Meeting Agenda
Thursday, August 20, 2026

6:00 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

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. SPECIAL PRESENTATIONS

1. Proclamation - Florida Water Professionals Month
Representative Brad Kalsow, Water Reclamation Director

D. 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.

E. STAFF REPORTS AND ANNOUNCEMENTS

F. CITY ATTORNEY REPORTS AND ANNOUNCEMENTS

G. CITY COMMISSION REPORTS AND ANNOUNCEMENTS

H. CONSENT AGENDA

1. Approve the July 16th, Commission Meeting Minutes
   Staff Representative: City Clerk Department

2. Approve FPL utility easement from Tom Warriner Blvd to the Pool Pavilion.
   Staff Representative: Brad Kalsow, Water Reclamation Director
   Recommendation: Approve

3. Approve the Amendment to Cocoa Beach Main Street, Inc. Agreement
   Staff Representative: David Dickey, Development Services Director
   Recommendation: Approve

4. Adopt Resolution 2026-13 — A Resolution of the City Commission of the City of Cocoa Beach, Florida, approving the location of SurfSide Playhouse, located at 301 Ramp Road, for on-premises consumption of alcoholic beverages pursuant to Section 562.45(2)(a), Florida Statutes; finding that approval of the location for the 11PA-C Alcoholic Beverage License promotes the public health, safety, and general welfare of the community; providing for condition; providing for an effective date.
   Staff Representative: Brian Palmer, Deputy Director Development Services
   Recommendation: Adopt

5. Adopt Resolution No. 2026-14, A resolution of the City Commission of the City of Cocoa Beach, Florida, amending the Leisure Services Fee Schedule to establish a recurring rental discount; providing for findings; providing for implementation; providing for conflicts; and providing for an effective date.
   Staff Representative: Andi Segarra, Leisure Services Director
   Recommendation: Adopt

6. Ratify the following Memorandum of Understanding for the wage re-opener, for the period of October 1, 2026, to September 30, 2027, between the City of Cocoa Beach and The International Association of Fire Fighters (IAFF) Local 3570.
   Staff Representative: Cindy Depina, Human Resources Director
   Recommendation: Approve

I. ITEMS REMOVED FROM THE CONSENT AGENDA

J. NEW BUSINESS

1. Approve the Review Committee's recommendation and authorize staff to negotiate a contract with Pro Pump & Controls under RFP CB26-013 Golf Course Irrigation Pump Replacement to include base bid and all optional services for a total cost of $326,010.88.
   This item is pending the adoption of Fiscal Year 2027 budget.
   Staff Representative: Taylor Mottolo, Project Manager, Nick Czerkies, Golf Course Superintendent
   Recommendation: Approve

2. Approve Task Order #1 from Tsark Architecture, LLC in the amount of $257,320 to provide Architecture, Civil, Structural, Mechanical, and Electrical Engineering Services for the concept, design, permitting, and construction administration for the new Fire Station 50 to be located at Mobley Park. The design phase is fully budgeted for Fiscal Year 2027.
   Staff Representative: Brooks Webb, Public Works Director & Justin Grimes, Fire Chief
   Recommendation: Approve

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

L. ADJOURNMENT

City of Cocoa Beach City Commission
Agenda Item Summary

DEPARTMENT MAKING REQUEST/NAME:	City Manager / Carrie Lombardo, Executive Assistant
MEETING DATE	August 20, 2026

REQUESTED MOTION/ACTION
Proclamation - Florida Water Professionals Month
Representative Brad Kalsow, Water Reclamation Director

IS THIS ITEM BUDGETED (IF APPLICABLE)?
n/a

BACKGROUND:
annual request

Proclamation

WHEREAS, *The Florida Water & Pollution Control Operators Association, organized in 1940, is a non-profit trade organization that promotes the sustainability of Florida's water utility industry through workforce development, to protect the health of Florida's citizens and to preserve the state's water resources; and*

WHEREAS, *this organization offers water and wastewater treatment plant operator and water distribution systems operator training courses required for the state of Florida's operator licenses, multiple voluntary certification programs, and continuing education programs for operator license renewal; and*

WHEREAS*, this organization, in recognizing the importance of the Florida Statues and Administrative Code that regulate the water industry, acts as liaison between the Florida Department of Environmental Protection and industry personnel; and*

WHEREAS, *the Florid Water & Pollution Control Operators Association recognizes all who have played a significant part in operating and maintaining drinking water, wastewater, and stormwater systems in Florida by celebrating Florida Water Professionals Month, which applauds their constant efforts to protect our health and environment;*

WHEREAS, *water professionals are essential first responders, as defined by Florida Statute 403.865 (b) during storms and other catastrophic events, working to ensure safe drinking water and safe disposal of wastewater for our communities.*

NOW, THEREFORE, I, Keith Capizzi, Mayor, by the authority vested in me as the Mayor of the City of Cocoa Beach, do hereby proclaim

August 2026

As

Florida Water Professionals Month

IN WITNESS WHERE OF, I have hereunder set my hand this 6th day of August 2026.

Keith Capizzi
Mayor

Karin Grooms
City Clerk

CITY OF COCOA BEACH
CITY COMMISSION
MINUTES
July 16, 2026

A. MEETING CALLED TO ORDER

Mayor Capizzi called the meeting to order at 6:00 PM.

1. Pledge of Allegiance
2. Invocation by Keith Capizzi, Pastor, Club Zion Community Church
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
Engineer, Gary Basham
Executive Assistant City Manager Carrie Lombardo
Finance Director Hana Juman
Finance Deputy Director Devan Taly
Fire Chief Justin Grimes
Fire Marshall, Sal Liberto
General Manager CBCC, Ed Thinger
Human Resources Cindy DePina
Information Technology, Tristian Takacs
Leisure Services Andi Segarra
Police Chief Kris Kuehn
Police, Deputy Chief Todd Hutchinson
Police, Major Joseph Versaggi
Police, Major Manny Hernandez
Project Manager, Taylor Mottolo
Public Works Manager, Marcus Baker
Stormwater Manager, Morgan Zuhlke
Water Rec/ Public Works Director Brad Kalsow

B. APPROVAL OF THE AGENDA
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MOTION BY HUTCHERSON/TUMULTY
I MOVE TO APPROVE THE AGENDA
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

C. PUBLIC COMMENTS

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Mr. Rick Anderson noted his vacation overseas and that he missed the 250th Celebration. He also shared his excitement about being in Belgium during the World Cup. He spoke about the Netherlands and how much of the country is below sea level. He noted the projects they have implemented to protect their cities from a 5,000- to 10,000-year storm event. Mr. Anderson noted the city is one wave away from catastrophe. He stated that he would like to have a conversation and draw on knowledge from other places to help prevent such a catastrophe.

D. STAFF REPORTS AND ANNOUNCEMENTS

Mr. Wes Mullins, City Manager, introduced Mr. Brooks Webb, Public Works Director, to the City Commission. He noted that Mr. Webb came to the City with 30 years of experience in infrastructure management, as well as other municipal operations, from Wyoming.

Mr. Webb confirmed he came from Wyoming and described a normal day there as seeing elk or buffalo rather than dolphins or manatees. He expressed his gratitude for being with the City and working with staff.

Mr. Mullins announced that the Florida Police Chiefs Association recently recognized Cocoa Beach Police Chief Kris Kuehn as the recipient of the Guardian and Warrior Executive Director Award during the Florida Police Chiefs Association Summer Conference held in Orlando, Florida. Mr. Mullins explained the award and what it means to receive it.

The Commission commended Chief Kuehn on his accomplishment.

Mr. Mullins announced the state appropriations that were awarded to the City. The projects are:

- Gravity Fed Sewer Rehabilitation Project – 50% match, up to $500,000, in FY27.
- Fire Station 50 – $4,000,000 grant with no matching funds required.

He noted staff will work with the state, and all items will be brought forward for acceptance once they are received. The City expressed gratitude to the legislators involved, as well as to Mr. Jason Steele, the City's lobbyist.

Commissioner Hutcherson inquired whether the Gravity Fed Sewer Rehabilitation Project grant had been budgeted, and staff confirmed that it had.

Commissioner Jackson noted that the projects had initially been removed from the appropriations but were successfully added back into the budget. He commended the team for their efforts in securing the funding.

E. CITY ATTORNEY REPORTS AND ANNOUNCEMENTS

The City Attorney had no report.

F. CITY COMMISSION REPORTS AND ANNOUNCEMENTS

Commissioner Tumulty noted the appropriations and thanked Mr. Tyler Sirois for being involved as well. He noted his appreciation to Mr. Jason Steele for being one of the key factors for the appropriation. He mentioned attending the Bicentennial Park Ribbon Cutting Ceremony. He provided the history of the park and the residents who were involved in the park's upgrades, including being part of the committee. He noted the grants and funding received by the State and FIND.

Commissioner Tumulty reminded everyone that school is starting soon, with students returning on August 10th. He mentioned the upcoming traffic along Minutemen Causeway and the new car loop at Roosevelt Elementary, including the traffic pattern change.

Vice-Mayor Williams noted the Bicentennial Park Ribbon Cutting Ceremony. He spoke about the goals of the remodel, including raising the lot due to flooding. He noted the SCTPO and the conversations regarding raising SR 520 due to flooding and impacts to travel across the causeway. He mentioned that it is in the 5-year plan, and is already in the feasibility planning stage. Noting the next step would be the estimated cost. He noted that this project has become a priority due to the relocation of the hospital to Merritt Island. He expressed his appreciation for City staff and the residents who came out for the 250th Celebration on July 3rd. He mentioned the band and the drone show, noting the weather's cooperation.

Commissioner Jackson echoed Vice-Mayor Williams' comments regarding the celebration. He commended Ms. Carrie Lombardo, Executive Assistant, who worked to organize and anchor the event.

Commissioner Hutcherson thanked Mr. Marcus Baker, Public Works Manager, for consistently sending out his Friday reports. He noted using the reports when residents inquired about maintenance.

Mayor Capizzi echoed the comments already made. He thanked staff for the 250th Celebration, noting that 15,000 people attended the event. He also recognized Mr. Steele and Mr. Sirois for being the City's champions. Mayor Capizzi also recognized Mr. Don Willis from Cape Canaveral City Council for being in attendance.

G. BUDGET

1. Staff is requesting that the City Commission set a proposed millage rate of 6.1644 for the fiscal period 2027.
   Staff Representative: Hana Juman, Finance Director, Wes Mullins, City Manager
   Recommendation: Approve

MOTION BY WILLIAMS/HUTCHERSON
I MOVE TO DISCUSS

Finance Director Hana Juman advised that staff had prepared the Fiscal Year 2027 budget and provided an overview of the City's financial outlook, including potential revenue impacts related to the property tax ballot initiative. She explained that the purpose of the meeting was to establish the maximum millage rate for the upcoming fiscal year.

Ms. Juman reviewed the millage-setting process, including the available rate options, comparisons to prior years and other municipalities, and the potential impact on taxpayers. She reviewed the three-step millage adoption process required by Florida Statutes and applicable taxing authorities, including the Truth in Millage (TRIM) notification process and reporting requirements to the Florida Department of Revenue. She noted that once the maximum millage rate is established, the Commission cannot adopt a rate higher than that amount during the budget process.

Ms. Juman reviewed the upcoming budget hearing schedule. She noted that the Commission would consider the tentative millage rate and budget on September 3 and would consider the final millage rate and adopt the budget on September 17. She also noted that the City's scheduled hearings do not conflict with the Brevard County or School Board budget hearing schedules.

Ms. Juman noted the taxable values and the rollback rate of 5.9988 mills was provided. She explained that the rollback rate would generate approximately the same amount of ad valorem revenue as the City received in Fiscal Year 2026 at the current millage rate of 6.0000 mills. The difference between the current rate and the rollback rate would be approximately $4,000.

The rate proposed was a millage rate of 6.1644 mills for Commission consideration. She explained that the rate was adopted for Fiscal Years 2022 through Fiscal Year 2025. This rate was 2.76% above the rollback rate. The proposed rate would generate an estimated $531,000 increase.

