



**Meeting Agenda
Thursday, April 2, 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.cityofcocoabeach.com

Packets: Packets are on the City's website (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.

A. MEETING CALLED TO ORDER

1. Pledge of Allegiance
2. Invocation by ~~Mark Reynolds, Pastor, First United Methodist Church~~ Keith Capizzi, Club Zion Community Church
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

1. Microburst Storm Event 3/16/2026 - Storm Damage

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. Request to accept the Community Redevelopment Agency (CRA) Annual Comprehensive Financial Report (ACFR) for Fiscal Year 2025
Staff Representative: Hana Juman, Finance Director, Devan Taly, Deputy Finance Director/CRA

Commission will reconvene for the remaining items.

H. CONSENT AGENDA

1. Request to accept the Community Redevelopment Agency (CRA) Annual Comprehensive Financial Report (ACFR) for Fiscal Year 2025 that was previously approved at the CRA meeting on 4/2/26.
Staff Representative: Hana Juman, Finance Director, Devan Taly, Deputy Finance Director/CRA
2. Approve the Dispatch Interlocal Agreement with Brevard County Sheriff's Office. - Added 04/01/2026
Staff Representative: Kris Kuehn, Police Chief, Justin Grimes, Fire Chief
Recommendation: Approve

I. ITEMS REMOVED FROM THE CONSENT AGENDA

J. NEW BUSINESS

1. Request to accept the annual audit and the Annual Comprehensive Financial Report (ACFR) for Fiscal Year 2025
Staff Representative: Hana Juman, Finance Director, Devan Taly, Deputy Finance Director/CRA
Recommendation: Approve
2. Approve engineers recommendation of award for Bid# CB26-002 Banana River Blvd and Atlantic Avenue Sewer Pipe Replacement Project to All State Civil Construction, Inc. in the amount of \$935,771.02. Five (5) bids were received and the selected bidder has demonstrated adequate qualifications to perform the project. Allow staff to enter into contract with All State Civil Construction. This is a budgeted item.
Staff Representative: Brad Kalsow, Water Reclamation Director
Recommendation: Approve

3. Discuss potential updates and enhancements to the golf course driving range. Staff will present potential improvement options, aimed at modernizing the range and supporting ongoing operations at the golf course.
Staff Representative: Andi Segarra, Leisure Services Director
Recommendation: Provide Direction

K. GENERAL PUBLIC COMMENT

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

L. ADJOURNMENT

Agenda
Signatures

CITY OF COCOA BEACH
CITY COMMISSION
MINUTES
April 2, 2026

A. MEETING CALLED TO ORDER

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

1. Pledge of Allegiance
2. Invocation by ~~Mark Reynolds, Pastor, First United Methodist Church~~ Keith Capizzi, Club Zion Community Church
3. Roll Call

Commission Members Present:

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

Commission Members Absent:

Commissioner Joshua Jackson

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
Engineer, Gary Basham
Finance Director Hana Juman
Finance Deputy Director Devan Taly
Fire Chief Justin Grimes
General Manager, CBCC Ed Thinger
Golf, Brent Naylor
Information Technology, Michael Lesdema
Leisure Services Andi Segarra
Police Chief Kris Kuehn
Police, Major Manny Hernandez
Stormwater Manager, Morgan Zuhlke
Water Rec/ Public Works Director Brad Kalsow

B. APPROVAL OF THE AGENDA

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

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D. STAFF REPORTS AND ANNOUNCEMENTS

1. Microburst Storm Event 3/16/2026 - Storm Damage

The City Manager, Wes Mullins, reported on the following:

- A Red Flag Warning was in effect on the beach.
- The Air Show featuring the Blue Angels was scheduled for April 11 and 12.
- The Convair Cove project was progressing, with coordination between engineers and the paver company underway.
- Staff was addressing buoy concerns at the Bicentennial Boat Ramp.
- A Request for Proposals (RFP) for solid waste services had been issued.
- Updates were provided on Ocean Beach Park.
- The SR 520 Beautification Project was discussed, including potential grant opportunities.
- Pavers had been ordered for Brevard Avenue.
- The 19th Hole would host an Easter Brunch with two seatings.
- An Easter Egg Hunt was upcoming.
- Ramp Road proceeding as planned

Mr. Mullins presented a brief slideshow regarding the microburst event that occurred on March 16.

Vice-Mayor Williams inquired about the use of insurance for damages. Mr. Mullins explained the claims process and potential outcomes, noting that the Human Resources team was working with the insurance company.

Mayor Capizzi discussed the use of insurance and referenced his personal experience following a tornado event, including the use of a public adjuster.

E. CITY ATTORNEY REPORTS AND ANNOUNCEMENTS

The City Attorney had no report.

F. CITY COMMISSION REPORTS AND ANNOUNCEMENTS

Commissioner Hutcherson commended the Artemis II space launch.

Vice-Mayor Williams noted that Artemis II stickers were distributed to residents at the meeting. He spoke about the astronauts and wished everyone a blessed Easter.

Commissioner Tumulty commented on the weather the previous day, noting it cleared in time for the launch. He expressed appreciation for the opportunity to witness a manned launch and shared his excitement.

Mayor Capizzi discussed the presence of candidates at meetings, stating it was beneficial for them to be informed six months prior to the election.

