \$650,000 needed to complete the final phase of restoring the historic Cape Canaveral Light Station. Specifically, this funding would fully support the construction of two replica keeper's cottages.

In 2018-2019, CCLF received a total amount of \$750,000 in county grants and state funding which was used to reconstruct a replica keeper's cottage as well as public restroom facilities. This initial phase of CCLF's restoration project was completed on time and on budget, and enhancements to the Light Station have been dramatic. CCLF has become a valued partner in our efforts to preserve, restore and share the history of Brevard County with Brevard Public School students.

The Cape Canaveral lighthouse is one of the oldest structures in Brevard County. Built in 1868, the Lighthouse was the earliest aid to navigation in our area, leading to the development of today's multi-billion dollar maritime and space industries of Port Canaveral, FL. This profound history must be preserved and shared with everyone who lives in or visits Brevard.

One of the primary activities of CCLF is educational outreach to students of all ages. They provide a tremendous educational opportunity for our youth through their field trips and experiential learning. These last two cottages will double the information and cultural experience available at the lighthouse.



With the funding to complete the final phase, I know CCLF will again deliver a completed project of exceptional value, contributing to the overall opportunities for residents and their children, as well as tourists to the area. Brevard Schools Foundation supports the CCLF funding requests currently in the Senate and House and thanks you for your efforts in gaining approval.

Sincerely,

Janice Kershaw  
President & CEO

**Board of Directors**

**Richard Miller, Chairman**  
*Miller & Hurt Wealth Advisors*

**Johnathan Wilkes, Vice Chairman**  
*Wharton-Smith, Inc.*

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*Board Member Emeritus  
Morgan Stanley*

*Please remember us with a bequest.*

*Giving through the Combined Federal  
Campaign? Our code is #28360*





October 11, 2023

Senator Debbie Mayfield  
900 East Strawbridge Avenue  
Melbourne, FL 32901

Representative Tyle Sirois  
260 North Tropical Trail, Suite 206  
Merritt Island, FL 32953-4806

RE: Local Funding Initiative Request for the Cape Canaveral Lighthouse Foundation (CCLF)

Dear Senator Mayfield and Representative Sirois,

On behalf of the business community on Florida's Space Coast, thank you for allowing me the opportunity to encourage you to support the Cape Canaveral Lighthouse Foundation's (CCLF) Local Funding Initiative Request of \$650,000 for the completion of the final phase of restoring the Cape Canaveral Light Station. The funds would allow for the construction of two replica keeper's cottages.

The CCLF received a total of \$750,000 in 2018-19 from county grants and state funding which was used to reconstruct a replica keeper's cottage as well as to build public restroom facilities. As good stewards of the funds received, the initial phase of the project was completed on time and on budget and has dramatically enhanced the visitor experience.

Per the Chamber's Guiding Policy Principles, we recognize that art, culture, recreation, and tourism play a vital role in attracting new businesses, recruiting and retaining talent, and enhancing community development. Therefore, the Cocoa Beach Chamber advocates for, "responsible funding for programs and organizations offering exposure to arts, culture, recreation, and tourism to further solidify the Space Coast as a top travel destination."

This appropriation will allow for the completion of the final phase of the project, providing exceptional value to our community as it will contribute directly to educational opportunities for residents and guests. The Chamber appreciates your consideration of this request and thank you again for all that you do for the residents of Brevard County and our state.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jimmy Lane", is written over a circular blue stamp or seal.

Jimmy Lane  
President & CEO  
Cocoa Beach Regional Chamber of Commerce



Titusville Area  
Chamber of Commerce  
2000 South Washington Avenue  
Titusville, Florida 32780  
321-267-3036  
321-264-0127 fax  
www.titusville.org

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Edna Wilson  
*Celebrate Real Estate*

Past Chair

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Brian Lightle  
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Brienne Robertson  
*Royal Oak Ministries*

Danny Tredor  
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Elliot Torres  
*Paychex*

Erin Eilers  
*The Eilers Group, LLC*

Frank Margiotta  
*Eastern Florida State College*

Isabel Kennedy  
*The Astronauts Memorial Foundation*

Kyle Bradfield  
*Geico Local*

Lisa Nicholas  
*Titusville Cocoa Airport Authority*

Marjle Tobin  
*Celebrate Powered by RE/MAX Aerospace Realty*

Matt Agnini  
*Advancify*

Mike Snyder  
*Launch Network Digital Media Services*

Sergio Salazar  
*Titusville Family YMCA*

Pete Lynch  
*Victory Casino Cruises*

Scott Larese  
*City Of Titusville*

President

Erin Akins

Staff

Amanda Bates  
Ashley DiBacco  
Sierra Howard  
Jeanie Hensler

October 12, 2023

Senator Debbie Mayfield  
900 East Strawbridge Avenue  
Melbourne, FL 32901

Representative Tyler Sirois  
Suite 206  
260 North Tropical Trail  
Merritt Island, FL 32953-4806

