



Meeting Agenda
Thursday, March 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
Meeting Video Archives: www.cityofcocoa beach.com

Packets: Packets are on the City's website (www.cityofcocoa beach.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.

A. MEETING CALLED TO ORDER

1. Pledge of Allegiance
2. Invocation by Troy Stanley, Pastor, First Christian Church of Cocoa Beach
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. COMMUNITY REDEVELOPMENT AGENCY (CRA)

City Commission will temporarily recess, and then convene as the Cocoa Beach Downtown Community Redevelopment Agency for the following item(s):

1. Approve 2025 Downtown Cocoa Beach Community Redevelopment Agency Report
Staff Representative: Devan Taly, Deputy Finance Director/CRA
Recommendation: Approve

Commission will reconvene for the remaining items.

H. CONSENT AGENDA

1. Approve the February 19, 2026, City Commission Meeting Minutes
Staff Representative: City Clerk Department
Recommendation: Approve
2. Approve the renewal of two Interlocal Agreements with Brevard County Ocean Rescue for the provision of lifeguard services for 2026. This is a budgeted item.
Staff Representative: Justin Grimes, Fire Chief
Recommendation: Approve
3. Ratify the following Memorandum of Agreement for the wage re-opener, for the period of October 1, 2025, to September 30, 2026, between the City of Cocoa Beach and Local 3570, The International Association of Fire Fighters (IAFF).
Staff Representative: Cindy DePina, Director of Human Resources
Recommendation: Approve
4. Board Appointment:
Appoint Dean Paterson to serve on the Police Pension Board with a term to be completed April 2028.
Staff Representative: Police Pension Board
Recommendation: Approve
5. Approve 2025 Downtown Cocoa Beach Community Redevelopment Agency Report Adopted in the CRA. - Added 3/5/26
Staff Representative: Devan Taly, Deputy Finance Director/CRA
Recommendation: Approve

I. ITEMS REMOVED FROM THE CONSENT AGENDA

J. UNFINISHED BUSINESS

1. Adopt Ordinance 1711 on second 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 Final Reading

K. GENERAL PUBLIC COMMENT

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

L. ADJOURNMENT

CITY OF COCOA BEACH
CITY COMMISSION
MINUTES
March 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 Troy Stanley, Pastor, First Christian Church of Cocoa Beach
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 David Dickey
Development Deputy Services Director Brian Palmer
Finance Director Hana Juman
Finance Deputy Director Devan Taly
Fire Chief Justin Grimes
Human Resources Cindy DePina
Information Technology, Michael Lesdema
Police Chief Kris Kuehn
Police, Major Manny Hernandez
Stormwater Manager, Morgan Zuhlke
Water Rec/ Public Works Director Brad Kalsow

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.)

MOTION BY HUTCHERSON/TUMULTY

I MOVE TO APPROVE

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

HUTCHERSON/TUMULTY/JACKSON,

C. PUBLIC COMMENTS

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Mr. Cole Oliver spoke regarding his property located in the SR 520 area. He discussed his proposed project and the delays that have occurred. Mr. Oliver stated that he became aware of the impact fees after the ordinance was adopted on first reading. He noted that the fees could potentially prevent the project from moving forward, stating that the developer had contacted him and indicated they may back out of the project.

Mr. Oliver also referenced timelines related to City projects and mentioned legislation currently being considered in the Florida House and Senate regarding impact fees. He expressed concern that the impact fees would be burdensome to the project.

D. STAFF REPORTS AND ANNOUNCEMENTS

City Manager Wes Mullins provided the Commission with the following report:

- Bicentennial Park is currently open for boat ramp access only. The restrooms are not open at this time.
- Waste Management has been placed on notice that the current contract will be put out for bid.
- An update was provided on the current dune projects.
- Ocean Beach Boulevard dune work is currently awaiting a response from the National Park Service.
- Mr. Mullins also noted the passing of James Doyle, the City's first City Manager.

Mayor Capizzi inquired about a shower at Bicentennial Park. Mr. Brad Kalsow, Water Reclamation/Public Works Director, stated that the previous City Manager had directed staff to remove the shower from the plans. Mayor Capizzi indicated that the Commission had previously expressed interest in including a shower and noted that records would need to be reviewed.

Commissioner Tumulty commented that installing a shower would likely be a quick fix.

Vice-Mayor Williams raised potential concerns regarding the installation of a shower, including the need for a shut-off valve, the possibility of water running continuously, and

drainage considerations. Other parks with outdoor showers were mentioned during the discussion.

Staff noted that they would look into the possibility of adding a shower.

E. CITY ATTORNEY REPORTS AND ANNOUNCEMENTS

No reports at this time.

F. CITY COMMISSION REPORTS AND ANNOUNCEMENTS

Commissioner Hutcherson referenced the Town Hall held earlier in the week, noting the level of engagement and commenting that it was encouraging to see community participation.

Vice Mayor Williams commented on a public speaker's remarks regarding impact fees. He stated that he had requested staff review current development agreements and project plans moving forward. He noted there were only three projects: The Surf, which has been completed; the Pier, which never executed a development agreement; and the 520 project. He referenced a request he made during the previous meeting by phone, explaining that the property in question was solely an apartment building. He requested that the property be considered for exemption without naming specific organizations and instead be tied to a development agreement. He stated this was his current view and how he plans to vote at the next meeting.

