



Banner from the Redevelopment Master Plan

West Melbourne/Brevard County Joint
Community Redevelopment Agency
Annual Report to Brevard County



Fiscal Year 2024-2025

Published March 3, 2026

Community Redevelopment Agency

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 - b. Provide the Board of County Commissioners any budget amendments to its operating budget within 10 days after the adoption by the CRA

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Appendix – Joint West Melbourne-Brevard County Community
Redevelopment Area map

Note for this report: CRA = Community Redevelopment Area

CRA ≠ Community Redevelopment Agency

The phrase Community Redevelopment Agency is spelled out in this report to distinguish the two terms.

SECTION I – INTRODUCTION

a. MISSION AND OVERVIEW

REQUIRED ANNUAL REPORT -

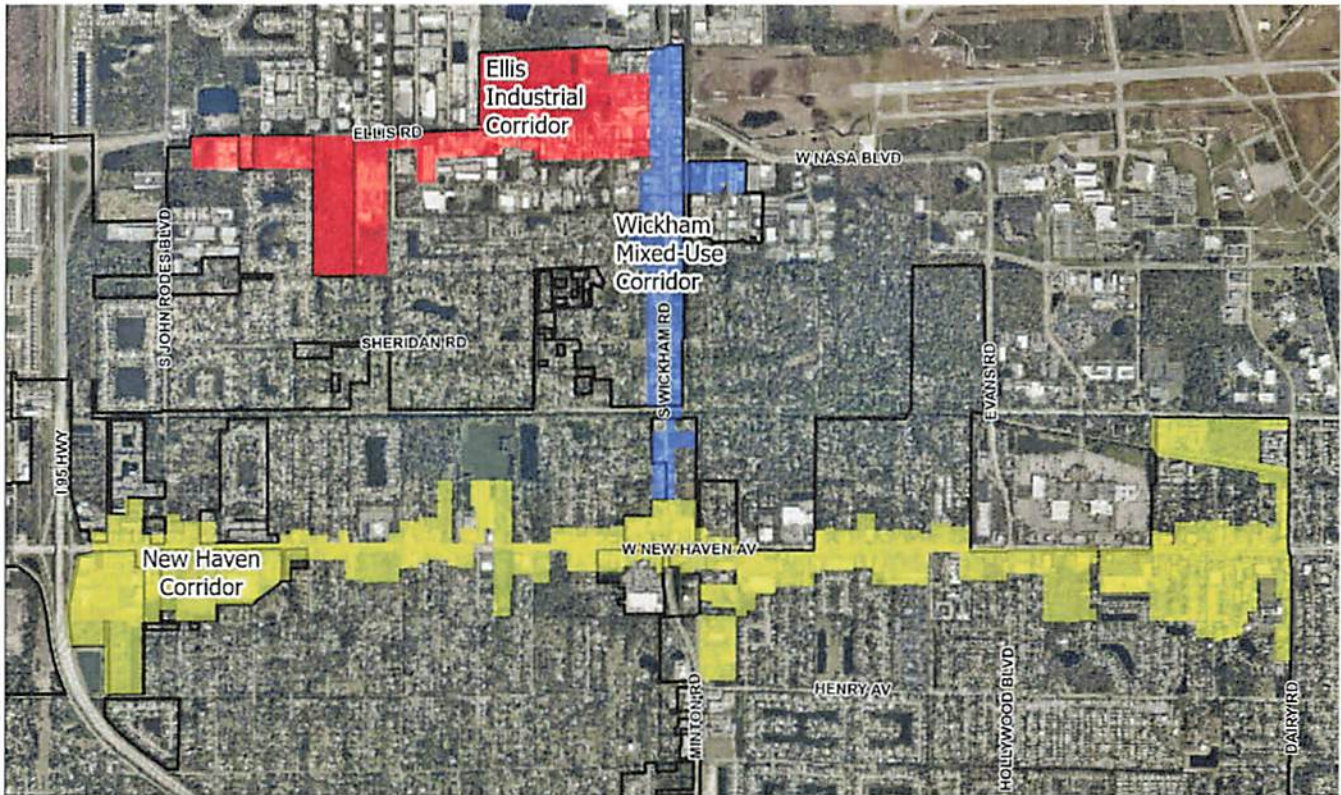
Chapter 163.356(3) (c), Florida Statutes, requires that community redevelopment agencies file an annual report of their financial activities with the taxing authorities by March 31st of each year for the preceding fiscal year. The details in this report comply with Brevard County and State of Florida requirements for annual reporting on this joint community redevelopment area. This annual report has been prepared and is filed for fiscal year 2024-2025.

This report is a retrospective review of the Community Redevelopment Agency's efforts, the financial status of the trust fund, the beautification efforts near the interchange of I-95 and New Haven Avenue, and capital improvement programs as of the close of the 2024-2025 fiscal year on September 30, 2025.

WHEN WAS IT FORMED?

The unique West Melbourne/Brevard County Joint Community Redevelopment Agency was created in 2011. This redevelopment area encompasses two unincorporated areas and three areas in the West Melbourne city limits along three main corridors: the New Haven Corridor that stretches from the Intersection of I-95 to Dairy Road, the Wickham Road Mixed-Use Corridor that extends north from New Haven Ave to Emerald Drive, and the Ellis Industrial Corridor that extends west from Wickham Road to John Rodes Blvd (the following map shows the CRA boundaries).

Per the 2018 interlocal agreement between the City and County, the CRA will sunset on September 30, 2038 (five years earlier than the statutorily allowed 30 year horizon).