Ms. Juman explained that 6.5987 mills represented the maximum millage rate allowed to be considered and reported to the Florida Department of Revenue. She noted that adoption of a rate above the maximum would require a unanimous vote of the City Commission.

Ms. Juman presented the City's taxable values, noting a 2.41% increase from the prior year, or approximately $79,404,331 in additional taxable property value. She also reviewed the Community Redevelopment Area (CRA) taxable values and explained how the Tax Increment Financing (TIF) calculation would be applied during the budget process.

Ms. Juman reviewed the anticipated impact of the different millage rates on homesteaded property owners. At the rollback rate of 5.9988 mills, the CRA would receive approximately $1.3 million in TIF funding. She noted that the 6.0000 millage rate was very close to the rollback rate, with only a minimal difference in revenue.

At the proposed 6.1644 millage rate, a homesteaded property with a taxable value of $300,000 would have an estimated annual tax amount of approximately $1,849, or $154 per month. The CRA contribution under this rate would be approximately $1.4 million.

Ms. Juman reviewed the proposed millage rate and rollback rate and provided a visual overview of ad valorem taxes by property type. Based on information from the Property Appraiser's Office, approximately 31% of ad valorem revenue is generated from homesteaded properties, 55% from non-homesteaded properties, 13% from commercial properties, and 1% from vacant lots.

Ms. Juman also presented millage rate comparisons with neighboring municipalities and other comparable cities, including their proposed millage rates and populations. She noted that the proposed millage rate for the City of Cape Canaveral represented a significant increase and would require a unanimous vote of the governing body for adoption.

Commissioner Hutcherson asked if staff had information regarding the factors contributing to Cape Canaveral's proposed millage rate and whether the rate was an outlier compared to the other municipalities. Staff advised that they did not have additional information regarding the factors contributing to the difference.

Ms. Juman discussed the projected financial impact of the property tax referendum. She explained that, if approved, the referendum is projected to reduce City revenues by approximately $2.3 million in the first year, with the cumulative impact increasing to approximately $3.1 million by the second year.

Vice Mayor Williams asked whether the $3.1 million projected impact included the first-year reduction. Ms. Juman confirmed that the figures represented the cumulative impact over time.

Ms. Juman provided an overview of the Fiscal Year 2026 budget, noting that the City receives approximately $19 million in ad valorem revenue, with approximately $15.7 million allocated to public safety services. She explained that the projected revenue reductions could significantly affect the City's ability to fund public safety and address increasing operating costs in future years.

Ms. Juman reiterated comments made during the June budget workshop regarding the City's financial outlook. She noted that the City cannot continue to rely on reserves to balance the budget. She stated that staff's goal is to present a balanced budget with revenues exceeding expenditures while maintaining appropriate reserves. She also noted the need to account for reimbursements, including FEMA reimbursements, that may not be received immediately and would need to be funded by the City until reimbursement is received.

Commissioner Tumulty emphasized the importance of maintaining adequate reserves and referenced the City's experience following Hurricane Matthew. He noted that FEMA reimbursement was not received for approximately five to six years, requiring the City to fund recovery costs in the meantime. He compared the process to waiting for an insurance reimbursement and thanked staff for recognizing the importance of maintaining sufficient reserves.

Ms. Juman explained that the City's annual audits provide the actual financial figures used to evaluate reserve levels. She referenced General Fund Ordinance No. 1681 and noted that the Fiscal Year 2024 audit showed approximately $18 million in reserves. She stated that the Fiscal Year 2025 audit reflected approximately $12.6 million in reserves, showing the change in reserve balances over time.

Commissioner Hutcherson asked about the approximate dollar amount represented by allocating an additional one percent to reserves each year. He also asked how funds are allocated to reserves and how the one-percent allocation is calculated.

Ms. Juman stated that one percent is currently estimated at approximately $100,000. She explained that the City's financial plan includes allocating approximately four percent of General Fund revenues to committed reserves through Fiscal Year 2029. She noted that the amount will continue to increase over time and that reserve funding is based on annual expenditures, making the target a moving number as the budget changes.

Commissioner Jackson commended Ms. Juman for her work addressing financial issues from prior years and recognized the efforts of staff to strengthen the City's financial position. He stated his understanding that the proposed budget is intended to meet the City's financial goals while maintaining appropriate reserve levels.

Commissioner Jackson asked whether establishing the proposed maximum millage rate of 6.1644 mills would give staff the flexibility needed to present a budget that complies with the City's financial policies and reserve objectives. He noted that the difference between a 6.0000 millage rate and 6.1644 mills would place the City in a stronger financial position and allow the City to operate within its means.

Commissioner Hutcherson asked what options would be available if the City experienced an unforeseen financial need, such as a hurricane, and needed to rebalance the budget. He specifically asked whether unused capital improvement funds could be reallocated.

Ms. Juman stated that the availability of those funds would depend on the specific project, the source of the funding, and any restrictions associated with the project.

Commissioner Tumulty clarified that the discussion concerned funds previously set aside for capital projects. He referenced the City Hall project as an example and noted that approximately $6 million had been allocated from reserves rather than financing the project through a bond.

Commissioner Tumulty emphasized the importance of continuing to fund infrastructure and public safety projects in Cocoa Beach. He discussed the need for continued roadway improvements and noted that many road repairs remain incomplete. He expressed concern that not continuing to invest in infrastructure would result in further deterioration of the City's roads.

Commissioner Tumulty asked about the voting requirements for the proposed 6.1644 millage rate and the rollback rate. Ms. Juman confirmed that adoption of the rollback rate requires a majority vote.

Commissioner Jackson clarified that Commissioner Hutcherson's earlier comments concerned the possible use of reserve and capital project funds if the City experienced an unforeseen financial need. Commissioner Tumulty reiterated that his comments were in response to the discussion regarding the potential de-obligation of capital project funds in an emergency.

Commissioner Jackson distinguished between planning and funding capital projects and using reserve funds to respond to an unforeseen emergency. He noted that if reserves were insufficient following a disaster, the City would need to identify other available funding sources for recovery.

Commissioner Tumulty stated that if adequate reserves were not available following a disaster, the City may need to use funds previously allocated for capital projects. He noted that capital project funding could serve as a contingency if reserves were insufficient.

Commissioner Hutcherson discussed the use of reserves during Fiscal Year 2025 and stated that he did not support the expenditure of those funds. He expressed concern regarding the City's reserve levels and reiterated his support for increasing reserves by one percent annually. He stated that he favors a fiscally conservative approach and asked whether the Commission would consider increasing the annual reserve allocation from one percent to two percent. He referenced the City Hall project as an example of a project funded through reserves.

Vice Mayor Williams asked about the City's current credit rating. Ms. Juman stated that she would need to consult with the City's debt advisor to obtain the current rating.

Vice Mayor Williams continued the discussion regarding the use of capital funds during an emergency. He suggested that, rather than using capital project funds, the City could consider issuing a 10-year bond to address emergency expenses while allowing planned contracts and capital projects to continue. He suggested that FEMA reimbursements could be used to repay the bond when received.

Ms. Juman expressed concerns with that approach, noting that the timing of an emergency and receipt of FEMA reimbursements can be uncertain. She also explained that the proposed property tax ballot measure could create uncertainty regarding future City revenues, which could affect borrowing costs and interest rates.

Vice Mayor Williams stated that issuing a bond could be an option, with the expectation that FEMA reimbursements could be used to repay the debt. He noted that this could help lessen the immediate financial impact of a major emergency.

Commissioner Hutcherson asked how long approximately $9 million in reserves would support City operations. Ms. Juman stated that the amount would fund approximately three months of operations, depending on the timing of debt service and other financial obligations.

Mayor Capizzi asked whether bond interest rates would be lower for capital projects. Ms. Juman explained that bond rates vary depending on the type of financing and the circumstances of the issuance.

Vice Mayor Williams referenced the State Revolving Fund (SRF) loan program and suggested that additional flexibility in reimbursement timelines could assist local governments following emergencies. He asked whether SRF funding could be used to help bridge the gap while waiting for reimbursement on eligible projects. He also noted that storm-related debris and other impacts could affect water quality.

Ms. Juman explained that SRF funding is restricted to eligible water quality projects and is not available for general emergency expenditures.

Commissioner Jackson asked whether there are costs associated with pursuing a bond and whether a bond could be a viable alternative to relying on reserve funds. Ms. Juman stated that she was not aware of any costs associated with pursuing a bond.

Mayor Capizzi asked whether municipalities are able to establish a line of credit based on their assets. Ms. Juman stated that cities are unable to obtain a line of credit.

Ms. Karalyn Woulas addressed the Commission and encouraged the Commission to establish the maximum proposed millage rate of 6.1644 mills. She noted that establishing the maximum rate would not determine the final adopted millage rate. Ms. Woulas discussed the City's financial condition, including prior fiscal year fund balances, capital funding, and debt associated with the City Hall project. She also referenced deferred capital projects, including roadway improvements, and emphasized the importance of maintaining adequate reserves under General Fund Ordinance No. 1681. Ms. Woulas stated that establishing the higher maximum millage rate would give staff more flexibility to increase reserve funding during the budget process. She also noted that the difference in revenue between the lower millage rates was approximately $4,000 and discussed the financial challenges associated with waiting for FEMA reimbursements following emergencies. She stated that adopting the rollback rate would be difficult given the uncertainty surrounding the proposed property tax reform amendment.

Mr. Greg Lund addressed the Commission regarding the City's financial priorities. He commented on the use of approximately $6 million in reserves and expressed concern that postponing capital projects could delay opportunities to generate additional revenue for the City. He referenced the driving range project, which had been deferred to the Fiscal Year 2028 budget. Mr. Lund also discussed his reasons for seeking elected office and stated that he believes the City should take a different financial direction. He expressed his opinion that Cocoa Beach is well-positioned to be one of the region's most financially successful municipalities because of its location and surrounding communities.

Mayor Capizzi responded to the public comments regarding the use of approximately $6 million in reserves and stated that the funds had not been used as originally intended. He also commented that the golf course driving range project had only recently been brought forward for Commission consideration.

Commissioner Hutcherson expressed concern regarding the Commission's use of reserve funds in 2025. He noted that annual debt service would have been approximately $400,000 compared to an estimated $575,000 annually to replenish the reserves. Commissioner Hutcherson stated that he did not support the expenditure of the reserve funds and, therefore, did not support increasing taxes to restore those funds.

Commissioner Tumulty clarified that the budget had been approved in 2024. He discussed the funding of the City Hall project and noted that the project was funded through a combination of available funds and grant funding rather than debt. He explained that, in his view, government budgeting differs from personal budgeting and that financing long-term capital projects allows future residents who benefit from the facility to share in the cost. He stated that paying for the project without long-term financing placed the cost primarily on current residents, which he noted is why many municipalities use long-term financing for major capital projects.

Commissioner Tumulty stated that he supported setting the maximum millage rate at 6.1644 mills, noting that the rate could be reduced during the budget process if needed. He explained that establishing 6.0000 mills would essentially be setting the rate.

Commissioner Hutcherson stated that, based on his experience, the rate approved by the Commission is typically the rate ultimately adopted. Mayor Capizzi agreed.

Ms. Woulas addressed the 2024 Commission decision regarding financing for the City Hall project. She stated that she did not support the decision not to pursue debt financing and expressed her view that the City's current financial challenges are related to that decision.

Mayor Capizzi stated that he would support setting the maximum millage rate at 6.1644 mills if the additional revenue was directed toward reserves. He noted that dedicating the additional revenue to reserves would make him willing to support the rate because it would strengthen the City's reserve position. He also discussed the possibility of delaying the ADA park project and reallocating those funds to reserves, noting the timing considerations associated with the project.

Vice Mayor Williams discussed the City's pool operations and suggested evaluating the financial impact of the facility, noting that it does not currently generate revenue for the City.

Vice Mayor Williams also discussed the ADA park project and emphasized the City's commitment to the project. He noted the importance of moving forward because the design phase is underway and there are requirements associated with the federal government's deed transfer. He expressed concern that discontinuing the project could jeopardize the property.