Commissioner Tumulty stated that upon further review he may consider the issue and discuss it further. He also noted that 12 Cocoa Beach High School wrestlers were competing at the state championship as the meeting was beginning. He congratulated the school's athletic teams for their achievements throughout the school year.

Mayor Capizzi provided the Commission with an example on screen how impact fees could affect a property. He thanked Development Services Director David Dickey for exploring ways to balance the budget while continuing to move projects forward.

The Mayor referenced the discussion from the previous meeting regarding the proposed half-percent increase and shared his concerns after reviewing the numbers. He noted that when combining both county and city fees, the total could reach approximately 4.28%, which he stated was higher than previously discussed.

Mayor Capizzi expressed concern that the additional costs, along with current interest rates and construction expenses, could discourage development or delay projects. He stated that such delays could impact the City's revenue base, particularly if projects do not move forward as planned.

He also noted that while impact fees would generate funds for the City, the City could potentially recoup lost revenue through property taxes within a couple of years once development is completed. He encouraged the Commission to consider whether the

added costs could unintentionally push projects out or delay them and suggested giving the matter further thought over the coming weeks before making a decision.

Vice-Mayor Williams inquired of Ms. Vose, City Attorney, whether it would be possible to exempt a project without specifically calling it out by name. He noted that the intent would be to apply the exemption to currently active projects and stated that the pier would not qualify, as it is the only project remaining from the original three that were started.

Ms. Vose stated that language could be added to provide an exemption and noted that she would work with staff to determine the appropriate language.

Mayor Capizzi expressed concerns regarding the impact on all properties.

Vice-Mayor Williams stated his position and noted that he would not support the ordinance unless exemption language was included.

Discussion ensued regarding the County fees and how those fees were distributed.

Commissioner Tumulty referenced mutual aid agreements and the lack of funding to cover those areas, noting the conversation was for a matter at a future agenda item.

Commissioner Hutcherson sought clarification on what the Mayor and Vice-Mayor were requesting, specifically whether they were asking for the fees to be eliminated in perpetuity or for a one-time exemption.

The Vice-Mayor confirmed the request, and the Mayor stated that he would prefer eliminating the fees and returning to the previous process.

Commissioner Jackson spoke about impact fees in general terms, noting that his comments were not directed toward the property in question.

Mayor Capizzi discussed projects being delayed, and the Commission continued discussing the fees and the overall development process for properties. Mayor Capizzi reiterated concerns about fairness for all properties.

Commissioner Jackson also noted the impact on residents.

**G. COMMUNITY REDEVELOPMENT AGENCY (CRA)
City Commission will temporarily recess, and then convene as the Cocoa Beach Downtown Community Redevelopment Agency for the following item(s):**

The mayor recessed the City Commission meeting and convened as the Community Redevelopment Agency board.

1. Approve 2025 Downtown Cocoa Beach Community Redevelopment Agency Report

Staff Representative: Devan Taly, Deputy Finance Director/CRA
Recommendation: Approve

Commission will reconvene for the remaining items.

MOTION BY WILLIAMS/JACKSON
I MOVE TO APPROVE
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Mayor Capizzi raised a discussion during the CRA meeting regarding Brevard Avenue. He inquired whether CRA funds could be used to install pavers in the area between the roadway and the sidewalk, replacing the section of grass that is largely dirt. He also suggested that City staff could potentially complete the work.

Vice Mayor Williams stated he would be open to considering a proposal with an estimated cost and requested that the item be brought back to the Commission for review.

Mayor Capizzi reconvened the city commission meeting.

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Staff Representative: Cindy DePina, Director of Human Resources
Recommendation: Approve
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Staff Representative: Police Pension Board
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5. Approve 2025 Downtown Cocoa Beach Community Redevelopment Agency Report Adopted in the CRA. - Added 3/5/26
Staff Representative: Devan Taly, Deputy Finance Director/CRA
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I. ITEMS REMOVED FROM THE CONSENT AGENDA

J. UNFINISHED BUSINESS

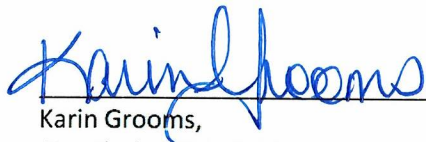
1. Adopt Ordinance 1711 on second reading - an ordinance of the City of Cocoa Beach, Florida, Regulating temporary signs; amending Section 5-04. Prohibited Signs - to revise sign types allowed to be displayed in public rights-of-way; providing findings; providing for conflicts; codification; and an effective date.
Staff Representative: David Dickey, Development Services
Recommendation: Adopt on Final Reading

MOTION BY WILLIAMS/HUTCHERSON
I MOVE TO ADOPT ORDINANCE 1711 ON SECOND READING
ROLL CALL VOTE 5-0 AYE

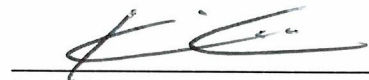
- K. GENERAL PUBLIC COMMENT
(Only if not accommodated in the 30-minute Public Comment period earlier)

L. ADJOURNMENT

The meeting was adjourned at 7:27PM.



Karin Grooms,
City Clerk, MPA, CMC



Keith Capizzi,
Mayor, Commissioner