2013 REDEVELOPMENT MASTER PLAN

The adopted Redevelopment Master Plan guides the redevelopment focus of the CRA. The three primary categories addressed in the Plan are:

- 1) Identification of primary redevelopment opportunity areas and corresponding infrastructure including sidewalks, bike paths, stormwater and utilities.
- 2) Identification of private investment opportunities as well as recommended programs for improvements including gateways, streetscape, wayfinding and branding.
- 3) Identification of governmental actions that can implement some of the 55 strategies listed in the Master Plan including updates to comprehensive plans, land development codes, proactive code enforcement, business development programs and incentives for business retention.

However, the 2018 interlocal agreement with Brevard County limits the CRA activities to stormwater drainage related to Ellis Road, stormwater and sewer improvements in the CRA, and lighting along New Haven Avenue. These are the only projects allowed in the joint community redevelopment area.

b. TRANSMITTAL LETTER

West Melbourne/Brevard County Joint
Community Redevelopment Agency

Pat Bentley, Chairman
John Dittmore, Vice-Chairman
Diana Adams
Daniel McDow
Stephen Phrampus
Helen Voltz
Andrea Young
Jason Steele



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Date: **March 4, 2026**

VIA CERTIFIED AND REGISTERED MAIL

Florida Auditor General;
Florida Department of Financial Services;
Florida Department of Economic Opportunity;
Brevard County Property Appraiser;
Joint West Melbourne-Brevard County Community Redevelopment Agency;
City Council; and
Brevard County Board of Commissioners (all); and County Manager

RE: West Melbourne/Brevard County Joint Community Redevelopment Agency Annual
Financial Report

Ladies and Gentlemen,

City staff is pleased to submit the West Melbourne/Brevard County Joint Community Redevelopment Agency Annual Report for fiscal year 2024-2025. The Joint Community Redevelopment Agency Annual Report was filed with the City of West Melbourne and Brevard County on March 4, 2026. Under Florida law (Chapter 163, Part III), local governments are required to file a report of the activities of the previous fiscal year by March 31st of each year. This transparency supports the efficient utilization of resources when they are applied to the redevelopment of our business corridors.

Attachment

SECTION II – BOARD MEMBERS AND STAFF

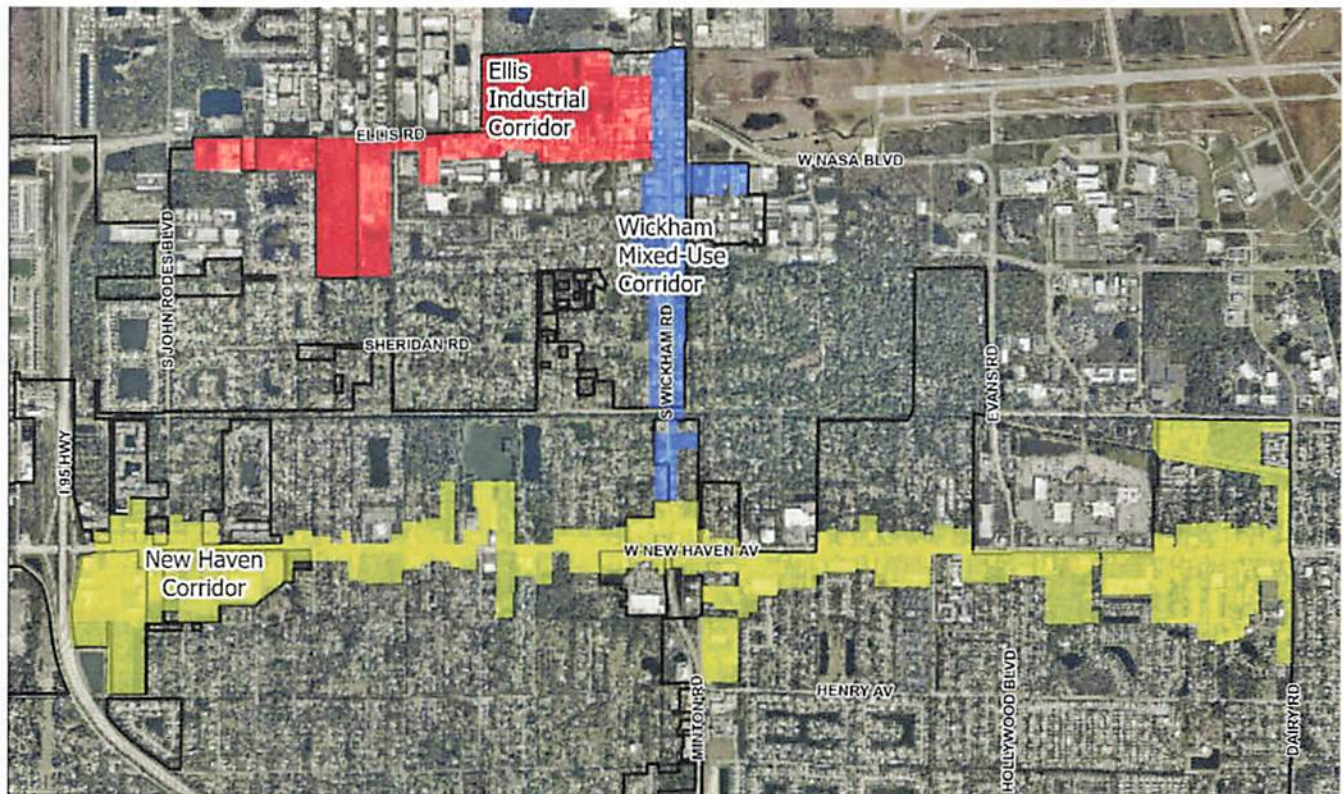
Who are the members of the Community Redevelopment Agency?