Vice Mayor Williams discussed the different phases of the ADA park project and stated that he was willing to assist with identifying grant opportunities to help fund the project. He emphasized the importance of the amenity for individuals with disabilities visiting the beach and encouraged the Commission to consider the long-term benefits of the project.

Vice Mayor Williams referenced Brevard County and other municipalities when discussing millage rates. He suggested that adopting the rollback rate, which he noted would represent approximately a 4% reduction, could demonstrate to residents that the City is committed to operating efficiently with taxpayer dollars. He stated that this could also encourage other municipalities to evaluate their tax rates.

Vice Mayor Williams discussed the potential impacts of the property tax referendum and expressed concern regarding the effect on City services. He noted that reduced revenue could affect service levels, permitting timelines, and other City operations. He emphasized the importance of communicating the potential impacts to residents and stated that he was not in favor of reducing the services currently provided to the community.

MOTION WILLIAMS/HUTCHERSON
I MOVE TO SET THE PROPOSED MILLAGE TO ROLLBACK OF 5.9988
Mayor Capizzi discussed the potential loss of $531,000 and the additional $1 million in

funding for the ADA park project. He stated that removing the project from consideration could allow the millage rate to be reduced to the rollback rate of 5.9988 mills.

Vice-Mayor Williams stated that the total project cost would not be known until the design phase was completed and that additional funding sources, including grants, would need to be explored.

Commissioner Hutcherson asked how much was included in the draft budget for the project. It was noted that $1.5 million was budgeted.

Vice-Mayor Williams did not support removing the funding at this time and recommended keeping it in the budget for future Commission consideration while staff explored grants and other funding sources.

Mayor Capizzi stated that he would support the proposed millage rate if the ADA park funding was removed. He stated that keeping the park funding while reducing the millage rate to the rollback rate was not financially feasible due to the reserve deficit.

Vice-Mayor Williams explained that the budget process would allow staff to present scenarios based on the different millage rate options. He stated that setting the rollback rate of 5.9988 mills would provide staff with direction while allowing additional time to evaluate the budget. He noted that the Commission could reconsider the ADA park project during the budget process if funding presented a challenge.

Commissioner Jackson discussed the difference between the 5.9988 rollback rate and the 6.0000 millage rate, noting that the approximately $4,000 difference was more of a symbolic decision. The Commission discussed the potential messaging associated with the different millage rate options.

Commissioner Tumulty discussed the importance of the message being sent to residents regarding the City's financial decisions. He expressed concern that delaying financial decisions could create future challenges and referenced the City's reserve position and financial obligations. He discussed the motion to establish the rollback rate of 5.9988 mills and stated his concerns regarding the financial direction being considered.

Vice Mayor Williams discussed the potential impact of the property tax referendum and the importance of demonstrating fiscal efficiency to residents. He stated that reducing the millage rate could send a message that the City is committed to being responsible with taxpayer funds and emphasized the importance of communicating the potential impacts of future decisions.

Commissioner Jackson stated that the rollback rate was a symbolic vote. He stated that 6.0000 mills could also be viewed as a symbolic decision but acknowledged that staff had developed a budget scenario that could meet current obligations at that rate. He expressed concern regarding the uncertainty surrounding the property tax referendum and stated that the Commission needed to carefully consider the financial impacts before moving forward.

Commissioner Jackson noted that the property tax referendum would put money back into the pockets of residents and acknowledged the appeal of that, regardless of whether he agreed with the approach. He stated that staff would make the necessary cuts and that he would support 6.0000 mills under different circumstances, but due to the current situation, he would support 6.1644 mills.

Mayor Capizzi agreed with Commissioner Jackson and stated that he would normally prefer the rollback rate but recognized that the current situation was different. He discussed the City's obligations to residents and the need to consider the circumstances when setting the millage rate.

Commissioner Tumulty asked whether if the Commission adopted the rollback rate and later changed its mind, it would require a 5-0 vote to increase the rate.

Ms. Juman explained that the Commission would not be able to increase the millage rate after establishing the maximum rate at the meeting. She reviewed the TRIM process and noted that the rates were due to the State by August 3.

Mayor Capizzi discussed the impact in future years if the referendum passes and noted that the City would not be able to recoup the lost funding.

City Attorney Becky Vose commented that there had been discussion regarding possible legislative action but that nothing had been finalized.

Commissioner Jackson discussed the possibility that the implementation bill could add additional restrictions. He stated that the Commission needed to be smart about its decision and noted that the City should take action now while it has the ability to do so. He discussed the upcoming 20-year cycle and reassessment of taxes and stated that there were a number of variables that would need to be considered.

Mayor Capizzi discussed the current political climate and stated that he could not support the rollback rate.

Commissioner Hutcherson withdrew his second to the motion.

Vice Mayor Williams withdrew his motion.

MOTION BY WILLIAMS/HUTCHERSON
I MOVE TO ADOPT 6.0 MILLAGE RATE

Commissioner Hutcherson stated that a balanced budget could be achieved at 6.0000 mills. He discussed adding the excess revenue from 6.1644 mills to reserves and stated that he wanted a commitment that the additional revenue would go to reserves.

Commissioner Tumulty asked about the numbers and the amount of the increase per resident. He discussed how taxes are based on the assessed value of each property and the potential annual increase in taxes. The Commission discussed ways to increase the City's tax base.

Commissioner Hutcherson discussed the increase in millage rates from 2017 through 2024 and the financial position the City is currently facing.

Mayor Capizzi reviewed projects completed by the City over the past 10 years.

Commissioner Hutcherson called the question.

ROLL CALL VOTE : AYE : 1, NAY : 4, CAPIZZI, TUMULTY, JACKSON, HUTCHERSON

MOTION BY CAPIZZI/JACKSON
I MOVE TO PROPOSAL RATE OF 6.1644

Mr. Greg Lund asked the Commission to set the highest rate and recommended that further discussions continue during the budget process.

The Commission confirmed that the vote was for the highest rate presented by the Finance Director.

Mr. Orson Tarver commented on the amendment and discussed the polling, noting resistance and the potential change.

Mayor Capizzi expressed his thoughts on rollback but noted that this was something that needed to be done.

ROLL CALL VOTE; AYE: 5

2. Confirm times and dates to set the tentative and final millage and adopt the budget for Fiscal Year 2027.

    - September 3rd, 2026, 6:00 PM First Public Hearing and Vote to Approve Tentative Millage & Budget
    - September 17th, 2026, 6:00 PM Second Public Hearing and Vote to Approve Final Millage & Budget

   Both meetings will be held at City Hall - 2 South Orlando Avenue, Cocoa Beach.
   Staff Representative: Hana Juman, Finance Director, Wes Mullins, City

Manager
Recommendation: Approve

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

H. SPECIAL PRESENTATION

1. Proclamation - World Drowning Prevention Day July 25, 2026
   Representative: Connie Harvey, American Red Cross, and Alex Woulas, Pinch a Penny Pool Company, both members of the "Water Smart Task Force" commissioned by Governor DeSantis. --Added July 14, 2026

Mayor Capizzi read the proclamation and declared July 25, 2026, World Drowning Prevention Day.

I. CONSENT AGENDA

MOTION BY WILLIAMS/TUMULTY
I MOVE TO APPROVE THE CONSENT AGENDA.
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

1. Approve the June 16th City Commission Budget Workshop and June 18th Commission Meeting Minutes
   Staff Representative: City Clerk Department

2. Approve the fourth amendment to the City of Cocoa Beach's contract with the United States Tennis Association-Florida (USTA). This amendment will defer the City of Cocoa Beach's obligation to replace the north side fence until Fiscal Year 2027-2028.
   Staff Representative: Andi Segarra, Leisure Services Director
   Recommendation: Approve

3. Adopt the updated Emergency Pay Policy for City Employees during declared States of Emergency. This is an existing policy that requires an annual review and update according to federal, state, and local emergency management guidance.
   Staff Representative: Justin Grimes, Fire Chief
   Recommendation: Adopt

4. Ratify the following Wage Re-Opener for the period of October 1, 2026, to September 30, 2027, between the City of Cocoa Beach and The Florida State Lodge Fraternal Order of Police Inc. (FOP).
   Staff Representative: Cindy Depina, Human Resources Director
   Recommendation: Approve

5. Ratify the following Wage Re-Opener for the period of October 1, 2026, to September 30, 2027, between the City of Cocoa Beach and Laborers International Union of North America (LIUNA) Local 630.
   Staff Representative: Cindy Depina, Human Resources Director
   Recommendation: Approve

J. ITEMS REMOVED FROM THE CONSENT AGENDA

K. UNFINISHED BUSINESS

1. Adopt Ordinance 1716 on second reading — An ordinance of the City of Cocoa Beach, Florida; amending provision related to the Special Magistrate; Amending Section 30-17 to include requirements for the release/reduction of liens; providing for conflicts; severability; providing for inclusion in the code; and providing for an effective date.
   Staff Representative: Brian Palmer, Deputy Director Development Services
   Recommendation: Adopt on Second Reading

MOTION BY HUTCHERSON/TUMULTY
I MOVE TO APPROVE K1 AS READ.
ROLL CALL VOTE
AYE : 5 NAY : 0

2. Adopt Ordinance 1722 on second reading - AN ORDINANCE OF THE CITY OF COCOA BEACH, FLORIDA, AMENDING THE CITY CODE OF ORDINANCES, CHAPTER 9, “FIRE PREVENTION,” SECTION 9-6, “PENALTIES,” TO add a reference to notice of violation (NOV) as a method of enforcement and to UPDATE A CODE ENFORCEMENT CHAPTER REFERENCE; AMENDING SECTION 9-14, “CLASSES OF VIOLATIONS AND ASSOCIATED CIVIL PENALTIES IN ACCORDANCE WITH CHAPTER 31 OF THE CITY CODE,” TO CORRECT THE CHAPTER REFERENCE TO CHAPTER 30 AND TO ADD A CLASS III VIOLATION FOR FAILURE TO COMPLY WITH WRITTEN NOTICES, ORDERS, OR DIRECTIVES ISSUED BY THE FIRE OFFICIAL, INCLUDING NONPAYMENT OF LAWFULLY IMPOSED FIRE INSPECTION FEES AFTER NOTICE AND OPPORTUNITY TO CURE; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY; AND FOR AN EFFECTIVE DATE.
   Staff Representative: Justin Grimes, Fire Chief
   Recommendation: Adopt on Second Reading

MOTION BY HUTCHERSON/TUMULTY
I MOVE TO APPROVE K2 AS READ.
ROLL CALL VOTE
AYE : 5 NAY : 0

L. NEW BUSINESS

1. Approve the Review Committee's recommendation and authorize staff to negotiate a contract with Waste Management under RFP CB26-008 Residential & Commercial Solid Waste Services. Direct staff to proceed with either option 1 (separate residential & for-cost municipal) or option 2 (all-inclusive residential & no-cost municipal) cost structure.
   Staff Representative: Taylor Mottolo, Project Manager
   Recommendation: Approve

MOTION BY HUTCHERSON/____________
I MOVE TO APPROVE L1. OPTION 1 AS READ —

Commissioner Hutcherson explained that Option 1 would move the City's costs to the General Fund rather than including those costs on residential utility bills.
Motion died lack of second.

MOTION WILLIAMS/________________
MOVE TO APPROVE OPTION 2
Motion died lack of second.

MOTION TO HUTCHERSON/JACKSON
MOVE TO DISCUSS OPTION 1

Project Manager Taylor Mottolo requested Commission approval of the Review Committee's recommendation to authorize negotiations with Waste Management. She reviewed the two pricing options, noting that two residents on the committee preferred Option 1, while the three staff members preferred Option 2.

Mayor Capizzi inquired about the differences between the options, and Vice Mayor Williams clarified the recommendations. Mayor Capizzi confirmed that staff recommended Option 2. Commissioner Jackson requested additional information regarding staff's preference.