Dear Senator Mayfield and Representative Sirois,

I wish to express my support for the Cape Canaveral Lighthouse Foundation's (CCLF) Local Funding Initiative Request of \$650,000 needed to complete the final phase of restoring the historic Cape Canaveral Light Station. Specifically, this funding would fully support the construction of two replica keeper's cottages.

In 2018-2019, CCLF received a total amount of \$750,000 in county grants and state funding which was used to reconstruct a replica keeper's cottage as well as public restroom facilities. This initial phase of CCLF's restoration project was completed on time and on budget, and enhancements to the Light Station have been dramatic. CCLF has become a valued partner in our efforts to preserve, restore and share the history of Brevard County.

The Cape Canaveral lighthouse is one of the oldest structures in Brevard County. Built in 1868, the Lighthouse was the earliest aid to navigation in our area, leading to the development of today's multi-billion dollar maritime and space industries of Port Canaveral, FL. This profound history must be preserved and shared with everyone who lives in or visits Brevard.

With the funding to complete the final phase, I know CCLF will again deliver a completed project of exceptional value, contributing to the overall opportunities for residents and their children, as well as tourists to the area.

Sincerely,

Erin Akins  
President  
Titusville Area Chamber of Commerce  
321-267-3036  
321-429-8860  
akins@titusville.org





# Propeller Club Port Canaveral

Chartered 1999

Serving the Maritime Community

Senator Debbie Mayfield  
900 East Strawbridge Avenue  
Melbourne, FL 32901

Representative Tyler Sirois  
Suite 206  
260 North Tropical Trail  
Merritt Island, FL 32953-4806

Dear Senator Mayfield and Representative Sirois,

On behalf of the Propeller Club of Port Canaveral, an organization that represents hundreds of individuals, businesses, and other entities throughout Brevard County, I wish to express our strongest support for the Cape Canaveral Lighthouse Foundation's (CCLF) Local Funding Initiative Request of \$650,000 needed to complete the final phase of restoring the historic Cape Canaveral Light Station. Specifically, this funding would fully support the construction of two replica keeper's cottages.

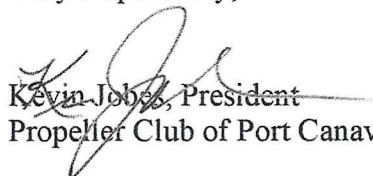
In 2018-2019, CCLF received a total amount of \$750,000 in county grants and state funding which was used to reconstruct a replica keeper's cottage as well as public restroom facilities. This initial phase of CCLF's restoration project was completed on time and on budget, and enhancements to the Light Station have been dramatic.

The Cape Canaveral lighthouse is one of the oldest structures in Brevard County. Built in 1868, the Lighthouse was the earliest aid to navigation in our area, leading to the development of today's multi-billion dollar maritime and space industries of Port Canaveral, FL. This profound history must be preserved and shared with everyone who lives in or visits Brevard.

The International Propeller Club of the United States is a grassroots, non-profit organization whose membership resides throughout the United States and the world. The club promotes the maritime industry through its many programs and by partnering with similar organizations. Locally, the CCLF, through their many tours and other programs which bring thousands of annual visitors to our area, are a key partner in the Propeller Club of Port Canaveral's outreach to both the local and the tourism community here in Brevard County.

With the funding to complete the final phase, CCLF will again deliver a completed project of exceptional value, contributing to the overall opportunities for the maritime and tourism community here. The Propeller Club of Port Canaveral thanks you for your efforts in gaining approval of this funding for the CCLF and the people of Brevard County.