The activities and programs offered within a CRA are administered by the Community Redevelopment Agency. An eight-member Community Redevelopment Agency Board created by the City of West Melbourne and Brevard County in 2011. The Community Redevelopment Agency Board is served by the City of West Melbourne staff at no cost to the Agency. Community Redevelopment Agency members and staff as of September 30, 2025 are listed in the table below.

WEST MELBOURNE/BREVARD COUNTY JOINT COMMUNITY REDEVELOPMENT AGENCY (As of September 30, 2025)

Chairman	Andrea Young (West Melbourne Mayor)
Vice Chair	Alexis McGuire (West Melbourne Council)
CRA Official	Diana Adams (West Melbourne Council)
CRA Official	Austin Gaylord (West Melbourne Council)
CRA Official	Pat Bentley (West Melbourne Council)
CRA Official	Stephen Phrampus (West Melbourne Council)
CRA Official	Helen Voltz (West Melbourne Council)
CRA Official	Thad Altman (District 5 County Commissioner)
Registered Agent	Tim Rhode (West Melbourne City Manager)
CRA Attorney	John Cary (West Melbourne City Attorney)
Executive Director	Christy Fischer (West Melbourne Planning Director)
CRA Clerk	Meighan Alexander (West Melbourne City Clerk)
Financial Officer	B. Keith Smith (West Melbourne Finance Director)

SECTION III – BOUNDARY LINES (see Appendix map for larger size)



SECTION IV – HISTORY

- a. Creation Date: *July 12, 2012*
- b. Plan Amendment Dates: *None*
- c. Applicable Resolution(s) and Ordinances:
 - i. *City Resolution No. 2011-22*
 - ii. *County Ordinance No. 2011-28*
 - iii. *City Ordinance No. 2012-19*
 - iv. *2018 Interlocal Agreement between the joint CRA, Brevard County and West Melbourne – limits County contribution and use of CRA funds*

SECTION V – PROJECTS OVERVIEW

The Community Redevelopment Agency, in partnership with the community is spearheading redevelopment efforts to create an attractive business climate and promote commercial property improvements. This section lists some of the milestones and accomplishments.

CRA Milestones:

2011 Collaboration - West Melbourne and Brevard County began discussing embarking on a joint community redevelopment area since some of New Haven Avenue and Wickham Road are in unincorporated county areas. The two government entities collaborated for months about creating a community redevelopment area based on the following findings of blight:

- Business corridors with high vacancy rates
- Outdated building density/intensity patterns
- Inadequate transportation and parking facilities
- Faulty lot layouts and inadequate street layouts related to older subdivisions and road widenings

2013 Master Plan Adopted – All CRA's must have a redevelopment plan and can only carry out tasks identified in the master plan. The adoption of a Community Redevelopment Plan for the West Melbourne/Brevard County Joint CRA occurred in March 2013 and the 55 identified strategies outline the main programs and results that the joint CRA is endeavoring to achieve during its 30-year tenure through the year 2043, which has been amended to sunset in 2038. The strategies were partially drawn from a series of workshops conducted with business owners along New Haven Avenue, Wickham Road and Ellis Road.

2013 Revenue Fund Initiated - The tax increment trust fund (revenue) was initiated in May of 2013, and the coding of the specific properties by the Brevard County Property Appraiser that were included in the CRA area occurred in the summer of 2013. The City and County trust fund is limited per Florida Statutes to 95% of the incremental increase of City and County general ad valorem taxes generated in the CRA boundaries over the 2011-2012 base year.

2013 First Budget and First Working Capital – The City of West Melbourne approved an interlocal agreement in September 2013 to extend administrative services to the Community Redevelopment Agency at no cost and to lend the working capital for the Agency for ten years. This working capital loan is a no-interest loan providing the capital required for the Agency start up.

2014 Activities – The 2014 CRA work plan consisted of the initiation of the commercial façade loans, and providing funding for the lighting on New Haven Avenue near I-95. However, coordination with FDOT for its share of the road lighting took longer than initially expected and has continued into 2015 and 2016. The first façade redevelopment loan was approved and work on the façade of the business located along Wickham Road, Space Coast Massage, was completed in 2014.

In 2014-2015, as a separate activity since the interchange of I-95 and New Haven Avenue is not part of the CRA but is next to it, the City of West Melbourne with a grant from FDOT, planted hundreds of trees and a new fountain along the interchange and the State's retention pond. The beautification of this interchange complements the public right of way improvement endeavors of the CRA, since the CRA boundaries end on New Haven Avenue before the interchange and the CRA embarked on a street lighting beautification program on New Haven Avenue, also known as US 192/State Road 500. The FDOT landscape grant was part of FDOT's set aside when highway improvements are completed such as the bridge enhancements and 6-laning of the interstate.