Ms. Mottolo explained that the services would be the same under both options, but the pricing would be different. Under Option 1, residents would save approximately $22.44 per year, while the City would pay approximately $63,000 per year. Under Option 2, residents would save approximately $2.28 per year and the City would not pay for its normal collection service. She also reviewed the cost of mechanical roll-off service for multifamily properties and the increase for commercial properties.
The Commission discussed the budget and accounting impacts of Option 1. Ms. Mottolo explained that Option 1 would result in approximately $63,000 less in City revenue. Ms. Juman confirmed that the $63,000 was not currently included in the budget and that the budget presented at the workshop included Option 2.

Commissioner Hutcherson discussed the benefits of Option 1, including shifting a portion of the cost to a user-based fee and having non-homesteaded properties contribute toward the cost. The Commission discussed the potential for an alternate revenue source and whether the cost should be paid through the General Fund or as a user-based fee.

Mr. Orson Tarver reviewed the City's services and the impact of tourism, including overnight visitors and day trippers. He discussed the impact of the proposed fee difference on residents, including retirees and those on fixed incomes, which would be approximately $1.68 per month or $20 per year. He explained that under Option 1, approximately $63,000 would be moved into the General Fund.

The Commission discussed the City's tourism-based economy and the need for visitors to contribute toward the cost of City services. Commissioner Tumulty referenced the demands placed on Police, Fire, and other City services by tourism and stated that the City should look at adjusting revenue sources. Commissioner Jackson discussed increasing parking revenue and other ways to generate revenue from tourists.

Mayor Capizzi agreed with the concept of having tourists contribute toward City services but expressed concern about using the City's budget to fund the $63,000 cost at this time. Commissioner Hutcherson supported the concept of having tourists contribute toward the services they use, including garbage collection.

VOICE VOTE ON OPTION 1: AYE: 2; NAY: 3 – TUMULTY, CAPIZZI, WILLIAMS.

MOTION BY WILLIAMS/TUMULTY
I MOVE TO APPROVE OPTION 2.

Mr. Dean Ulrich of Waste Pro addressed the Commission regarding the RFP process. He discussed the technical scoring and pricing and stated that Waste Pro believed its rates were lower and that it received a high technical score. He also discussed Waste Management's Option 2 pricing and the overall cost to the City. He encouraged the Commission to request additional information from the Review Committee and stated that Waste Pro would provide additional information if requested.

Mr. Platt Loftis of Waste Pro discussed the company's goal of providing a rate below the current rate. He reviewed collection options, including side-load and bulk item collection, and stated that the weekly collection would provide the best service. He also discussed services provided by Waste Pro in other municipalities.

Vice Mayor Williams questioned the timing of the additional comments and noted that the RFP process provided an opportunity for the vendors to present their proposals and pricing to the Review Committee. Mayor Capizzi stated that the information was helpful but commented that it would have been more appropriate during public comment.

The Commission continued discussion regarding the information presented and the options.

VOICE VOTE ON THE MOTION CARRIED: AYE: 3; NAY: 2 – JACKSON, HUTCHERSON.

2. Approve the Review Committee's recommendation to negotiate contracts with 6 out of the 10 companies who submitted qualifications for CB26-001 to provide sanitary sewer manhole, mainline and lateral rehabilitation services as part of the City's Inflow and Infiltration abatement program SRF Loan WW050640. The aforementioned 6 companies include: Insituform Technologies, LLC; Gulf Coast Underground, LLC; Inliner Solutions, LLC; SAK Construction, LLC; BLD Services, LLC; and Rowland (DE), LLC. Costs will only be incurred for services rendered.
   Staff Representative: Brad Kalsow, Water Reclamation Director
   Recommendation: Approve

MOTION BY WILLIAMS/TUMULTY
I MOVE TO APPROVE AS READ
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

3. Adopt Resolution 2026-12: A resolution of the City Commission of the City of Cocoa Beach, Florida, relating to the Florida Department of Environmental Protection (DEP) Clean Water State Revolving Fund (CWSRF), adoption of the City of Cocoa Beach Water Reclamation Facility Plan Update, effective this 16th day of July, 2026. These projects are a fiscal year 2027 budget request.
   Staff Representative: Brad Kalsow, Water Reclamation Director
   Recommendation: Adopt

MOTION BY WILLIAM/TUMULTY
I MOVE TO ADOPT RESOLUTION 2026-12.
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY

Mr. Brad Kalsow, Water Reclamation Director, informed the Commission that one of the requirements for the State Revolving Fund (SRF) program was to present the highlights of the facility plan and the projects. He noted this was previously presented to the Commission at the end of the last calendar year. He clarified that he was only discussing the Inflow and Infiltration (I&I) Abatement Program portion of the facility plan.

Mr. Kalsow noted that Mr. Brad Blais, Mead & Hunt, wanted to present the projects that would receive additional funding and that the team had been working toward.

Mr. Blais noted the I&I portion of the plan and the selection of contractors was just approved. He spoke regarding the SAFHI supplement appropriation portion and noted that the loan will be entirely principal forgiven for the full amount of the loan.

For the record, Mr. Blais read the following additional projects described in the plan and intended to be funded at some point depending on the request for inclusion that is applied for at that particular time:

- WRF upgrades
- Clarifier rehabilitation
- Grit removal system evaluation and replacement
- Generator replacements
- Injection well inspection and replacement
- Reuse ground storage
- Reuse transfer pumps
- Drum screen replacements
- WR valve replacements
- Disc filter replacements
- Inflow improvements

He noted that additional collection system improvements could be funded through the SRF loan, including:

- Lift station upgrades
- A1A sewer crossovers
- Port Canaveral Sewage force main
- Patrick Air Force Base Sewage force main
- Reclaim transmission
- Automated/manual valve replacements
- Reclaim water distribution system evaluation

Mr. Blais mentioned to the Commission that the total of the projects included at this time that would be considered at the next hearing date are:

- Clarifier rehabilitation
- Lift Stations 8, 14, and 16 rehabilitations
- Port Canaveral force main air release valve replacements
- Stormwater pipelining

He noted that the total cost of these projects was $14.975 million. The funding would be pursued through the SRF loan program, subject to repayment at an approximate 1% interest rate.

4. Approve the Review Committee's recommendation and authorize staff to negotiate a contract with Tetra Tech, who will be primary, and Debris Tech, who will be a contracted backup, under RFP CB26-010 Disaster Debris Monitoring Services. Costs will only be incurred for services rendered.
   Staff Representative: Taylor Mottolo, Project Manager
   Recommendation: Approve

MOTION BY WILLIAMS/TUMULTY
I MOVE TO APPROVE AS READ
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Mayor Capizzi requested staff to explain the item.
Ms. Taylor Mottolo, Project Manager, noted the standard process to have a monitoring and recovery and removal contractor for FEMA reimbursement. She mentioned that they submit all the required paperwork and ensures there is no conflict of interest.

5. Approve the Review Committee's recommendation and authorize staff to negotiate a contract with 5 of the 10 proposers under RFP CB26-011 Disaster Debris Removal & Recovery; DRC, SDR, TRF, Crowder Gulf, and Garner. Costs will only be incurred for services rendered.
   Staff Representative: Taylor Mottolo, Project Manager
   Recommendation: Approve

MOTION BY WILLIAMS/TUMULTY
I MOVE TO APPROVE AS READ
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

6. Authorize staff to negotiate and award a contract with Textron E-Z-GO LLC for golf cart replacement (CB26-014) and execute a four-year lease agreement with PNC Equipment Finance for an amount not to exceed $602,064.00, including the trade-in value of the existing fleet.
   Staff Representative: Andi Segarra, Leisure Services Director
   Recommendation: Approve

MOTION BY TUMULTY/HUTCHERSON
I MOVE TO AUTHORIZE STAFF TO AWARD CONTRACT
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

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

N. ADJOURNMENT

The meeting was adjourned at 8:05 pm.

Karin Grooms, MPA, CMC	Keith Capizzi
City Clerk	Mayor-Commissioner

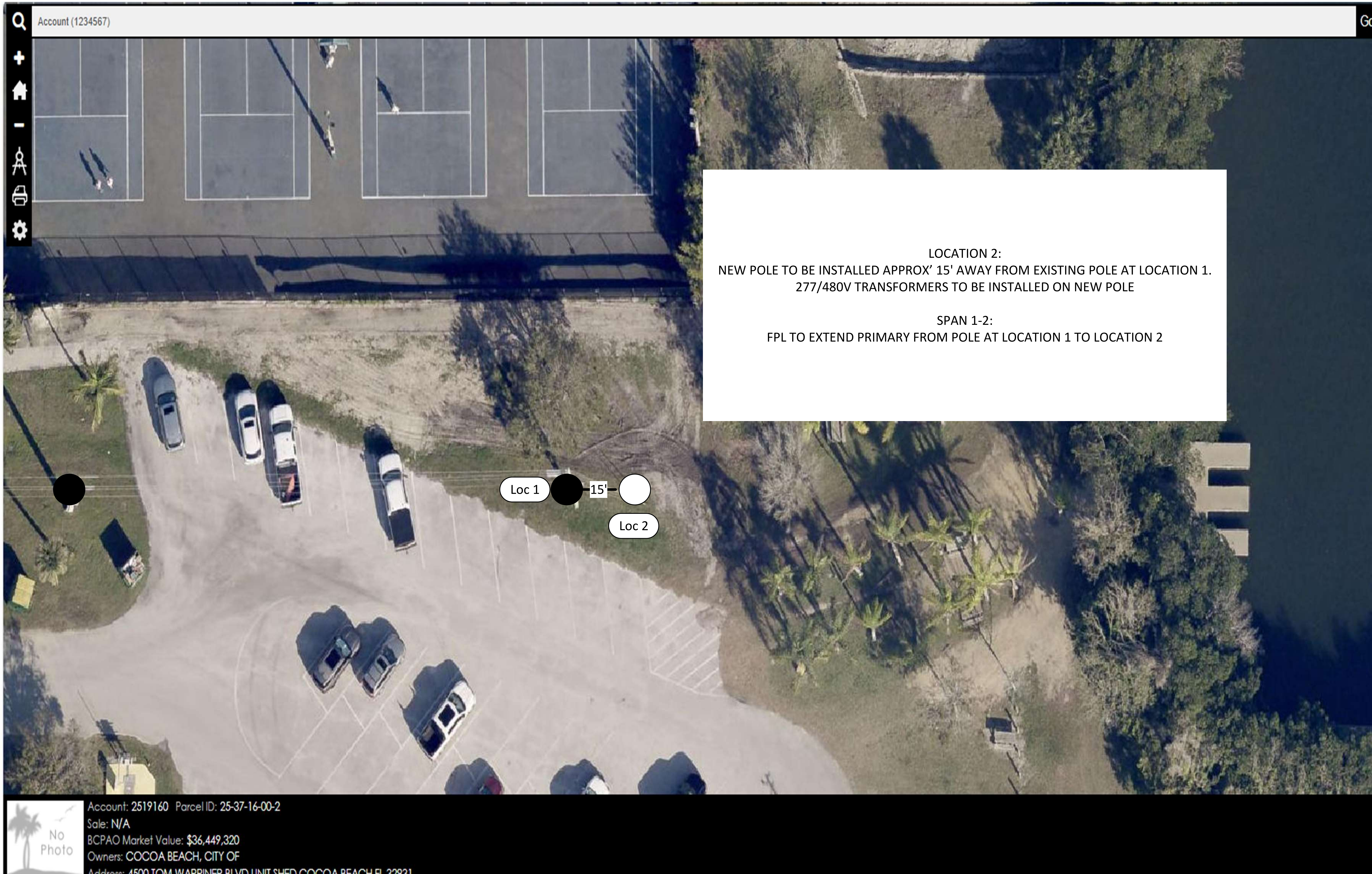
City of Cocoa Beach City Commission
Agenda Item Summary

DEPARTMENT MAKING REQUEST/NAME:	Water Reclamation / Brad Kalsow, Director of Water Reclamation
MEETING DATE	August 20, 2026

REQUESTED MOTION/ACTION
Approve FPL utility easement from Tom Warriner Blvd to the Pool Pavilion.
Staff Representative: Brad Kalsow, Water Reclamation Director
Recommendation: Approve

IS THIS ITEM BUDGETED (IF APPLICABLE)?
Budgeted Item

BACKGROUND:
This FPL utility easement has been created to install an additional pole near the Pool Pavilion to allow an electrical drop for the Muck Capping Project.