Very respectfully,

  
Kevin Jobb, President  
Propeller Club of Port Canaveral

[www.propellerclubcanaveral@gmail.com](mailto:www.propellerclubcanaveral@gmail.com)  
(321) 323-9886  
PO Box 501, Cape Canaveral, FL 32920



October 20, 2023  
 Senator Debbie Mayfield  
 900 East Strawbridge Avenue  
 Melbourne, FL 32901

Representative Tyle Sirois  
 260 North Tropical Trail, Suite 206  
 Merritt Island, FL 32953-4806

RE: Local Funding Initiative Request for the Cape Canaveral Lighthouse Foundation (CCLF)

Senator Mayfield and Rep. Sirois,

On behalf of the Florida Lighthouse Association I would like to express our support for the Cape Canaveral Lighthouse Foundation's (CCLF) Local Funding Initiative Request of \$650,000.00 for the completion of the final phase of the restoration of the Cape Canaveral Light Station. This funding request would facilitate the construction of two replica keeper's cottages.

CCLF has previously received grants and state funding in total of \$750,000. With this money, the foundation was able to build a replica of their lost keeper's quarters. In addition to the keepers quarters, the CCLF was able to construct restroom facilities for the large number of guests visiting the station. The CCLF is a stellar example of what a small group of concerned citizens can do to save history. FLA believes they are building for their current and future success as well as long term sustainability. This organization has a plan and have steadily worked the plan to create an amazing historic asset for Brevard County, its surrounding areas and the state of Florida.

Speaking conservatively, a UF's comprehensive study showed historic preservation activities in Florida, including the rehabilitation of historic buildings, heritage tourism, the operation of history museums contribute some \$6.3 billion annually to the state. These impacts include the creation of jobs, income to Florida residents, an increase in the gross state product, increased state and local taxes, and increased in-state wealth.

Cape Canaveral Light Station is unique among Florida's Lighthouses in both its architecture, aesthetic and history. Similar Lighthouses in Florida to Cape Canaveral regularly see over 100,000 visitors per year. Those visitors spend more money than the average tourist and typically stay an additional room night in local hotels. The reconstruction of the lost Keeper's Quarters will help the CCLF accurately portray the station as it was intended to be, and allow them much needed space to interpret the history of the station and its local area.

The Florida Lighthouse Association fully supports without reservation the Cape Canaveral Lighthouse Foundations Local Funding Initiative Request.

Respectfully,

Jon Hill

President  
 Florida Lighthouse Association

c/o St. Augustine Lighthouse & Maritime Museum  
 81 Lighthouse Avenue  
 St. Augustine, FL 32080



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*National Space Club**FLORIDA COMMITTEE*

5277 Lake Lizzie Drive, Saint Cloud, Florida 34771



October 20, 2023

Senator Debbie Mayfield

900 East Strawbridge Avenue Melbourne, FL 32901

Representative Tyle Siroi 260 North Tropical Trail, Suite 206 Merritt Island, FL 32953-4806

RE: Local Funding Initiative Request for the Cape Canaveral Lighthouse Foundation (CCLF)

Dear Senator Mayfield and Representative Sirois,

On behalf of the National Space Club member companies on the Space Coast, I am endorsing the request for funding to build the two additional keepers cottages at the Cape Canaveral Lighthouse. The lighthouse has been witness to over 3000 launches on the space coast and is a unique part of our history. I thank you for allowing me the opportunity to encourage you to support the Cape Canaveral Lighthouse Foundation's (CCLF) Local Funding Initiative Request of \$650,000 for the completion of the final phase of restoring the Cape Canaveral Light Station. The funds would allow for the construction of two replica keeper's cottages completing the CCLF's commitment to an enhanced experience for education and preservation of this historic property.

The CCLF received a total of \$750,000 in 2018-19 from county grants and state funding which was used to reconstruct a replica keeper's cottage as well as to build public restroom facilities. As good stewards of the funds received, the initial phase of the project was completed on time and on budget and has dramatically enhanced the visitor experience.

The Cape Canaveral lighthouse is one of the oldest structures in Brevard County. Built in 1868, the Lighthouse was the earliest aid to navigation in our area, leading to the development of today's multi-billion dollar maritime and space industries of Port Canaveral, FL. The Lighthouse property was key to the selection of Cape Canaveral as the premier launch site in the world. This profound history must be preserved and shared with everyone who lives in or visits Brevard.

This appropriation will allow for the completion of the final phase of the project, providing exceptional value to our community as it will contribute directly to educational opportunities for residents and guests. The National Space Club Florida appreciates your consideration of this request and thank you again for all that you do for the residents of Brevard County and our state.