G. COMMUNITY REDEVELOPMENT AGENCY (CRA)

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1. Request to accept the Community Redevelopment Agency (CRA) Annual Comprehensive Financial Report (ACFR) for Fiscal Year 2025
Staff Representative: Hana Juman, Finance Director, Devan Taly, Deputy Finance Director/CRA

Commission will reconvene for the remaining items.

MOTION BY WILLIAMS/TUMULTY

I MOVE TO APPROVE THE REPORT

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

H. CONSENT AGENDA

MOTION BY WILLIAMS/HUTCHERSON

I MOVE TO APPROVE

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

1. Request to accept the Community Redevelopment Agency (CRA) Annual Comprehensive Financial Report (ACFR) for Fiscal Year 2025 that was previously approved at the CRA meeting on 4/2/26.
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Staff Representative: Kris Kuehn, Police Chief, Justin Grimes, Fire Chief
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I. ITEMS REMOVED FROM THE CONSENT AGENDA

J. NEW BUSINESS

1. Request to accept the annual audit and the Annual Comprehensive Financial Report (ACFR) for Fiscal Year 2025
Staff Representative: Hana Juman, Finance Director, Devan Taly, Deputy Finance Director/CRA
Recommendation: Approve

MOTION BY HUTCHERSON/TUMULTY

I MOVE TO APPROVE

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Commissioner Hutcherson inquired Finance Director Hana Juman regarding the audit finding.

Ms. Juman explained the finding was related to year-end processing, noting that an item had been recorded in the incorrect fiscal year. She stated the error had been corrected and that procedures would be updated to prevent recurrence.

2. Approve engineers recommendation of award for Bid# CB26-002 Banana River Blvd and Atlantic Avenue Sewer Pipe Replacement Project to All State Civil Construction, Inc. in the amount of \$935,771.02. Five (5) bids were received and the selected bidder has demonstrated adequate qualifications to perform the project. Allow staff to enter into contract with All State Civil Construction. This is a budgeted item.
Staff Representative: Brad Kalsow, Water Reclamation Director
Recommendation: Approve

MOTION BY HUTCHERSON/TUMULTY

I MOVE TO APPROVE

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Commissioner Hutcherson inquired if the city had used the company listed and it was confirmed they were not.

3. Discuss potential updates and enhancements to the golf course driving range. Staff will present potential improvement options, aimed at modernizing the range and supporting ongoing operations at the golf course.
Staff Representative: Andi Segarra, Leisure Services Director
Recommendation: Provide Direction

MOTION BY HUTCHERSON/TUMULTY

I MOVE TO DISCUSS

Ms. Andi Segarra, Leisure Services Director, presented a new concept for the driving range, noting the item had been reviewed by the Leisure Services Board. She introduced Ed Thinger, Country Club General Manager, and Brent Naylor, Pro-Shop Manager.

Commissioner Hutcherson inquired about the Board's vote, and it was confirmed the item passed unanimously, 3-0.

Mr. Naylor presented a vision to modernize the driving range, including covered bays, food and beverage service, and potential nightlife elements. He discussed financial opportunities and emphasized a family-friendly atmosphere designed to appeal to a broader audience beyond golfers. He also referenced similar facilities utilizing comparable technology.

Mr. Naylor outlined multiple development options, including a City-funded model with higher upfront costs but long-term revenue potential, and a revenue-sharing partnership model that would reduce upfront costs but involve a capital partner and shared revenue.

Vice-Mayor Williams expressed support for exploring the concept.

Mayor Capizzi expressed concerns and compared the concept to Topgolf, including questions regarding branding and the name "Cover the Tee's." Mr. Naylor clarified that "Cover the Tee's" referred to the construction company and not the branding of the facility.

Commissioner Tumulty noted the facility would remain branded as the Cocoa Beach Country Club. City Manager Wes Mullins clarified that multiple vendors may be available and that staff would issue a Request for Qualifications (RFQ) to evaluate options.

Discussion ensued regarding the driving range concept and naming conventions.

Commissioner Hutcherson inquired about the number of bays, and it was confirmed the concept included 25 stalls. Further discussion followed regarding layout and potential multi-level design.

Mayor Capizzi inquired whether the facility would be designed to allow for future expansion.

Commissioner Hutcherson noted the potential financial benefit to food and beverage operations.

Mayor Capizzi expressed opposition to a revenue-sharing model and discussed financing considerations. The Commission continued discussion regarding revenue opportunities.

Mr. Thinger noted the potential for hosting events and parties at the facility.

Vice-Mayor Williams reiterated support for exploring the concept and noted the RFQ should address construction timelines and potential closure impacts.

The Commission discussed anticipated construction duration.

Mr. Mullins stated that financing for the project, based on a 10-year loan, could range from approximately 2.7% to 3.6%.

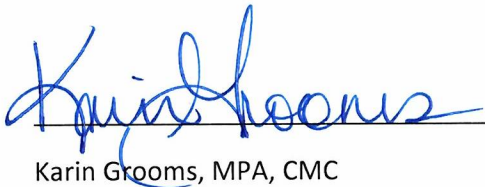
Ms. Juman clarified that the financing would be structured as a government bond and would not be an SRF loan.

MOTION BY WILLIAMS/TUMULTY
I MOVE TO MOVE FORWARD AND EXPLORE THIS MORE.
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

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

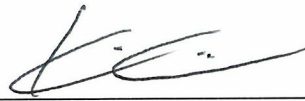
L. ADJOURNMENT

The meeting was adjourned at 7:38 PM.



Karin Grooms, MPA, CMC

City Clerk



Keith Capizzi,

Mayor-Commissioner