



**Meeting Agenda**  
**Thursday, February 5, 2026**

**7:00 PM**

**REGULAR MEETING**

**Cocoa Beach City Hall**  
**2 S Orlando Avenue**  
**Cocoa Beach, FL 32931**

**WELCOME**

**Meeting re-broadcasts on:** Spectrum - Channel 499 and  
[www.youtube.com/@CityofCocoaBeachFL](http://www.youtube.com/@CityofCocoaBeachFL)  
Meeting Video Archives: [www.cityofcocoabeach.com](http://www.cityofcocoabeach.com)

**Packets:** Packets are on the City's website ([www.cityofcocoabeach.com](http://www.cityofcocoabeach.com))

**Rules of Order:** Robert's Rules of Order and the Florida Sunshine Law govern the conduct of our meetings.

**Speaking Courtesy Rules:**

- The Commission accepts relevant comments.
- A time limit of three minutes is imposed on each speaker. If speaking for a group, the Commission may grant an additional three minutes.
- Please direct comments and questions through the Mayor
- Complete speaker cards are required for each of the items you wish to address. Submit the card to the City Clerk prior to the introduction of the item. Speaker Cards are available in the entrance of the Commission Room and in the City Clerk's office prior to the meeting. The purpose of the card is to obtain the spelling of your name, contact information if follow-up is needed, and provide for efficient meeting administration.
- Upon being recognized by the Mayor, please approach the dais, state your name and address, and speak into the microphone.

**Approval Of Order Of Business:**

Note: Members of the public, Commission and Staff may remove items from the Consent Agendas, if they wish to discuss them. Requests for removal need to be made known to the City Commission under the Approval of the Order of Business, at the beginning of the meeting.

**Appealing a Decision:**

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

**American with Disabilities Act:**

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

THANK YOU for participating in your Cocoa Beach City Government.

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A. MEETING CALLED TO ORDER

1. Pledge of Allegiance
2. Invocation by Pastor Keith Capizzi, Club Zion
3. Roll Call

B. APPROVAL OF THE AGENDA

(Note: Members of the public, Commission and Staff may remove items from the Consent Agendas if they wish to discuss them. Requests for removal need to be made known to the City Commission under the Approval of the Order of Business, at the beginning of the meeting.)

C. PUBLIC COMMENTS

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

D. STAFF REPORTS AND ANNOUNCEMENTS

E. CITY ATTORNEY REPORTS AND ANNOUNCEMENTS

F. CITY COMMISSION REPORTS AND ANNOUNCEMENTS

G. CONSENT AGENDA

1. Approve the January 15, 2026 City Commission Minutes  
Staff Representative: City Clerk Department  
Recommendation: Approve

2. Approve the March 3, 2026, Town Hall Meeting at 6:00 pm.  
Staff Representative: City Clerks Office  
Recommendation: Approve
3. Approve the Agreement of Mutual Aid in Fire and Emergency Services Between the Cocoa Beach Fire Department, Florida, and Space Launch Delta 45, Patrick Space Force Base, Florida  
Staff Representative: Justin Grimes, Fire Chief  
Recommendation: Approve
4. Request to approve extension to the banking contract, between Truist Bank and the City of Cocoa Beach for a period of five years, expiring July 2031.  
Staff Representative: Hana Juman, Finance Director  
Recommendation: Approve

#### H. ITEMS REMOVED FROM THE CONSENT AGENDA

#### I. NEW BUSINESS

1. Approve the proposal provided by CPH Consulting, LLC in the amount of \$199,320.00 for engineering, design and permitting of Ocean Beach Blvd Park. This is a budgeted capital item.  
Staff Representative: Brad Kalsow, Water Reclamation/Public Works Director  
Recommendation: Approve
2. Approve the proposal Task Order #7 provided by Kimley-Horn in the amount of \$87,584.00 for surveying, engineering and conceptual design of Minutemen Shoreline Erosion Project Phase II. This is a budgeted capital item.  
Staff Representative: Brad Kalsow, Water Reclamation/Public Works Director  
Recommendation: Approve
3. Discuss changing the City seal by removing the "Jewel of the Space Coast" and replacing it with "East Coast Surfing Capital."  
Staff Representative: Keith Capizzi, Mayor  
Recommended: Discuss and provide direction to the City Attorney regarding the drafting of an ordinance related to the proposed change.
4. Discuss and provide direction for staff regarding the 2026 Cocoa Beach Airshow, including a request for in-kind sponsorship, and preliminary direction for the 2027 Cocoa Beach Airshow. This is an unbudgeted item.  
Staff Representative: Wes Mullins, City Manager  
Recommendation: Provide direction
5. Adopt Ordinance 1711 on first reading - an ordinance of the City of Cocoa Beach, Florida, Regulating temporary signs; amending Section 5-04. Prohibited Signs - to revise sign types allowed to be displayed in public rights-of-way; providing findings; providing for conflicts; codification; and an effective date.  
Staff Representative: David Dickey, Development Services  
Recommendation: Adopt on First Reading