Sincerely,

Tara Miller  
 (affiliate)

Digitally signed by Tara  
 Miller (affiliate)  
 Date: 2023.10.20 08:21:41  
 -04'00'

Tara S. Miller, CPPM CF, PMP  
 National Space Club Chair

**Museums of Brevard, Inc**  
**400 S. Sykes Creek Pkwy**  
**Merritt Island, FL 32952**



**Mark Marquette, President**  
**Korinn Braden, Vice President**  
**Martha Pessaro, Secretary**  
**Jay Freeland, Treasurer**

*Twenty-two unique nonprofits preserving the heritage of Brevard County*

Senator Debbie Mayfield  
 900 East Strawbridge Avenue  
 Melbourne, FL 32901

Dear Senator Mayfield,

On behalf of the Museums of Brevard, Inc. (MOB), an organization that represents 22 museums and historic sites throughout Brevard County, I wish to express our strongest support for the Cape Canaveral Lighthouse Foundation's (CCLF) Local Funding Initiative Request of \$650,000 needed to complete the final phase of restoring the historic Cape Canaveral Light Station. Specifically, this funding would fully support the construction of two replica keeper's cottages.

In 2018-2019, CCLF received a total amount of \$750,000 in county grants and state funding which was used to reconstruct a replica keeper's cottage as well as public restroom facilities. This initial phase of CCLF's restoration project was completed on time and on budget, and enhancements to the Light Station have been dramatic. CCLF has become a valued partner in our efforts to preserve, restore and share the history of Brevard County. They are a founding member of the MOB and a keystone of our cultural heritage.

The Cape Canaveral lighthouse is one of the oldest structures in Brevard County. Built in 1868, the Lighthouse was the earliest aid to navigation in our area, leading to the development of today's multi-billion dollar maritime and space industries of Port Canaveral, FL. This profound history must be preserved and shared with everyone who lives in or visits Brevard.

One of the primary thrusts of the MOB is educational outreach to students of all ages. Along with our other member museums and historic sites, they provide a tremendous educational opportunity for our youth through their field trips and experiential learning. These last two cottages will double the information and cultural experience available at the lighthouse.

With the funding to complete the final phase, I know CCLF will again deliver a completed project of exceptional value, contributing to the overall opportunities for residents and their children, as well as tourists to the area. The Museums of Brevard stand as ardent supporters of the CCLF funding requests currently in the Senate and House and thank you for your efforts in gaining approval.

Very respectfully,

A handwritten signature in blue ink, appearing to read "Mark Marquette", is written over a horizontal line.

Mark Marquette, President  
 Museums of Brevard

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Museums of Brevard Incorporated

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November 28, 2023

Senator Debbie Mayfield  
900 East Strawbridge Avenue  
Melbourne, FL 32901

Representative Tylor Sirois  
Suite 206  
260 North Tropical Trail  
Merritt Island, FL 32953-4806

Dear Senator Mayfield and Representative Sirois,

On behalf of my company Operator Solutions, I am writing to express my strong support for the Cape Canaveral Lighthouse Foundation and their request for appropriations to complete the reconstruction project for the Cape Canaveral Lighthouse.

The Cape Canaveral Lighthouse, standing proudly on the Cape Canaveral Space Force Station, is an iconic structure that represents the rich maritime history of our region. With over 155 years of history, it holds immense cultural and historical significance. The Cape Canaveral Lighthouse Foundation has embarked on a crucial endeavor to preserve and enhance this historical landmark.

I am pleased to inform you that Phase 1 of the reconstruction project, which involved the restoration of the Head Lighthouse Keeper's Cottage, was successfully completed in 2019. Now, the Cape Canaveral Lighthouse Foundation is seeking support to commence Phase 2, which entails the reconstruction of the 1st and 2nd Assistant Lighthouse Keepers' Cottages.

The 1st Cottage will serve as an educational resource, showcasing the living conditions of Floridians from 1890-1930, as well as sharing the stories of early settlers on the Cape, including the indigenous peoples. This immersive experience will provide visitors with an understanding of the region's history and cultural heritage.

The 2nd Cottage is envisioned as an experiential and learning facility, featuring interactive exhibits and displays. This facility will offer visitors a unique opportunity to engage with the history of the Cape Canaveral Lighthouse and the surrounding area, fostering a sense of discovery and exploration.

The Cape Canaveral Lighthouse Foundation has already completed all the necessary plans and designs for Phase 2 during Phase 1, including the installation of infrastructure required for the construction of the cottages. With the project ready to commence, your support in securing the necessary funding is crucial.

This reconstruction project will not only enhance the Cape Canaveral Lighthouse's appeal as a popular tourist destination but also establish it as a vital educational venue for students from across Central Florida. By completing the cottages, we will contribute to the region's cultural heritage and ensure that future generations can learn from and appreciate our history.