LOCATION 2:
NEW POLE TO BE INSTALLED APPROX' 15' AWAY FROM EXISTING POLE AT LOCATION 1.
277/480V TRANSFORMERS TO BE INSTALLED ON NEW POLE

SPAN 1-2:
FPL TO EXTEND PRIMARY FROM POLE AT LOCATION 1 TO LOCATION 2

FLORIDA POWER & LIGHT COMPANY
UTILITY UNDERGROUND EASEMENT (BUSINESS)

Prepared by:
Name: Zineb Elkadir
Street Address: 4500 Tom Warriner Blvd
City, State, Zip Code: Cocoa Beach, Florida 32931
Sec. 25, Twp 37, Rge 16
Parcel ID# 25-37-16-00-2

Return to:
Florida Power & Light Company
270 Pioneer Rd
Merritt Island, Florida

[Reserved for Circuit Court]

The undersigned ("Grantor"), in consideration of the payment of $10.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grants and gives to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), with a mailing address of 700 Universe Blvd., Juno Beach, Florida 33408, a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above-ground equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described on Exhibit "A" attached hereto and made a part hereof ("Easement Area").

Together with the right for FPL to attach or place wires to or within any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for FPL's communications purposes in connection with utility service; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent Grantor has the power to grant, if at all, the rights of ingress and egress over, along, and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, Grantor has signed and sealed this easement on ____day of __________________________, 20_____.

Signed, sealed and delivered in the presence of:

____
Witness Signature
Witness Print Name: ______________________
Post Office Address: ______________________
____

____
Witness Signature
Witness Print Name: ______________________
Post Office Address: ______________________
____

Grantor:

By: ______________________________
Print Name: ______________________________
Print Title: ______________________________
Post Office Address: ______________________
____

ACKNOWLEDGMENT

STATE OF ______________________)
COUNTY OF ____________________)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ______________ day of ______________, 20______by____as___________________________________of __________________________________, a____, on behalf of the___________________, ☐ who is personally known to me **OR** ☐ has produced ___________________________________ as identification, and who did (did not) take an oath.

(NOTARIAL SEAL)

Notary: ______________________________
Print Name: ___________________________
Notary Public, State of ________________
My commission expires: ________________

DESCRIPTION

NOT A BOUNDARY SURVEY

DESCRIPTION OF EASEMENT:

An easement for utility purposes, 10 feet in width, lying 5 feet on each side of the following described line in Section 16, Township 25 South, Range 37 East, Brevard County, Florida, over a portion of the lands as described in Official Records Book 533, Page 370 of the Public Records of said County; being more particularly described as follows:

Commence at northeast corner of said Section 16; thence N89°00'41"W, along the north line of said Section, a distance of 2480.00 feet; thence S15°30'23"W, a distance of 1851.13 feet to the **POINT OF BEGINNING**; thence S89°07'35"E, a distance of 214.80 feet; S88°44'08"E, a distance of 119.09 feet; S89°05'23"E, a distance of 156.65 feet to the **TERMINATION POINT** of the described centerline.

The sidelines of said strip are to be prolonged or retracted to intersect at all angle points to form a continuous strip.

Containing 4,905 square feet or 0.11 acres, more or less.

SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. The assumed bearings shown hereon are based on a bearing of N89°00'41"W along the north line of Section 16, Township 25 South, Range 37 East.
3. ○ = Denotes change in direction (no corner found or set).

SEE SHEET 2 & 3 FOR THE SKETCH TO ACCOMPANY THIS DESCRIPTION

EXHIBIT "A"
SHEET 1 OF 3

ALLEN Engineering, Inc.
SURVEYORS - ENGINEERS
106 DIXIE LANE
COCOA BEACH, FLORIDA 32931
TELEPHONE: (321)783-7443 - FAX: (321)783-5902
WEBSITE: www.alleneng.net

SURVEYOR'S CERTIFICATION:

I hereby certify that the attached sketch is an accurate representation of a Easement Description, performed under my direction, in accordance with all applicable requirements of the "Standards of Practice" as described in Chapter 5J-17 Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

DAVID J. IRWIN PSM
License Number 6672
STATE OF FLORIDA
Professional Surveyor and Mapper

This item has been electronically signed and sealed by David J. Irwin PSM using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by David J Irwin
Date: 2026.06.30 16:19:17 -04'00'

Not valid without the original signature and the raised seal or the electronic signature and computer generated seal of a Florida Licensed Surveyor & Mapper.

BY:___________________________
DAVID J. IRWIN
Professional Surveyor & Mapper
Florida Registration No. 6672
ALLEN ENGINEERING, INC.

3.		
2.		
1.		
JOB NO. 260003	DATE: 06/26/2026	

PREPARED AND CERTIFIED FOR:

CITY OF COCOA BEACH

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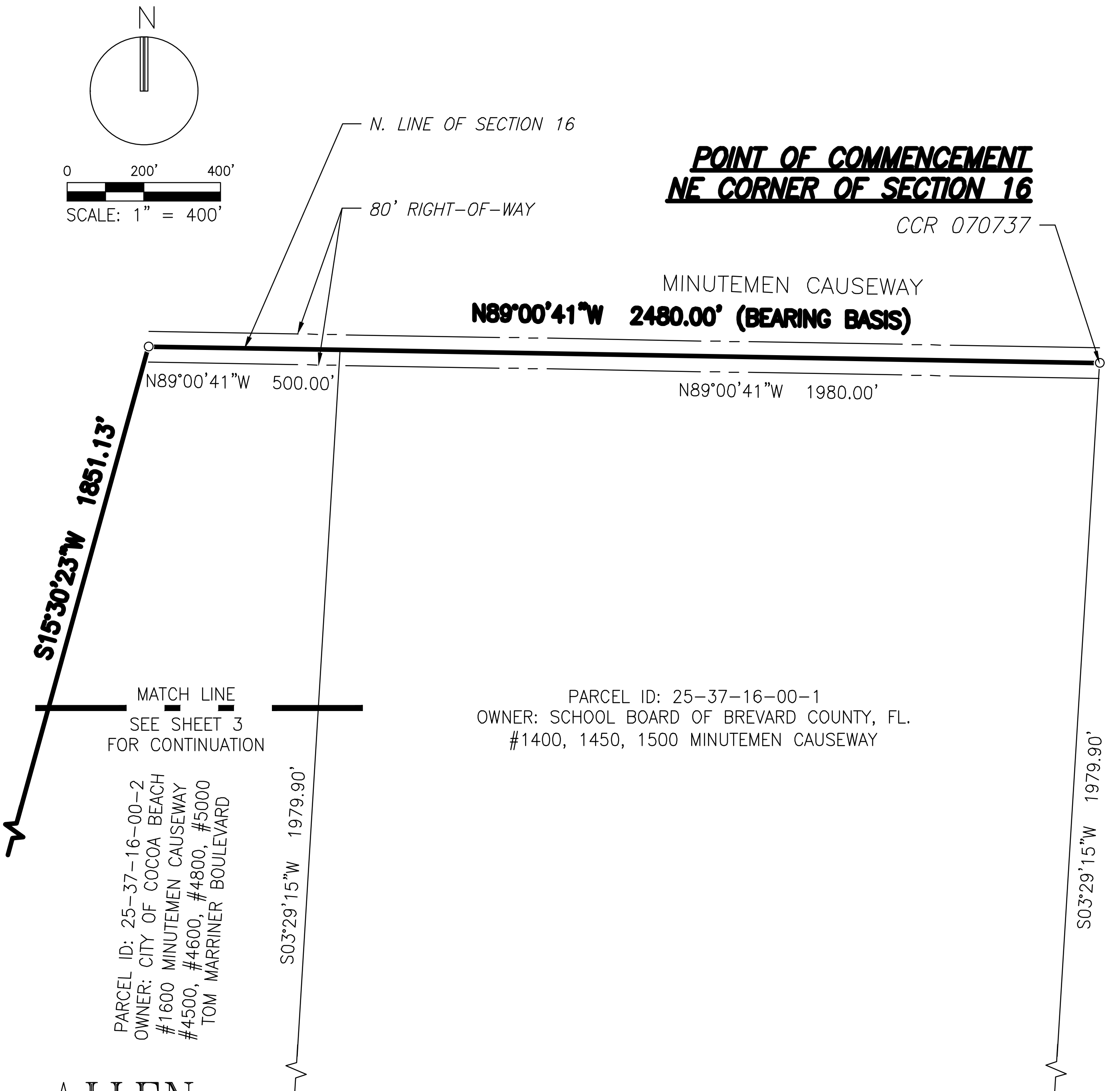
SKETCH TO ACCOMPANY DESCRIPTION

NOT A BOUNDARY SURVEY



ALLEN Engineering, Inc.
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TELEPHONE: (321)783-7443 - FAX: (321)783-5902
WEBSITE: www.alleneng.net

ABBREVIATIONS:

CCR	CERTIFIED CORNER RECORD
FP&L	FLORIDA POWER AND LIGHT
FL.	FLORIDA
ID	IDENTIFICATION
LB	LAND SURVEYING BUSINESS
TYP.	TYPICAL

EXHIBIT "A"
SHEET 2 OF 3

SEE SHEET 1 FOR DESCRIPTION, SURVEYOR'S CERTIFICATION & NOTES

3.	
2.	
1.	
DATE: 06/26/2026	DRAWN BY: ADB/KSS/RMB
JOB NO. 260003	SCALE: 1"=400'

PREPARED AND CERTIFIED FOR:

CITY OF COCOA BEACH

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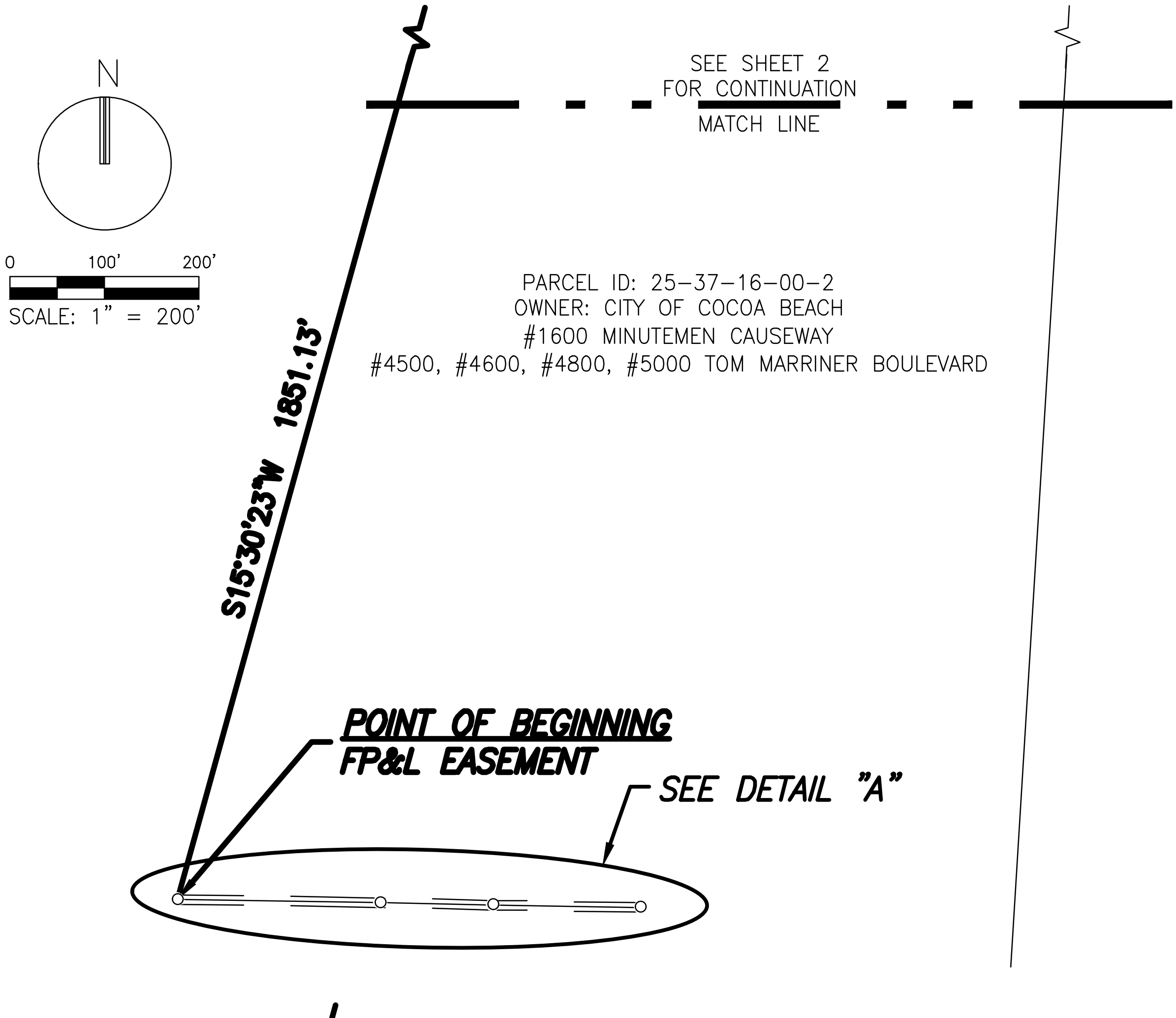
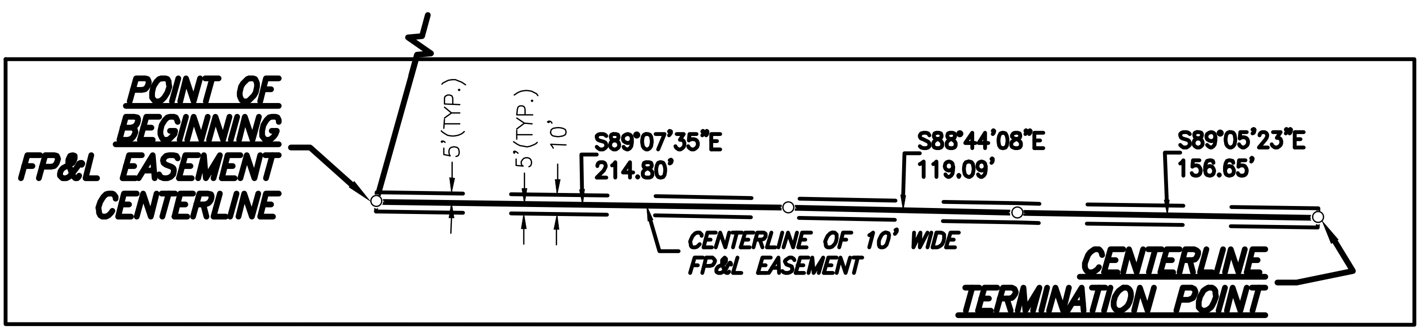
SKETCH TO ACCOMPANY DESCRIPTION

NOT A BOUNDARY SURVEY





DETAIL "A"

SCALE 1"=100'

ALLEN
Engineering, Inc.
SURVEYORS - ENGINEERS
106 DIXIE LANE
COCOA BEACH, FLORIDA 32931
TELEPHONE: (321)783-7443 - FAX: (321)783-5902
WEBSITE: www.alleneng.net

ABBREVIATIONS:

FP&L	FLORIDA POWER AND LIGHT
FL.	FLORIDA
ID	IDENTIFICATION
LB	LAND SURVEYING BUSINESS
TYP.	TYPICAL

EXHIBIT "A"
SHEET 3 OF 3

SEE SHEET 1 FOR DESCRIPTION,
SURVEYOR'S CERTIFICATION & NOTES

3.	
2.	
1.	
DATE: 06/26/2026	DRAWN BY: ADB/KSS/RMB
JOB NO. 260003	SCALE: VARIES

PREPARED AND CERTIFIED FOR:

CITY OF COCOA BEACH

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City of Cocoa Beach City Commission
Agenda Item Summary

DEPARTMENT MAKING REQUEST/NAME:	Development Services / David Dickey, Director of Development Services
MEETING DATE	August 20, 2026

REQUESTED MOTION/ACTION
Approve the Amendment to Cocoa Beach Main Street, Inc. Agreement
Staff Representative: David Dickey, Development Services Director
Recommendation: Approve

IS THIS ITEM BUDGETED (IF APPLICABLE)?
n/a

BACKGROUND:
The proposed amendment to the City of Cocoa Beach, Cocoa Beach Main Street, Inc. Event Series Operation Agreement (Agreement), is requested by Main Street Executive Director Kenne Wells, in order to revise the Event Series to provide more flexibility with scheduling annual events.

The current Agreement, which continues through September 30, 2027, authorizes Main Street to hold 12 city-sponsored events per calendar year, including 11 Friday Fest events, held the third Friday of every month and a Winter Fest which is held every December. The proposed amendment would amend Main Street's Event Series as follows:

- Remove the June, July and August Friday Fests from the event calendar.
- Add an Art Wave Fest on April 17–18 to the annual event calendar.
- Add a Pet Fest on March 20 to the annual event calendar.

Ms. Wells has met with the city's Leisure Services Director to verify the proposed new dates will not create scheduling conflicts with other city-sponsored events.

Per *Article 24 — Amendments and Modifications* of the Agreement, any change to the contract must be mutually agreed to by both parties and be in writing. For this purpose, an addendum has been prepared for commission consideration.

Cocoa Beach Main Street
2026/2027 Events - City Sponsored

2026

October
15th - Friday Fest

November
19th - Friday Fest

December
4th - WinterFest

2027

January
15th - Friday Fest

February
19th - Friday Fest

March
19th - Friday Fest
20th - Pet Fest

April
16th - Friday Fest
17-18th - Art Wave Fest

May
28th - Friday Fest

***No Friday Fest during summer**
June 18th
July 16th
August 20th

***Resume Friday Fest**

September
17th - Friday Fest

AMENDMENT TO CITY OF COCOA BEACH - COCOA BEACH MAIN STREET INC. EVENT SERIES OPERATIONS AGREEMENT

THIS AMENDMENT is made upon the signing of the parties by and between the City of Cocoa Beach, Florida, hereinafter referred to as the City, and the Cocoa Beach Main Street, Inc., P.O. Box 32607 Cocoa Beach, FL., 32932 authorized to do business in the State of Florida, and hereinafter referred to as “CB Main Street” or “CBMS”. In consideration of the mutual promises contained herein, the City and CBMS agree that CBMS will operate events known as CBMS Event Series, as amended, as more specifically set forth in Exhibit A, Scope of Work, attached hereto and by reference, made part hereof.

RECITALS

WHEREAS, the Parties previously entered into a Event Series Operations Agreement (Agreement), dated September 19, 2025, to encourage and facilitate family-friendly events in the downtown area; and

WHEREAS, the Permittee has now requested to amend Exhibit A of the Agreement (Scope of Work) to revise the CBMS Event Series; and

WHEREAS, the Parties mutually desire to amend the Agreement to revise the Event Series specified in Exhibit A; and

WHEREAS, the Parties acknowledge that this amendment is necessary to revise the Event Series to foster a spirit of cooperation among the Parties.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Amendment to Exhibit A to the Agreement.
Exhibit A: Scope of Work to the Agreement is hereby amended to revise the Event Series as follows:

1. Remove the June, July and August Friday Fests from the annual event calendar.
2. Add an Art Wave Fest on April 17 – 18 to the annual event calendar.
3. Add a Pet Fest on March 20 to the annual event calendar.

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment on the dates set forth below.

City of Cocoa Beach	Cocoa Beach Main Street, Inc.
By: ___________________________ City Manager	By: ____________________________ President/Authorized Representative
Date: __________________________	Date: __________________________

City of Cocoa Beach City Commission
Agenda Item Summary

DEPARTMENT MAKING REQUEST/NAME:	Development Services / Brian Palmer, Deputy Director of Development Services
MEETING DATE	August 20, 2026

REQUESTED MOTION/ACTION

Adopt Resolution 2026-13 — A Resolution of the City Commission of the City of Cocoa Beach, Florida, approving the location of SurfSide Playhouse, located at 301 Ramp Road, for on-premises consumption of alcoholic beverages pursuant to Section 562.45(2)(a), Florida Statutes; finding that approval of the location for the 11PA-C Alocholic Beverage License promotes the public health, safety, and general welfare of the community; providing for condition; providing for an effective date.
Staff Representative: Brian Palmer, Deputy Director Development Services
Recommendation: Adopt

IS THIS ITEM BUDGETED (IF APPLICABLE)?

None

BACKGROUND:

Surfside Playhouse seeks approval of the Property as a location eligible for a 11PA-C alcoholic beverage license authorizing the sale of alcoholic beverages for consumption on the premises, subject to issuance of the license by the Florida Division of Alcoholic Beverages and Tobacco and compliance with all other applicable requirements.

RESOLUTION NO. 2026-13

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCOA BEACH, FLORIDA, APPROVING THE LOCATION OF SURFSIDE PLAYHOUSE, LOCATED AT 301 RAMP ROAD, FOR ON-PREMISES CONSUMPTION OF ALCOHOLIC BEVERAGES PURSUANT TO SECTION 562.45(2)(a), FLORIDA STATUTES; FINDING THAT APPROVAL OF THE LOCATION FOR A 11PA-C ALCOHOLIC BEVERAGE LICENSE PROMOTES THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE OF THE COMMUNITY; PROVIDING FOR CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Surfside Playhouse operates a community theater at 301 Ramp Road, Cocoa Beach, Florida (the "Property"); and

WHEREAS, Surfside Playhouse seeks approval of the Property as a location eligible for a 11PA-C alcoholic beverage license authorizing the sale of alcoholic beverages for consumption on the premises, subject to issuance of the license by the Florida Division of Alcoholic Beverages and Tobacco and compliance with all other applicable requirements; and

WHEREAS, the Property is approximately 218 feet from real property comprising a school and is therefore within the 500-foot separation distance established by section 562.45(2)(a), Florida Statutes; and

WHEREAS, section 562.45(2)(a), Florida Statutes, authorizes a municipality to approve such a location when the municipality determines, through the proceedings required by law, that approval of the location promotes the public health, safety, and general welfare of the community; and

WHEREAS, Surfside Playhouse provides theatrical performances, educational and youth programming, cultural enrichment, and opportunities for community participation, and serves as a longstanding cultural and civic institution within the City of Cocoa Beach; and

WHEREAS, allowing the responsible sale and service of alcoholic beverages as an accessory to performances and events at the Property will support the continued operation and vitality of Surfside Playhouse, enhance the experience of adult patrons, and contribute to the City's cultural, recreational, and economic welfare; and

WHEREAS, the City Commission has considered the location, the nature of the proposed use, the proximity of the Property to school property, the operational characteristics of Surfside Playhouse, and the safeguards imposed by state and local law; and

WHEREAS, the City Commission finds that approval of the Property as a location for on-premises consumption of alcoholic beverages under a 11PA-C license, subject to the conditions stated herein, promotes the public health, safety, and general welfare of the community.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COCOA BEACH, FLORIDA:

SECTION 1. RECITALS. The foregoing recitals are true and correct and are incorporated into this Resolution as legislative findings of the City Commission.

SECTION 2. APPROVAL AND PUBLIC-WELFARE FINDING. Pursuant to section 562.45(2)(a), Florida Statutes, the City Commission approves the Property located at 301 Ramp Road, Cocoa Beach, Florida, as a location for on-premises consumption of alcoholic beverages under a 11PA-C alcoholic beverage license and finds that approval of the location promotes the public health, safety, and general welfare of the community.

SECTION 3. SCOPE AND CONDITIONS. This approval is site-specific and is conditioned upon: (a) issuance and maintenance of all required state alcoholic beverage licenses; (b) compliance with all applicable federal, state, and local laws, including zoning, building, fire, life-safety, occupancy, and alcoholic beverage regulations; (c) compliance with all lawful conditions of approval applicable to the Property; and (d) operation of the Property in a manner that does not create a nuisance or adversely affect the public health, safety, or welfare. This Resolution does not itself issue an alcoholic beverage license, approve any use not otherwise permitted by the City's land development regulations, or waive any other applicable requirement.