- J. GENERAL PUBLIC COMMENT  
(Only if not accommodated in the 30-minute Public Comment period earlier)
- K. ADJOURNMENT

CITY OF COCOA BEACH  
CITY COMMISSION  
MINUTES  
February 5, 2026

A. MEETING CALLED TO ORDER

Mayor Capizzi called the meeting to order at 7:00 PM.

1. Pledge of Allegiance
2. Invocation by Pastor Keith Capizzi, Club Zion
3. Roll Call

Commission Members Present:

Mayor Keith Capizzi  
Vice-Mayor Skip Williams  
Commissioner Joshua Jackson  
Commissioner Tim Tumulty  
Commissioner Jeremy Hutcherson

Administrative Members Present:

City Attorney Becky Vose  
City Manager Wes Mullins  
City Clerk Karin Grooms  
Development Services Dave Dickey  
Development Deputy Services Director Brian Palmer  
Executive Assistant City Manager Carrie Lombardo  
Engineering Gary Basham  
Finance Director Hana Juman  
Finance Deputy Director Devan Taly  
Fire Chief Justin Grimes  
Fire Deputy Chief, Steve Lea  
BTR Clerk Christin Harris  
Project Manager Taylor Mottolo  
Grant Coordinator Tiffany Majors  
Police Chief Kris Kuehn  
Police, Major Joseph Versaggi  
Police, Major Manny Hernandez  
Stormwater Manager, Morgan Zuhlke  
Water Rec/ Public Works Director Brad Kalsow

CITY OF COCOA BEACH  
CITY COMMISSION  
MINUTES  
February 5, 2026

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(Note: Members of the public, Commission and Staff may remove items from the Consent Agendas if they wish to discuss them. Requests for removal need to be made known to the City Commission under the Approval of the Order of Business, at the beginning of the meeting.)

MOTION BY WILLIAMS/TUMULTY

I MOVE TO APPROVE

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

C. PUBLIC COMMENTS

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Ms. Janice Scott welcomed the commission and the staff to the meeting. She congratulated the city manager on his new role as well congratulated Chief Kuehn on his new role of Police Chief.

D. STAFF REPORTS AND ANNOUNCEMENTS

City Manager Wes Mullins provided updates on the following items:

- Vulnerability Assessment Outreach meeting is scheduled for the Tuesday, February 10th and will be open to the public.
- America 250 plans include a July 3rd celebration featuring a carnival on Minutemen Causeway, a kids' zone, and a drone show.
- The pool liner replacement remains under construction and is on schedule.
- The Holiday Boat Ramp has reopened; however, the Bicentennial Boat Ramp remains closed pending permitting requirements.
- Sewer repairs on South Atlantic Avenue have been completed. The next area scheduled for repairs is the North Publix area.

Mayor Capizzi inquired about the status of the Bicentennial Boat Ramp. Mr. Mullins responded that the delay is due to the requirement for seagrass buoys from the St. Johns River Water Management District.

E. CITY ATTORNEY REPORTS AND ANNOUNCEMENTS

The city attorney had nothing to report.

F. CITY COMMISSION REPORTS AND ANNOUNCEMENTS

Commissioner Hutcherson spoke about the construction of the Holiday Lane boat ramp and thanked the staff and noted the project as a case study for future projects. Mayor Capizzi noted the cost difference from budgeted to the actual cost of the ramp repairs.

CITY OF COCOA BEACH  
CITY COMMISSION  
MINUTES

February 5, 2026

Mayor Capizzi mentioned his recent Tallahassee trip with the City Manager and Mr. Kalsow. He noted being there for the fire station, sewer lines and funds for the city. He noted the city manager and noted working with the city manager.

G. CONSENT AGENDA

MOTION BY WILLIAMS/HUTCHERSON

I MOVE TO APPROVE

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

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45, Patrick Space Force Base, Florida  
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Recommendation: Approve
4. Request to approve extension to the banking contract, between Truist Bank  
and the City of Cocoa Beach for a period of five years, expiring July 2031.  
Staff Representative: Hana Juman, Finance Director  
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H. ITEMS REMOVED FROM THE CONSENT AGENDA

I. NEW BUSINESS

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Park. This is a budgeted capital item.  
Staff Representative: Brad Kalsow, Water Reclamation/Public Works Director  
Recommendation: Approve

MOTION BY WILLIAMS/HUTCHERSON

I MOVE TO APPROVE

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Mayor Capizzi inquired about the cost regarding the budget, Vice-Mayor Williams confirmed the cost was under budget.