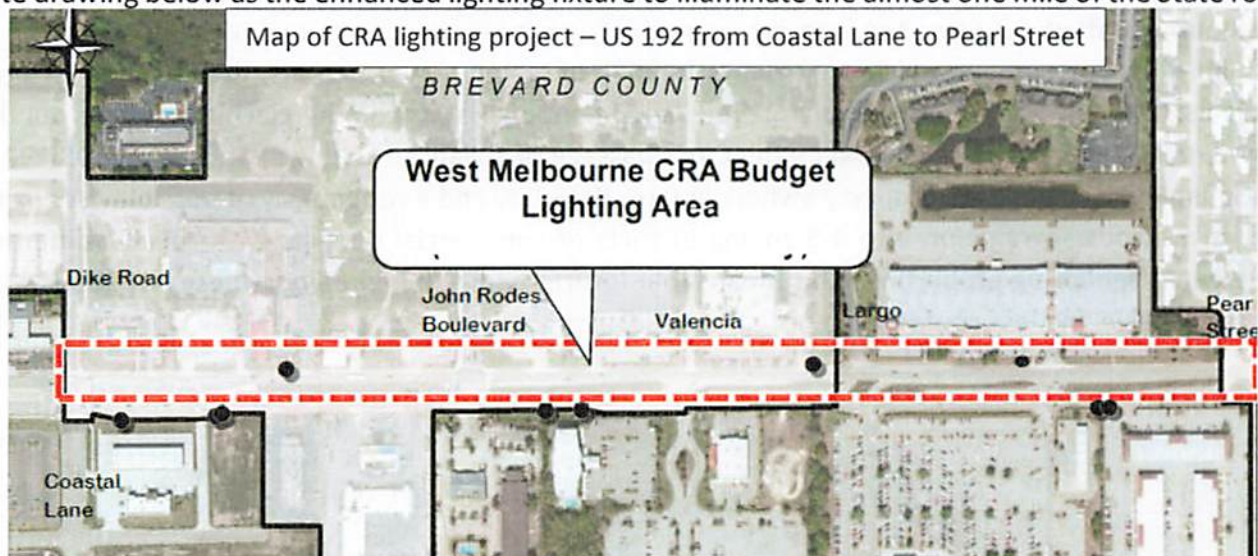


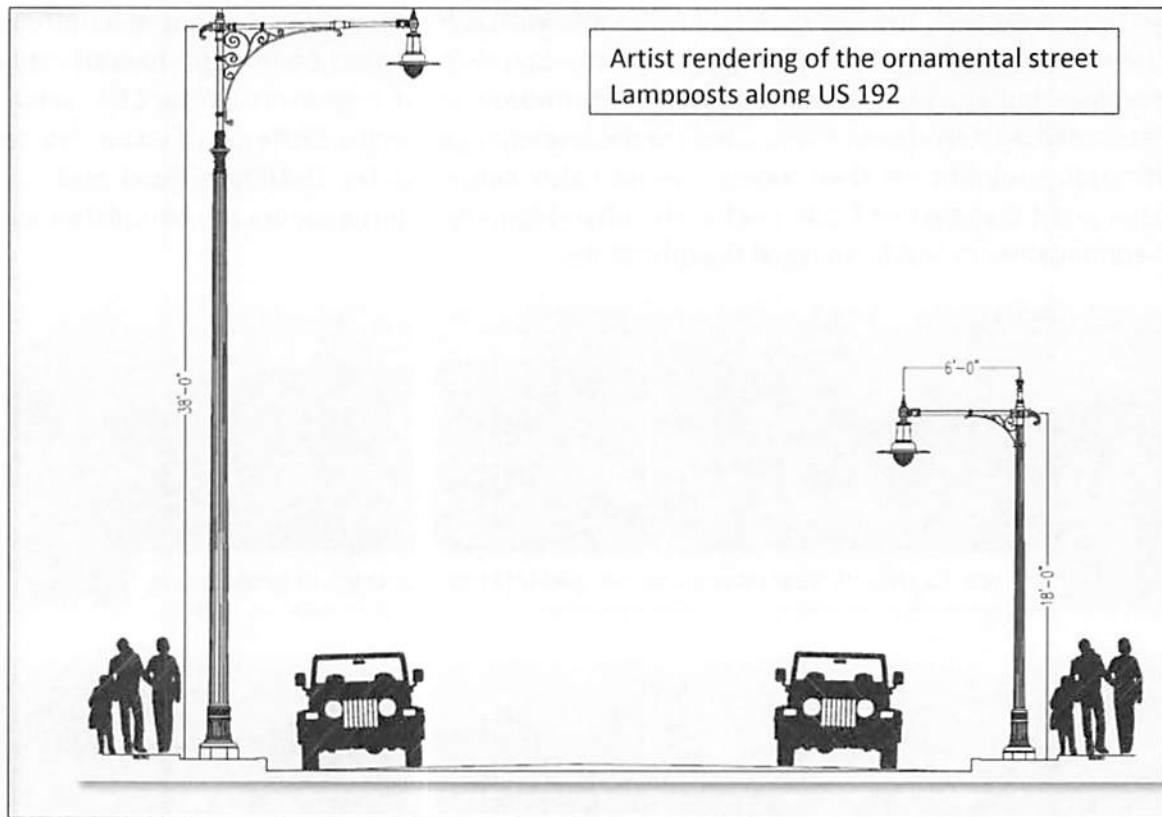
Before -Corner of New Haven Avenue and Interchange prior to landscaping



After - I-95 Landscape Improvements (FDOT grant and City of West Melbourne)

2015 Activities – For the past several years, FDOT identified New Haven Avenue as too dark for motorists and FDOT's typical illumination consists of installing wooden poles and cobra head style street lights. The City of West Melbourne and the Community Redevelopment Agency have joined forces to leverage funds from FDOT and to install decorative lighting on New Haven Avenue from west of I-95 near Columbia Lane to Pearl Street (next to Safelite Auto Glass). The CRA funded section of improvements starts at Dike Road and ends at Pearl Street (see map below). In the spring of 2015, the Community Redevelopment Agency chose the "Parkwood" style of street pole and lamp shown in the black and white drawing below as the enhanced lighting fixture to illuminate the almost one mile of the State road.





2016 Street lighting Activities – The predominant activity in 2016 was the lighting proposal for US 192 from the interstate to Pearl Street. One of the obstacles has been issues related to the design of the lighting plan in FDOT's right of way. The City obtained on behalf of FDOT title to the turn lane in front of Sam's Club by conducting new surveys and ensuring the street light design reflected the updates. The City sent the lighting construction drawings out to bid in 2017 and received the results of the contractor bids on March 21st, 2017 and the project was completed in 2017.