SECTION 4. DOCUMENTATION. The City Clerk is authorized to provide a certified copy of this Resolution to Surfside Playhouse and to the Florida Division of Alcoholic Beverages and Tobacco as evidence of the City Commission's approval and finding under section 562.45(2)(a), Florida Statutes.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

Upon motion by Commissioner ____________________, seconded by Commissioner ____________________, this Resolution was duly adopted at a regular meeting of the City Commission of the City of Cocoa Beach, Florida, held on ____________________, 2026.

ADOPTED this ____ day of ____________________, 2026.

ATTEST:	**CITY OF COCOA BEACH, FLORIDA**
______________________________	______________________________
KARIN GROOMS, City Clerk	KEITH CAPIZZI, Mayor

Approved as to form and legal sufficiency:

____
CITY ATTORNEY

City of Cocoa Beach City Commission
Agenda Item Summary

DEPARTMENT MAKING REQUEST/NAME:	Leisure Services / Andi Segarra, Director of Leisure Service
MEETING DATE	August 20, 2026

REQUESTED MOTION/ACTION
Adopt Resolution No. 2026-14, A resolution of the City Commission of the City of Cocoa Beach, Florida, amending the Leisure Services Fee Schedule to establish a recurring rental discount; providing for findings; providing for implementation; providing for conflicts; and providing for an effective date.
Staff Representative: Andi Segarra, Leisure Services Director
Recommendation: Adopt

IS THIS ITEM BUDGETED (IF APPLICABLE)?
A 20% reduction will apply to the base facility rental fee for qualifying rentals. The discount is intended to encourage recurring facility use and continued rental revenue.

BACKGROUND:
The proposed policy is intended to encourage continued facility use while establishing clear and consistent eligibility requirements for recurring renters.

RESOLUTION NO. 2026-14

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCOA BEACH, FLORIDA, AMENDING THE LEISURE SERVICES FEE SCHEDULE TO ESTABLISH A RECURRING RENTAL DISCOUNT; PROVIDING FOR FINDINGS; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Cocoa Beach has adopted fees for City leisure services and facilities by resolution; and

WHEREAS, the City Commission desires to encourage recurring use of Leisure Services facilities by organizations and individuals that schedule qualifying rentals on a regular basis; and

WHEREAS, recurring rentals are advantageous to the City because they promote predictable facility utilization, support efficient scheduling and administration, reduce periods of facility vacancy, and provide a more stable and reliable source of rental revenue; and

WHEREAS, recurring users may also reduce the City's administrative burden associated with marketing, booking, and processing individual or one-time rentals; and

WHEREAS, the City Commission finds that a limited discount on the base facility rental fee for qualifying recurring rentals is reasonable, serves a public purpose, and is in the best interests of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Cocoa Beach, Florida, as follows:

SECTION 1. INCORPORATION OF RECITALS. The above recitals are true and correct and are hereby incorporated into this Resolution as though fully set forth herein.

SECTION 2. RECURRING RENTAL DISCOUNT. The Leisure Services fee schedule is amended to add the following recurring rental discount:

Recurring Rental Discount.

Organizations or individuals completing a minimum of twelve (12) qualifying rentals at the same Leisure Services facility within a consecutive twelve (12)-month period are eligible for a twenty percent (20%) discount on the base facility rental fee.

The discount applies to the base facility rental fee only and does not apply to staffing, security, equipment, deposits, additional services, or other applicable fees.

SECTION 3. ADMINISTRATION AND IMPLEMENTATION. The City Manager, or designee, is authorized to administer and implement the recurring rental discount consistent with this Resolution and the Leisure Services fee schedule, including determining whether rentals qualify for the discount.

SECTION 4. CONFLICTS. To the extent of any conflict between this Resolution and any prior resolution establishing Leisure Services fees, this Resolution shall control with respect to the recurring rental discount.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

Upon Motion by Commissioner _________________________, seconded by Commissioner _________________________, this Resolution was duly adopted at a Regular Meeting of the City Commission of the City of Cocoa Beach, Florida, held on the ______ day of ___________________, 2026.

Ayes: ________ Nays: ________ Absent or Abstaining: ________

ATTEST:

____________________________________	____________________________________
Karin Grooms, MPA, CMC	Keith Capizzi
City Clerk	Mayor-Commissioner

GOLF COURSE FEES

DEFINITION OF TERMS

1. The term "**Cocoa Beach Loyalty**" (Resident) means: (See Sec. 6.5.20 City Code)

   a. A freeholder of property in the City of Cocoa Beach as evidenced by the Brevard County Property Appraiser's Office

   b. A resident of Cocoa Beach evidenced by a Florida driver's license, or a voter registration

   c. A business owner holding a current City of Cocoa Beach business tax receipt;

2. The term "**Brevard Resident**" means:

   a. A freeholder of property in **Florida** evidenced by a Florida driver's license, or a voter registration

3. The term " **Non-Brevard**" means any person not included above.

4. The term **"Family"** means spouse only for golf.

Winter Weekday (Nov 1 – April 30)	C.B. Loyalty (Sun-Sat)	Brevard (M-TH)	Non-Brevard (M-TH)
Riding 18 before 2pm	$47.00	$63.00	$75.00
Walking 18 before 2pm	$29.00	$43.00	$54.00
Riding 9 before 2pm	$26.00	$38.00	$44.00

Walking 9 before 2pm	$20.00	$25.00	$32.00
Unlimited Riding after 2 pm	$27.00	$32.00	$34.00
Unlimited Walking after 2pm	$19.00	$24.00	$26.00
Private Cart – 9 HOLE FEE	$22.00	N/A	N/A
Private Cart – 18 HOLE FEE	$42.00	N/A	N/A
Winter Weekend (Nov 1 – April 30)	**C.B. Loyalty (Sun-Sat)**	**Brevard (F-Su & Hol)**	**Non-Brevard (F-Su & Hol)**
Riding 18 before 2pm	$47.00	$69.00	$79.00
Walking 18 before 2pm	$29.00	$47.00	$56.00
Riding 9 before 2pm	$26.00	$42.00	$54.00
Walking 9 before 2pm	$20.00	$28.00	$34.00
Unlimited Riding after 2 pm	$27.00	$35.00	$37.00
Unlimited Walking after 2pm	$19.00	$26.00	$28.00
Private Cart – 9 HOLE FEE	$22.00	N/A	N/A
Private Cart – 18 HOLE FEE	$42.00	N/A	N/A

Summer Weekday (May 1 – October 31) ~~Summer~~	**C.B. Loyalty (Sun-Sat)**	**Brevard (M-TH)**	**Non-Brevard (M-TH)**
Riding 18 before 3pm	$37.00	$50.00	$58.00
Walking 18 before 3pm	$23.00	$30.00	$36.00
Riding 9 before 3pm	$23.00	$30.00	$35.00

Walking 9 before 3pm	$19.00	$22.00	$22.00
Unlimited Riding after 3pm	$25.00	$30.00	$32.00
Unlimited Walking after 3pm	$18.00	$24.00	$24.00
Private Cart – 9 HOLE FEE	$19.00	N/A	N/A
Private Cart – 18 HOLE FEE	$32.00	N/A	N/A

Summer Weekend **(May 1 – October 31)** ~~**Summer Weekend Pricing**~~	**C.B. Loyalty** **(Sun-Sat)**	**Brevard** **(F-Su & Hol)**	**Non-Brevard** **(F-Su & Hol)**
Riding 18 before 3pm	$37.00	$55.00	$61.00
Walking 18 before 3pm	$23.00	$33.00	$38.00
Riding 9 before 3pm	$23.00	$33.00	$37.00
Walking 9 before 3pm	$19.00	$24.00	$26.00
Unlimited Riding after 3pm	$25.00	$33.00	$35.00
Unlimited Walking after 3pm	$18.00	$26.00	$26.00
Private Cart – 9 HOLE FEE	$19.00	N/A	N/A
Private Cart – 18 HOLE FEE	$32.00	N/A	N/A
Driving Range	**Small**	**Medium**	**Large**
Bucket size	$5.00	$7.00	$9.00

Country Club Rentals			
C.B. Resident Auditorium per day	$900.00		
Non-Resident Auditorium per day	$1000.00		
Damage deposit Auditorium	$300.00		
C.B. Resident Conference Room per hour (two hr. minimum)	$75.00		
Non Resident Conference Room per hour (two hr. minimum)	$100.00		
Damage deposit Conference Room	$75.00		
C.B. Resident Dining Room Rental per day	$650.00		
Non-Resident Dining Room Rental Per day	$750.00		
Damage Deposit Dining Room	$300.00		
CB Resident Dining Room Rental per hour (two hours minimum)	$175.00		
Non-Resident Dining Room Rental per hour (two hours minimum)	$200.00		
CB Resident River & Dolphin Room per day	$500.00		
Non-Resident River & Dolphin Room Rental per day	$550.00		
Damage Deposit River & Dolphin Room	$225.00		
CB Resident Lakes Room (stage) Rental per day	$550.00		
Non-Resident Lakes Room (stage) Rental per day	$600.00		
Damage deposit Lakes Room	$225.00		
CB Resident Dolphin Room Rental per day	$250.00		

Resolution 2026-14

Non-Resident Dolphin Room Rental per day	$275.00		
Damage deposit Dolphin Room	$75.00		
CB Resident River Room Rental per day	$250.00		
Non-Resident River Room Rental per day	$275.00		
Damage deposit River Room	$75.00		
Dance Floor	$175.00		
Table Linens	1 for $15.00 or 10+ $12.00 each		

Cost	Per	**GYM Fees**
$50.00	Hour	CB Resident Gym Rental per hour
$60.00	Hour	Non-Resident Gym Rental per hour
$20.00	Hour	CB Resident West Room Rental per hour
$30.00	Hour	Non-Resident West Room Rental per hour
$15.00	Hour	Recreation Aide per hour (mandatory)
$150.00		Cleaning & damage deposit
$2.00	day	CB Resident under 18 per day
$3.00	day	Non-Resident under 18 per day
$3.00	day	CB Resident Adult per day
$4.00	day	Non-Resident Adult per day
$25.00	month	CB Resident Under 18 per month
$35.00	month	Non-Resident Under 18 per month
$40.00	month	CB Resident Adult per month
$50.00	month	Non-Resident Adult per month
$80.00	year	CB Resident Under 18 Annual Membership
$95.00	year	Non-Resident Under 18 Annual Membership
$100.00	year	CB Resident Adult Annual Membership
$115.00	year	Non-Resident Adult Annual Membership
$ 200.00	year	CB Resident Annual Family Membership (2 adults 2 children)
$250.00	year	Non-Resident Annual Family Membership (2 adults 2 children)
TBD		Teams/Organizations - determined by CB Rec. Supervisor & City Mgr.
		Pool and Pavilion Fees
$4.00	day	CB Resident Adult Swim fee
$8.50	day	Non-Resident Adult Swim fee

$3.00	day	CB Resident Child Swim Fee
$5.50	day	Non-Resident Child Swim Fee
$40.00	30 Day ppd.	CB Resident Single Swimmer
$67.50	30 Day ppd.	Non-Resident Single Swimmer
$15.00	30 Day ppd.	CB Resident Additional Family Member
$27.50	30 Day ppd.	Non-Resident Additional Family Member
$75.00	90 Day ppd.	CB Resident Single Swimmer
$150.00	90 Day ppd.	Non-Resident Single Swimmer
$30.00	90 Day ppd.	CB Resident Additional Family Member
$65.00	90 Day ppd.	Non-Resident Additional Family Member
$225.00	Year ppd.	CB Resident Single Swimmer
$510.00	Year ppd.	Non-Resident Single Swimmer
$105.00	Year ppd.	CB Resident Additional Family Member
$237.50	Year ppd.	Non-Resident Additional Family Member
		• family consists of two legal guardians plus minor-aged children
		Sales Tax: All Pool and Pavilion fees include applicable sales tax. **Military Fees:** The fees for active duty military personnel and their immediate dependents shall be the same as the fees for Cocoa Beach residents. The definition of immediate dependents is spouse and children only. Military identification cards are required for admission. **Pool Manager Authority:** The Pool Manager is the final authority for resolution of any disputes regarding the interpretation of this Resolution.