CITY OF COCOA BEACH  
CITY COMMISSION  
MINUTES

February 5, 2026

2. Approve the proposal Task Order #7 provided by Kimley-Horn in the amount of \$87,584.00 for surveying, engineering and conceptual design of Minutemen Shoreline Erosion Project Phase II. This is a budgeted capital item.  
Staff Representative: Brad Kalsow, Water Reclamation/Public Works Director  
Recommendation: Approve

MOTION BY HUTCERHSON/TUMULTY

I MOVE TO APPROVE

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Mayor Capizzi stated that he spoke with Mr. Kalsow and requested that staff explore the possibility of installing docks on both sides of the Minutemen canals to allow residents to boat into the downtown area. Vice Mayor Williams noted concerns regarding water depth, and Mayor Capizzi referenced the size of boats as a related consideration.

3. Discuss changing the City seal by removing the “Jewel of the Space Coast” and replacing it with “East Coast Surfing Capital.”  
Staff Representative: Keith Capizzi, Mayor  
Recommended: Discuss and provide direction to the City Attorney regarding the drafting of an ordinance related to the proposed change.

MOTION BY WILLIAMS/HUTCHERSON

I MOVE TO DISCUSS

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Discussion was held regarding the City’s branding, logo, and tagline, with specific reference to the inclusion of “space” as a defining element.

Mayor Capizzi stated that he was not proposing additional spending but emphasized the importance of accurately describing what the City represents. He noted his research into Cocoa Beach’s identity, referencing the City as the East Coast Surf Capital, and stated that the branding should embody what defines the City and what draws people to the area. He referenced events and figures such as Surfing Santas, Ron Jon, and Kelly Slater, noting the intent to select branding that reflects the City’s character. He explained the thought process behind the discussion and noted that an online survey showed a 10-to-1 preference for “East Coast Surf Capital.”

Vice Mayor Williams acknowledged the significance of surfing as a draw but emphasized Cocoa Beach as the jewel of the Space Coast, noting its multifaceted nature, including space, surfing, business, beaches, the river, boating, kite surfing, restaurants, bars, and City staff contributing to a safe community. He stated that the City brings in a majority of Tourist Development Council funds and referenced property values. He expressed opposition to changing the branding for those reasons and cited

CITY OF COCOA BEACH  
CITY COMMISSION  
MINUTES

February 5, 2026

survey data and statistics. He mentioned the possibility of placing the matter on a ballot.

Mayor Capizzi reiterated that he had conducted research on the topic and acknowledged the survey results. He also referenced the potential of placing the issue on a ballot.

Commissioner Jackson stated that space is a centerpiece of the City's identity and that surfing is also an important part of the community. He suggested focusing less on the tagline wording and more on future-looking elements, including updating icons rather than verbiage, and referenced replacing the shuttle imagery.

Commissioner Tumulty stated that Cocoa Beach's growth was driven by the space program, not surfing, noting that population growth resulted from the space industry. He emphasized that Cocoa Beach is part of the Space Coast and always will be, referencing launches, upcoming Starship activity, and the uniqueness of the area on a global scale.

Commissioner Hutcherson noted that there are only two places where humans have left the planet, emphasizing the significance of space to the City's identity.

The Commission discussed the reasoning behind the current slogan and branding.

Commissioner Tumulty raised concerns regarding the cost of changing logos Citywide and stated that if changes were made, they should occur only as items are replaced as needed.

Mr. Rick Anderson, CB resident, spoke in support of embracing the City's space history, stating that important history should not be forgotten. He referenced Brevard County's engineering capacity and suggested the area could be comparable to Silicon Valley. He noted the importance of surfing but emphasized the space program's role in the City's identity.

Ms. Janice Scott, CB resident, expressed concerns about the cost of changing logos throughout the City and referenced existing branding tied to surfing, including Ron Jon signage. She noted associations with the Space Coast and referenced individuals connected to Cocoa Beach, including Kelly Slater, Buzz Aldrin, and Hulk Hogan.