The Community Redevelopment Agency no longer engages in the façade loan program for commercial properties along New Haven Avenue, Ellis Road and Wickham Road. If businesses approach City of West Melbourne staff about using the loan program, this is no longer an option under the 2018 County and City interlocal agreement which only allows funding of water, sewer, streets, drainage infrastructure projects. City staff continues to encourage redevelopment of existing commercial businesses in our three corridors of emphasis as evidenced by the City's passage of collapsed zoning districts along US 192 and Wickham Road that allows property owners greater flexibility and a wider array of possible uses instead of the previous segregation into 4-5 zoning districts of commercial districts with specific differences between neighboring properties. This means that future redevelopment along these two roads will be more cohesive and less confusing to potential redevelopers.

The State of Florida in its 2019 legislation required that Community Redevelopment Agencies report on the total number of projects started and completed and the estimated cost for each project in that fiscal year.

Total Projects started in FY 21-22*	Total amount of affordable housing for low-income and middle-income*
0	0

Total Projects started in FY 22-23*	Total amount of affordable housing for low-income and middle-income*
0	0

Total Projects started in FY 23-24*	Total amount of affordable housing for low-income and middle-income*
0	0
Total Projects started in FY 24-25*	0 affordable housing projects*

*The Joint County-City interlocal agreement in 2018 prohibits use of the tax increments funds for anything other than infrastructure – so housing is not an option.

2017-2018 Street lighting Activities –

In 2017, City Council awarded the bid for the US 192 (New Haven Avenue) street lighting project to the company named PowerCore in the amount of \$764,044.58. This amount excluded the poles and fixtures, which have been purchased directly by the City. The Notice to Proceed was issued with a start date of January 22, 2018. The contractor for the project finished the project in 2018 and not only were there lights illuminating both the sidewalk and US 192 during the holidays, but the City of West Melbourne hangs decorative banners for the holidays.

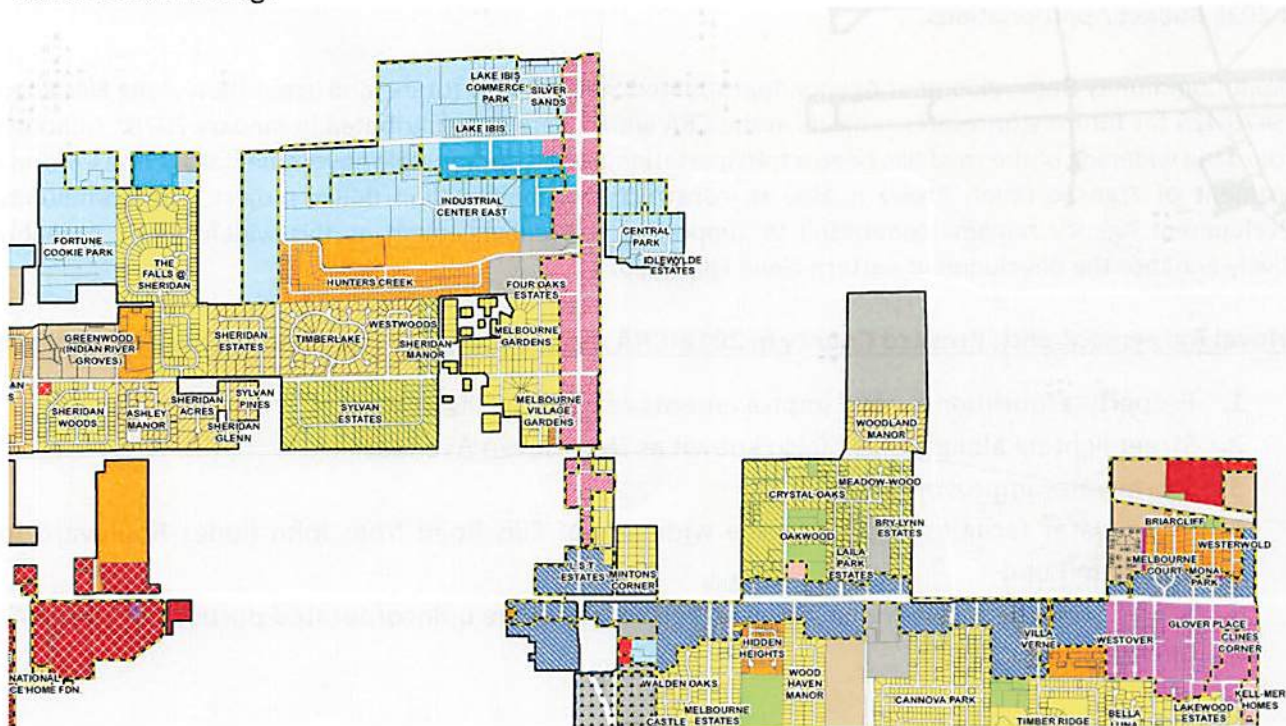


2017-2018 New Zoning Districts – Commercial Wickham and Commercial New Haven Avenue

The City enacted new zoning districts in 2017 along two of our major arterials to consolidate various zoning districts, provide more urban types of standards and promote redevelopment in our city limits. No changes were made to any of the properties that are in unincorporated County. Since enactment of the new zoning districts and its application on the Zoning map, city staff has eliminated some non-conforming uses that conflicted with the City Future Land Use map and made it simpler for developers to aggregate properties of the same zoning district instead of having to rezone adjacent properties. The result was a zoning district for each corridor, Commercial – Wickham and Commercial – New Haven, modeled after the types of uses that existed along Wickham Road and New Haven Avenue with an eye for future enhancements in these corridors.