The Cape Canaveral Lighthouse Foundation has demonstrated a proven track record of successfully executing complex projects, as evidenced by the timely completion of Phase 1 within budget. With your support, their vision can be realized, and the Cape Canaveral Lighthouse can continue to serve as a beacon of our maritime history.

I kindly request that you consider supporting the Cape Canaveral Lighthouse Foundation's request for appropriations to complete Phase 2 of the reconstruction project. Your assistance will not only benefit the local community but also attract visitors to our region, fostering economic growth and educational opportunities.

Thank you for your attention to this matter. I appreciate your dedication to preserving our cultural heritage and supporting initiatives that promote tourism and education. Should you require any further information or have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Shane Smith", written over a horizontal line.

Shane Smith  
Founder & CFO





October 11, 2023

Senator Debbie Mayfield  
900 East Strawbridge Avenue  
Melbourne, FL 32901

Representative Tyler Sirois  
Suite 206  
260 North Tropical Trail  
Merritt Island, FL 32953-4806

Dear Senator Mayfield and Representative Sirois,

I wish to express my support for the Cape Canaveral Lighthouse Foundation's (CCLF) Local Funding Initiative Request of \$650,000 needed to complete the final phase of restoring the historic Cape Canaveral Light Station. Specifically, this funding would fully support the construction of two replica keeper's cottages.

As a former Coast Guardsman who use to maintain the grounds around the lighthouse as well as the LORAN repeater inside the lighthouse, and being a resident of Brevard County for thirty years, the lighthouse is near and dear to me.

In 2018-2019, CCLF received a total amount of \$750,000 in county grants and state funding which was used to reconstruct a replica keeper's cottage as well as public restroom facilities. This initial phase of CCLF's restoration project was completed on time and on budget, and enhancements to the Light Station have been dramatic. CCLF has become a valued partner in our efforts to preserve, restore and share the history of Brevard County.

The Cape Canaveral lighthouse is one of the oldest structures in Brevard County. Built in 1868, the Lighthouse was the earliest aid to navigation in our area, leading to the development of today's multi-billion dollar maritime and space industries of Port Canaveral, FL. This profound history must be preserved and shared with everyone who lives in or visits Brevard.

With the funding to complete the final phase, I know CCLF will again deliver a completed project of exceptional value, contributing to the overall opportunities for residents and their children, as well as tourists to the area.

Sincerely,  
AΩTC

A handwritten signature in blue ink, appearing to read "Todd R. McDowell", is written over a light blue horizontal line.

Todd R. McDowell  
President

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321.445.9845

PO BOX 236727, COCOA, FL 32923  
www.a-otc.com

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Senator Debbie Mayfield  
900 East Strawbridge Avenue  
Melbourne, FL 32901

October 19, 2023

Representative Tyler Sirois  
Suite 206  
260 North Tropical Trail  
Merritt Island, FL 32953-4806

Dear Senator Mayfield and Representative Sirois,

I am writing you today to express my strongest support for the Cape Canaveral Lighthouse Foundation's (CCLF) Local Funding Initiative Request of \$650,000. These funds will be used to complete the final phase of restoring the historic Cape Canaveral Light Station. The funding would be used for the final phase which includes construction of two replica keeper's cottages.

I am a retired U.S. Coast Guard veteran, Brevard County resident and business owner. As a former Coast Guardsman, I am duty bound to preserve the history of the men and women who stood the watch and kept that lamp lit. They helped mariners safely complete their voyages.

The Cape Canaveral lighthouse was built in 1868, the Lighthouse was the earliest aid to navigation in our area. Coastal aids to navigation were instrumental in the establishment, development and ultimate success of Port Canaveral and the region's economy.

During 2018-2019, CCLF received a total amount of \$750,000 in county grants and state funding which was used to reconstruct a replica keeper's cottage as well as public restroom facilities and site preparation for the second phase of construction.

The initial phase of CCLF's restoration project was completed on time and on budget. It immensely improved the appearance of the site, but also houses an excellent collection of historic artifacts and materials that support the heritage of the region and the Cape Canaveral Lighthouse in particular.

CCLF has demonstrated during phase 1 that they are excellent stewards of funding that has been entrusted to them. I would very much appreciate your support in the appropriation of funding for this important endeavor.

Very respectfully,

Thomas J. Moriarty, USCG LCDR (Retired)  
President, Alidade MER, Inc.