**MOTION BY WILLIAMS/JACKSON  
I MOVE TO DENY THE CHANGING OF THE SEAL  
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.**

CITY OF COCOA BEACH  
CITY COMMISSION  
MINUTES

February 5, 2026

4. Discuss and provide direction for staff regarding the 2026 Cocoa Beach Airshow, including a request for in-kind sponsorship, and preliminary direction for the 2027 Cocoa Beach Airshow. This is an unbudgeted item.  
Staff Representative: Wes Mullins, City Manager  
Recommendation: Provide direction

MOTION BY HUTCHERSON/JACKSON

I MOVE TO DISCUSS

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

The Air Dot Show representative presented information regarding the upcoming air show and outlined the requests being made of the City. The presentation included confirmation that the Blue Angels will serve as the main attraction for this year's event.

Vice Mayor Williams inquired of the City Manager regarding the estimated amount of in-kind support. The City Manager stated the amount was approximately \$30,000, noting this was consistent with previous years.

Vice Mayor Williams noted the reduction from past air shows and stated his support for in-kind assistance not to exceed \$30,000.

Commissioner Tumulty referenced the cost items listed in the presentation, including park usage and related expenses, and expressed agreement with Vice Mayor Williams regarding cost limitations. He stated his support provided the request would not return to the Commission seeking additional funding.

Vice Mayor Williams commented on Sidney Fisher Park.

Mayor Capizzi inquired the City Manager regarding the timing of the next air show. It was clarified that the event is tentatively scheduled for April 17–18, 2027.

Vice Mayor Williams stated his preference for approving the event one year at a time, noting that the preliminary direction would be a request to include the item in the upcoming budget.

Mayor Capizzi acknowledged his enjoyment of the air show but expressed concern regarding the cost and the fact that the expense was unbudgeted, noting the impact on residents.

Commissioner Jackson inquired whether the organization hosting the event was a for-profit or non-profit entity. It was clarified that the organization is for-profit. Commissioner Jackson noted that this differs from other events previously held within the City and emphasized the importance of recognizing that distinction, particularly from a legal standpoint.

CITY OF COCOA BEACH  
CITY COMMISSION  
MINUTES

February 5, 2026

Vice Mayor Williams commented on the wording used to describe the organization, stating that the distinction was effectively a wash in terms of time considerations.

Commissioner Tumulty stated that it is not the Commission's role to determine what funds the organization has received. He highlighted the benefits the event provides to local businesses and addressed the in-kind costs, noting that the overall impact was minimal.

Commissioner Hutcherson agreed with the comments made and spoke regarding the budget. While acknowledging the need to be more fiscally cautious, he expressed support for the event.

The Commission continued discussion regarding the event's impact on the community.

MOTION BY WILLIAMS/HUTCHERSON

I MOVE TO APPROVE DIRECTION STAFF REGARDING 2026 AIRSHOW INCLUDING REQUEST IN-KIND SPONSORSHIP AND USE PARK SIDNEY FISCHER PARK NOT TO EXCEED \$30,000. PRELIMINARY 2027 AIRSHOW BUDGET NOT TO EXCEED \$35,000.

VOICE VOTE AYES: 4 NAYS: 1 - CAPIZZI

City Manager Mullins clarified the dates for park usage. The event representative confirmed the Airshow would occur on Saturday and Sunday of the event weekend.

Ms. Janice Scott, CB resident, inquired about the number of Class A events in the City. She also noted that the Airshow is held annually, mentioned concerns regarding noise, and commented on the distinction between for-profit and non-profit businesses.

Mr. Rick Anderson, CB resident, noted the \$30,000 in-kind cap and cautioned regarding potential requests for additional funds. He mentioned including the 2027 Airshow budget as an incentive for the event producer.

Commissioner Hutcherson inquired about prior Airshow events. Commissioner Tumulty explained that the City had previously canceled the event.

Mr. John Dillon, CB resident, mentioned that the City could gain revenue from parking and suggested using side streets for parking, as the show would be located closer to the pier.

Mayor Capizzi explained his reasoning behind his vote, noting that it was based on principle regardless of the event.

5. Adopt Ordinance 1711 on first reading - an ordinance of the City of Cocoa Beach, Florida, Regulating temporary signs; amending Section 5-04.

CITY OF COCOA BEACH  
CITY COMMISSION  
MINUTES

February 5, 2026

Prohibited Signs - to revise sign types allowed to be displayed in public rights-of-way; providing findings; providing for conflicts; codification; and an effective date.

Staff Representative: David Dickey, Development Services

Recommendation: Adopt on First Reading

MOTION BY HUTCHERSON/TUMULTY

I MOVE TO APPROVE AS READ

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Ms. Olivia Capizzi requested clarification on the proposed ordinance, specifically regarding restrictions on location, the number of signs allowed per event, and sign placement.