(Street lights installed in 2018 along US 192)

Current CRA Zoning:



	C-P	Commercial Parkway
	C-1A	Professional Offices and Services
	C-1	Low Density Commercial
	C-2	General Commercial
	M-1	Light Industrial and Warehousing
	M-2	General Industrial
	P-1	Institutional
	IB	Integrated Business

2 New Districts

	C-W	Commercial Wickham
	C-NH	Commercial New Haven

2018 Interlocal Agreement Concerning Brevard County Tax Increment Funding

In 2018, the joint Community Redevelopment Agency (comprised of Brevard and West Melbourne) and Brevard County entered in a voluntary agreement to reduce the funding the County contributed as an increase to the tax increment trust fund. That is, the County no longer contributed 95% of its increment, but rather a reduced amount of 50% (can only be spent on infrastructure projects as defined in the 2018 agreement). The agreement stated that the 45% difference was to be spent solely on the maintenance, construction, reconstruction, lighting of, and/or capacity improvements to, County roads, located within West Melbourne City limits (page 6 of the 2018 interlocal agreement). The interlocal agreement also sunsets the CRA by the year 2038, at least five years before the authorizing County ordinance expired the agency and area in 2043. This newer sunset date was also bolstered by State legislative activities which also sought to shorten the life cycle of CRA's throughout Florida.

2024-2025 Budget Appropriations

The Joint Community Redevelopment Agency appropriated \$648,925 for future land acquisition along Ellis Road and \$476,425 for future stormwater projects in the CRA which were just distributed in January 2026. Although the four-lane widening of the road has been a transportation priority for multiple governmental agencies, Florida Department of Transportation finally is able to construct this multi-million dollar project. The Community Redevelopment Agency remains committed to supporting this enhancement as this widening will probably positively enhance the development pattern along Ellis Road.

Interlocal Agreement with Brevard County in 2018-CRA money spending is limited to these categories:

1. Property acquisition & road improvements related to Ellis Road
2. Street lighting along US 192 (also known as New Haven Avenue)
3. Stormwater improvements
4. Stormwater facilities related to the widening of Ellis Road from John Rodes Boulevard to Wickham Road
5. Sewer projects that serve commercial properties in the unincorporated portions of the CRA
6. CRA expires in 2038

WEBSITE

The “West Melbourne/Brevard County Joint Community Redevelopment Agency” was one of the first in Brevard County to update its web site to include an organized outline of the features of the special district statutory requirements. The purpose of the requirements by the State of Florida was to add transparency to a complex maze of special districts by having Community Redevelopment Agencies identify themselves as special districts, with listed purposes, establishment dates, and contact information. The State of Florida conducted an exhaustive review of existing special districts in 2013, which included identification of all such taxing authorities like ports, inlet districts, airports and community redevelopment agencies and had determined that every special district should include basic information linking their taxing authority or tax source of revenue with a stated purpose. The next page contains the view of the City’s “Special District” link on the CRA web site.

Special District website requirements –

Per Florida Statutes, the City includes a “special district” website as part of the CRA description. The link is: <https://www.westmelbourne.gov/644/Special-District>

SECTION VI – FINANCIAL REPORTS

a. Balance Sheet:

FY 2024-2025 Assets:

Cash and Investments	\$3,612,989
Total Assets	\$3,612,989

FY 2024-2025 Liabilities:

City Loan Debt Service – No remaining debt	\$0
Total Liabilities	\$0

b. Statement of Revenues, Expenditures & Changes in Fund Balances:

FY 2024-2025 Revenues:

Increment Financing (County)	\$359,497
Increment Financing (City)	\$359,497
Investment Earnings	\$ 70,811
Total Revenue	\$789,805

FY 2024-2025 Expenditures:

Personnel costs	\$ 0
Operating Expenditures (includes newly required audit)	\$4,295
Total Expenditures	\$4,295