Vice Mayor Williams noted that the example sign Ms. Capizzi brought as a prop would not comply with City Code. A discussion followed regarding signage regulations. Development Services Director David Dickey explained what the City is legally allowed to regulate versus what it cannot.

Commissioners and residents discussed what is considered acceptable signage. Ms. Jane Vester raised concerns about distance requirements and time limits (10:00 a.m. to 4:00 p.m. on weekends) and asked whether open house signage is allowed during weekdays.

Commissioner Tumulty acknowledged that signs can help generate sales but noted that broker opens are typically by appointment or invitation only. Vice Mayor Williams added that interest in homes often extends beyond reliance on signage. Commissioner Tumulty emphasized that the intent of the ordinance is not to dictate business operations but to reduce visual clutter throughout the City.

Mr. Rick Anderson requested that the Commission consider an additional grace period and asked that staff review the signs in question.

AMENDMENT MOTION BY WILLIAMS/HUTCHERSON

I MOVE TO CHANGE SECTION 504 SUBPARAGRAPH Qe MAX TO FIVE (5) SIGNS.

VOICE VOTE AYES: 4 NAYES: 1 - TUMULTY

Mayor Capizzi inquired about the 25-foot visibility requirement. It was clarified that this distance is intended to maintain public safety, ensuring visibility for bicycles, vehicles, and pedestrians in areas with high traffic.

CITY OF COCOA BEACH  
CITY COMMISSION  
MINUTES

February 5, 2026

The City Attorney explained singling out certain signs for regulation could present legal challenges. Ms. Vose noted that, according to Supreme Court precedent, restricting signs based on their content could violate First Amendment rights.

Mayor Capizzi commented that his wife is a realtor and noted the effectiveness of her signs, particularly for reaching individuals on vacation. He expressed agreement with Vice Mayor Williams regarding the number and placement of signs.

Commissioner Hutcherson questioned Mr. Dickey about whether the proposed ordinance is overly restrictive. Mr. Dickey clarified that the ordinance is based on a similar regulation adopted by Brevard County.

Mayor Capizzi also mentioned potential exceptions for weekday signage, such as a sign-in process, to allow flexibility.

Mr. Dickey explained that any approach allowing exceptions for some signs would need to be applied to all signs, which could complicate enforcement. He emphasized that keeping the rules consistent makes enforcement straightforward, while adding exceptions would create administrative challenges.

Commissioner Jackson raised questions regarding the logic behind limiting the number of signs and requested further clarification. It was clarified the same as the county.

Mr. John Olsen, CB Resident, inquired about the number and placement of signs. It was noted that the intent of the ordinance is to direct potential buyers to the property, generally allowing up to five sign locations.

Commissioner Jackson noted that rules differ for public and private property. Mr. Dickey explained that signs may be placed in the public right-of-way as well as on private property. He noted that, on private property, temporary signs are allowed in two locations.

Commissioner Tumulty noted the importance of time limits for signs but clarified that the ordinance does not restrict placement on the right-of-way. He emphasized that the goal is not to limit signs but to manage placement.

Mayor Capizzi stated that if issues arise with signage, the matter could be revisited. He emphasized the intent is to work cooperatively with realtors.

Mr. John Dillon noted concerns regarding advertising in the right-of-way. Commissioner Tumulty added that A1A falls under state jurisdiction and any signage there must be approved by FDOT. He inquired whether the ordinance would apply to state-controlled rights-of-way.

CITY OF COCOA BEACH  
CITY COMMISSION  
MINUTES

February 5, 2026

Commissioner Jackson asked whether a sign in noncompliance with the ordinance but located on FDOT property would be appropriate. Ms. Vose, noted she was not aware of any provision allowing cities to enforce state right-of-way regulations.

Mayor Capizzi asked what would happen if the state intervened. Mr. Dickey explained that the ordinance would apply only to City streets, and state law would supersede City regulations in state rights-of-way. Ms. Vose added that cities do not have authority to remove signs in the state right-of-way.

Commissioner Jackson clarified that compliance with the ordinance applies only to City rights-of-way, not state rights-of-way.

The Commission discussed A1A being a state road and the implications for signage enforcement. It was clarified that staff will treat state roads in the same manner as City roadways for the purposes of this ordinance.

Commissioner Jackson requested that all signage including election to be held the same standard as the other businesses.

VOICE VOTE ON THE MAIN MOTION AYES: 5

J. GENERAL PUBLIC COMMENT

(Only if not accommodated in the 30-minute Public Comment period earlier)

K. ADJOURNMENT

The meeting was adjourned at 8:20 PM.

  
Karin Grooms, City Clerk

  
Keith Capizzi, Mayor-Commissioner