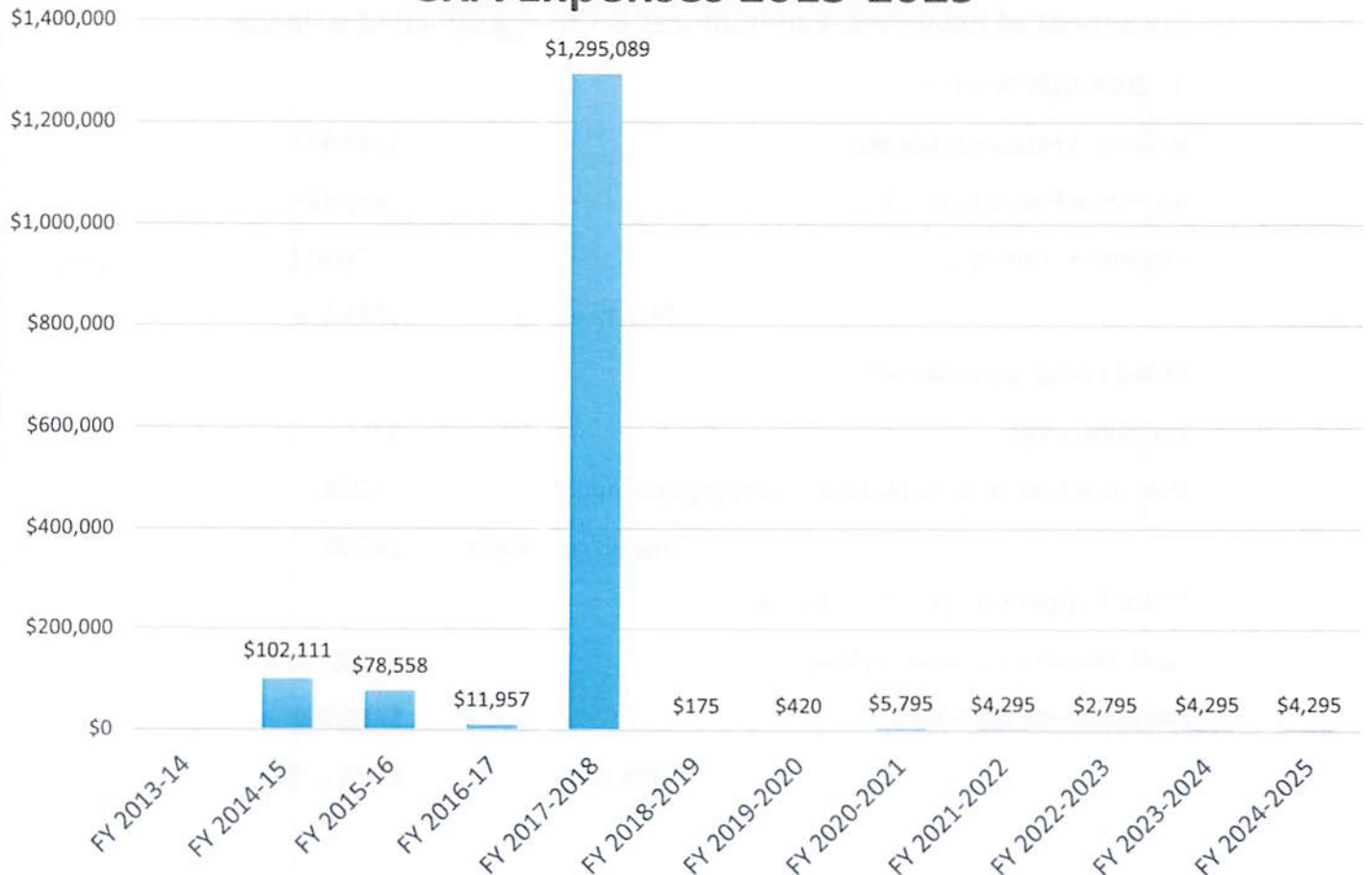
FY 2024-2025 Changes in Fund Balance

Fund Balance – Beginning of Year	\$2,827,480
Net Activity FY 2024-2025	\$785,510
Fund Balance	\$3,612,989

CRA Revenue 2013 - 2025



CRA Expenses 2013-2025



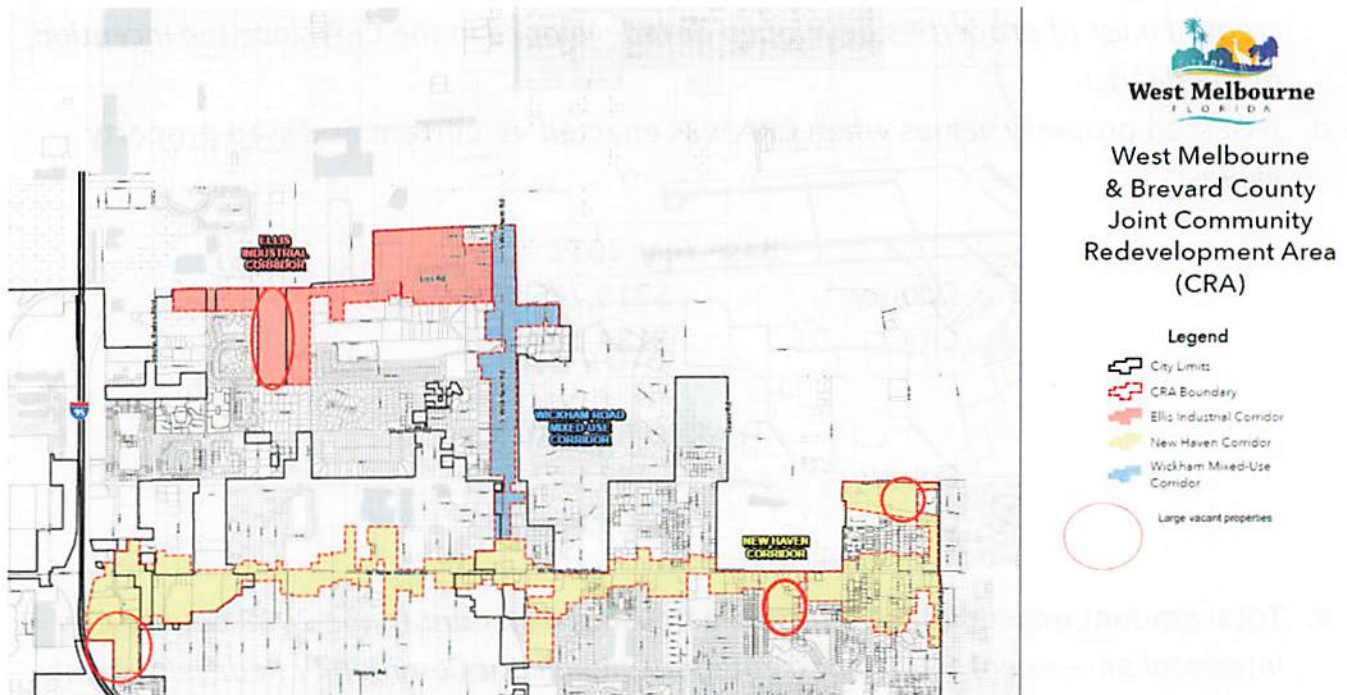
Summary of Projects, Grants & Debt

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City staff continues to encourage redevelopment of existing commercial businesses in our three corridors of emphasis as evidenced by the City's passage of collapsed zoning districts along US 192 and Wickham Road that allows property owners greater flexibility and a wider array of possible uses instead of the previous segregation into 4-5 zoning districts of commercial districts with specific differences between neighboring properties. This means that future redevelopment along these two roads will be more cohesive and less confusing to potential redevelopers. Ellis Road is another project where the joint Brevard County and the City of West Melbourne CRA revenues are being used to fund the 4-laning of this road.

In Fiscal year 2025-2026, the West Melbourne/Brevard County Joint Community Redevelopment Agency is providing \$1,629,701 to the Ellis Road widening (the funds were paid to Florida Department of Transportation).

There are not many large parcels left to be developed in the CRA and this map indicates the remaining larger parcels over 10 acres in size.



SECTION VII – PERFORMANCE INFORMATION

- a. Total projects started, completed and estimate cost for each project: *The Community Redevelopment Area (CRA) and its governing agency had no active projects for Fiscal year 2023-2024, although the governing agency still has debt to pay off the original Community Redevelopment Report which established its mission.*
- b. Number of jobs created and sector of the economy from which these jobs were created within the CRA: *There were no active CRA projects from which direct jobs would have been created and this is not one of the agreed upon uses of funds from the 2018 County-City interlocal agreement. However, the City has a list of properties developed or redeveloped in the CRA since the inception of the district, thus fulfilling its mission of redevelopment in the area.*
- c. Number of jobs retained within the CRA: *There were no active CRA projects from which jobs would have directly been retained and this is not one of the agreed upon uses of funds from the 2018 County-City interlocal agreement. However, the City has created a list of properties developed or redeveloped in the CRA since the inception of the district.*
- d. Assessed property values when CRA was enacted vs. current assessed property values:

Base Year 2012	
County	\$219,775,470
City	\$184,197,920

Taxable Year 2025	
County	\$483,942,778
City	\$408,889,388

- e. Total amount expended for affordable housing: *Pursuant to the 2018 County-City interlocal agreement this is not a category eligible for Community Redevelopment Tax Increment Financing.*

Revitalized properties and their annual property value increases

Business Name/Address	Year Built or Renovated	2022 Property Appraiser Value	2023 Property Appraiser Value	2024 Property Appraiser Value	2025 Property Appraiser Value
Cheddar's/2130 W. New Haven Ave.	2013 built	\$1,982,280	\$1,989,620	\$2,163,150	\$2,229,340
Autozone/1340 W. New Haven Ave.	2014 renovated	\$1,910,600	\$1,938,530	\$2,289,440	\$2,336,610
Arby's/2300 W. New Haven Ave.	2015 renovated	\$765,920	\$774,360	\$805,220	\$824,050
McDonald's/445 S. Wickham Road	2011 renovated	\$923,620	\$938,080	\$989,960	\$1,021,890
McDonald's/ 2450 W. New Haven Avenue	2016 renovated	\$1,170,210	\$1,188,850	\$1,254,440	\$1,295,080
Advance Auto/ 450 S. Wickham Road	2013 demo and built	\$909,810	\$922,790	\$1,022,310	\$1,051,320
Cumberland Farms/440 S. Wickham Road	2015 demo and built	\$1,266,430	\$1,435,080	\$1,380,240	\$1,412,210
Cumberland Farms/ 4440 W. New Haven	2015 demo and built	\$1,281,480	\$1,438,370	\$1,225,680	\$1,256,160
Cumberland Farms/ 1000 W. New Haven Ave.	2015 built	\$1,358,190	\$1,528,780	\$1,345,160	\$1,382,910
Wawa/combination of 3 parcels – 3175 W. New Haven Avenue	2015-2016	\$2,000,000	\$1,931,960	\$1,677,580	\$1,687,650
Health First (used to be Office Depot/Wild Oats plaza) – 1131 W. New Haven Avenue	2016 - renovated	\$4,510,350	\$4,975,980	\$5,365,100	\$5,518,670
Dunkin Donuts (in Coastal Commerce) – 4525 W. New Haven Avenue	2017 new build	\$1,018,410	\$1,074,450	\$1,187,300	\$1,188,730
Starbucks -1425 W. New Haven Avenue	1993 – original building; 2020 demo and rebuild	\$924,640	\$957,610	\$975,800	\$1,006,190
Mister Car Wash - 1160 W. New Haven Ave	2024 new build	\$1,208,980	\$1,263,410	\$964,600	\$2,073,520
Take 5 Car & Aquashine Wash – 3055 W. New Haven	2024 new build	\$984,660	\$984,660	\$1,019,840	\$1,885,600
Fifth Third Bank – 3035 W. New Haven	2024 new build	\$995,430	\$1,016,020	\$545,190	\$1,210,440

SECTION VIII – ADDITIONAL ANNUAL REPORTING REQUIREMENTS

- a. Provide the Board of County Commissioners the Community Redevelopment Agency's proposed budget for the upcoming fiscal year, 60 days prior to the beginning of the fiscal year: *The Community Redevelopment Agency prepares its budget in the spring and we will send the proposed budget following the first budget hearing and then the final budget within 10 days after adoption.*
- b. Provide the Board of County Commissioners any budget amendments to its operating budget within 10 days after the adoption by the Community Redevelopment Agency: *The Community Redevelopment Agency had no budget amendments in FY 2024-2025 but will comply with the 10-day submittal requirement to the County's.*

SECTION IX – SUMMARY

The primary purpose of a community redevelopment area is to encourage property revitalization and redevelopment. It has been shown that public improvements, such as extension of sewer lines, continuation of sidewalks, street lighting, and other enhancements near undeveloped properties spur private investment in the area and ultimately add value to property values, franchise fees, sales taxes, local retail and housing investments. The West Melbourne/Brevard County Joint Community Redevelopment Agency is in its ninth year of operation. The public improvements of street lighting, development code changes and implementation of other strategies identified in the 2013 Redevelopment Master Plan assists in area redevelopment. The increased property values from redevelopment and new development benefits an area and adjacent properties that lie outside the community redevelopment area that might otherwise continue further into blight conditions.

APPENDIX – COMMUNITY REDEVELOPMENT AGENCY MAP