		Parties
$200.00	Deposit	Deposit entire facility
$40.00	Deposit	Deposit – baby pool area
$140.00	Per 2 hours	Non-Resident baby pool area parties - admission fees included with rental fees
$90.00	2 hours	CB Resident baby pool area ~~concession~~ area parties - admission fees not included with rental fees
$100.00	per hour ($4 hour minimum)	Entire facility
		Day Camp
$4.00	2 hours	Per child per visit
		Swim Club, Practice
		The Cocoa Beach Pool Manager, or designee, will be able to establish Swim Club fees with the notification and approval of the City Manager, or designee
$3.75	hour	CB Resident Per lane per hour
$4.00	hour	Non-Resident Per lane per hour
	2 hours	Dive Practice Divers pay 30-day resident membership fee
$30.00	hour	Diving Well Rental - plus tax
		Visiting College/Club Teams - 2 Hour practices
$72.50	2 hours	Long course per lane per practice
$41.25	2 hours	Short Course per lane per practice
$26.00	2 hours	Second practice of the day
		Pavilion
$200.00	Deposit	Damage and clean up deposit for kitchen and pavilion
$250.00		CB Resident Pavilion Rental
$410.00		Non-Resident Pavilion Rental
$375.00		CB Business Pavilion Rental

$590.00		Non-CB Business Pavilion Rental
$5.50	per person	Pavilion w/Pool ($5.50) per person in addition to Pavilion rental
		Ballfields
$40.00	hour	CB Resident Softball Field (2 hr. min)
$50.00	hour	Non-Resident Softball Field (2 hr. min)
$40.00	hour	CB Resident Little League Field (2 hr. min)
$50.00	hour	Non-Resident Little League Field (2 hr. min)
$50.00	hour	CB Resident Baseball Field (2 hr. min)
$60.00	hour	Non-Resident Baseball Field (2 hr. min)
$30.00	hour	CB Resident Soccer Field (2 hr. min)
$40.00	hour	Non-Resident Soccer Field (2 hr. min)
		Tournaments - insurance (proof required) naming city as additional insured (lights not included)
$175.00	day	CB Resident Softball Field (1 day min)
$225.00	day	Non-Resident Softball Field (1 day min)
$175.00	day	CB Resident Little League field (1 day min)
$225.00	day	Non-Resident Little League Field (1 day min)
$225.00	day	CB Resident Baseball Field (1 day min)
$275.00	day	Non-Resident Baseball Field (1 day min)
$175.00	day	CB Resident Soccer Field (1 day min)
$225.00	day	Non-Resident Soccer Field (1 day min)
$150.00		Field Deposits
		Lights and Rental for League activities
$40.00	hour	CB Resident Lights Softball Field (2 hr. min)
$50.00	hour	Non-Resident Lights Softball Field (2 hr. min)
$40.00	hour	CB Resident Lights Little League Field (2 hr. min)

$50.00	Hour	Non-Resident Lights Little League Field (2 hr. min)
$50.00	Hour	CB Resident Lights Baseball Field (2 hr. min)
$60.00	Hour	Non-Resident Lights Baseball Field (2 hr. min)
		Space Coast Little League - established by contract. Soccer League - established by contract.

Recurring Rental Discount

Organizations or individuals completing a minimum of twelve (12) qualifying rentals at the same Leisure Services facility within a consecutive twelve (12)-month period are eligible for a 20% discount on the base facility rental fee.

The discount applies to the base facility rental fee only and does not apply to staffing, security, equipment, deposits, additional services, or other applicable fees.

City of Cocoa Beach City Commission
Agenda Item Summary

DEPARTMENT MAKING REQUEST/NAME: Human Resources / Cindy DePina, Human Resources Director

MEETING DATE August 20, 2026

REQUESTED MOTION/ACTION
Ratify the following Memorandum of Understanding for the wage re-opener, for the period of October 1, 2026, to September 30, 2027, between the City of Cocoa Beach and The International Association of Fire Fighters (IAFF)
Local 3570.
Staff Representative: Cindy Depina, Human Resources Director
Recommendation: Approve

IS THIS ITEM BUDGETED (IF APPLICABLE)?
Budgeted item

BACKGROUND:
Wage re-opener for FY27

City of Cocoa Beach
And
The International Association of Fire Fighters Local#3570
.

Wage Re-Opener FY27 - Memorandum of Agreement

Article 16 – Wages

- 4% increases in hourly rate to all IAFF employees not above the new Maximum.
    - Min/Max increases by 2% on the wage table.
- Those moving up to the new maximum may receive a partial raise and will not not exceed the new Maximum.
- Those already exceeding the Maximum will not receive an increase.
- Increase Paramedic Incentive from $9,250 to $10,000 Annually for all members who are Florida State Certified Paramedics. (accounting for additional throughout the FY).
- Increase the Minimum hourly rate for fire fighters by $1.00 per hour.
  ($17.24 – starting pay for firefighter). Any firefighter below this new minimum will be increaed to the new minimum.
- All increases will have an effective date of October 1, 2026.

*Above MOA must be ratified by the IAFF Union & the City of Cocoa Beach Commission

Signatures:

______________________________	______________________________ 08/14/2026
Wes Mullins, City Manager Date	Troy West, IAFF President Date

Ratified by City of Cocoa Beach Commission on: ________________________ 2026

____
Karin Grooms, City Clerk Date

City of Cocoa Beach City Commission
Agenda Item Summary

DEPARTMENT MAKING REQUEST/NAME:	Public Works / Taylor Mottolo, Project Manager
MEETING DATE	August 20, 2026

REQUESTED MOTION/ACTION

Approve the Review Committee's recommendation and authorize staff to negotiate a contract with Pro Pump & Controls under RFP CB26-013 Golf Course Irrigation Pump Replacement to include base bid and all optional services for a total cost of $326,010.88.
This item is pending the adoption of Fiscal Year 2027 budget.
Staff Representative: Taylor Mottolo, Project Manager, Nick Czerkies, Golf Course Superintendent
Recommendation: Approve

IS THIS ITEM BUDGETED (IF APPLICABLE)?

This is a budgeted item.

BACKGROUND:

The City requested proposals from qualified contractors for the removal and replacement of the existing golf course irrigation pump and monitoring system. The existing pump system is approximately 18 years old and has reached the end of its service life. Known issues include a faulty variable frequency drive (VFD), consistent processing card failures, and a non-standard cooling system. Parts necessary for repair have become obsolete, and the existing system cannot perform to industry standards.

The Review Committee evaluated proposals submitted by three responsive and responsible proposers in accordance with the evaluation criteria established in the RFP. Based on the evaluation results, the Review Committee unanimously recommends authorizing staff to negotiate and execute a contract with Pro Pump & Controls to include base bid and optional Electronic Butterfly Valves and Growsmart IM3000 Series Magnetic Flowmeter for a total cost of $326,010.88.

CB26-013 Golf Course Irrigation Pump Replacement		
Firm Name	**Proposed Cost**	
Foley 5	**$**	**339,471.02**
High Pressure Solutions	**$**	**248,799.00**
Lightining Detection System - 400 amp	$	22,027.68
Control Panel Warranty	$	3,367.00
Electrical Panel Warranty	$	5,410.00
Optional Total	*$*	*279,603.68*
Pro Pump & Controls	**$**	**316,200.80**
Electronic Butterfly Valves	$	6,395.45
Growsmart IM3000 Series Magnetic Flowmeter	$	3,414.63
Optional Total	*$*	*326,010.88*

		Foley5					HPS				
Description	Maximum Points	Ander	Brad	Brent	Ed	Nick	Ander	Brad	Brent	Ed	Nick
Firm Profile	10	10	5	7	8	5	10	5	8	7	2
Technical Approach	40	37	35	35	38	35	40	35	36	32	20
Project Team	10	10	8	7	10	10	10	8	8	7	5
Firm History	15	13	10	12	14	10	12	10	14	9	5
Proposed Rates	20	18	10	16	17	5	20	20	19	17	20
Exhibits	5	5	5	4	5	5	5	5	4	5	5
Totals:	100	93	73	81	92	70	97	83	89	77	57
Average:		81.8					80.6				

Pro Pump & Controls				
Ander	Brad	Brent	Ed	Nick
10	7	9	10	10
39	30	38	38	40
10	5	9	10	10
15	13	15	15	10
19	15	18	18	10
5	5	5	5	5
98	75	94	96	85
89.6				

City of Cocoa Beach City Commission
Agenda Item Summary

DEPARTMENT MAKING REQUEST/NAME:	Public Works / Brooks Webb, Director of Public Works Justin Grimes, Fire Chief Taylor Mottolo, Project Manager
MEETING DATE	August 20, 2026

REQUESTED MOTION/ACTION

Approve Task Order #1 from Tsark Architecture, LLC in the amount of $257,320 to provide Architecture, Civil, Structural, Mechanical, and Electrical Engineering Services for the concept, design, permitting, and construction administration for the new Fire Station 50 to be located at Mobley Park. The design phase is fully budgeted for Fiscal Year 2027.
Staff Representative: Brooks Webb, Public Works Director & Justin Grimes, Fire Chief
Recommendation: Approve

IS THIS ITEM BUDGETED (IF APPLICABLE)?

The item is fully budgeted in Fiscal Year 2027.

BACKGROUND:

Cocoa Beach Fire Station #50 is 63 years old and encompasses only 2,600 square feet, making it significantly undersized for the demands of modern fire service operations. The facility's aging infrastructure requires ongoing major maintenance activities. In addition, relocating the station will improve emergency response capabilities—particularly for water rescue incidents—while providing a larger, more resilient facility designed to meet current and future operational needs.

Recognizing these critical needs, the 2026 Florida Legislature appropriated and awarded the City of Cocoa Beach a $4,000,000 Local Funding Initiative (LFI) grant to support the construction and relocation of Fire Station #50.

Tsark Architecture is on the City's continuing services agreement list. Approval of this task order authorizes the commencement of the engineering and architectural design phase for the new Fire Station #50. The scope of work includes architectural, civil, structural, mechanical, and electrical engineering services necessary to complete conceptual design, final design, permitting, bidding support, and construction administration.

The proposed station will be a new two-bay facility located at Mobley Park. The preliminary concept consists of a single-story apparatus bay with elevated living quarters to reduce flood risk and enhance long-term resiliency. As part of the design process, the engineering team will evaluate site-specific conditions, including available floodplain data, to determine the appropriate building configuration and finished floor elevations.

The new facility will be designed and constructed as an Essential Facility in accordance with Risk Category IV building standards, providing enhanced structural resilience and maintaining emergency operations during and following an anticipated 100-year storm event. Upon completion, the new station will provide a modern, code-compliant facility that improves firefighter safety, operational efficiency, and emergency response capabilities for the residents and visitors of Cocoa Beach.

CITY OF COCOA BEACH
CONTRACT FOR CONTINUING PROFESSIONAL SERVICES
RFQ CB25 003
EXHIBIT C
TASK ORDER FOR PROFESSIONAL SERVICES

TASK ORDER #: 1 **CONTRACTOR**: **Tsark Architecture, LLC**

Description of Services & Rates:

I. **PROJECT**: City of Cocoa Beach Fire Station 50 #: ____________________

II **SCOPE OF WORK**:

The project will consist of Architecture and Civil, Structural, Mechanical, and Electrical Engineering Services for concept, design, permitting, and construction administration for a new, approximately 6,500 sq. ft. two-bay fire station. Our proposal is based on a single-story design. Final configuration will be determined based on specific site conditions. The building will be constructed as an essential facility, risk category IV standards for an anticipated 100-year storm event.

PROJECT SPECIFIC TERMS:

- This proposal remains valid for 60 days from the date on this proposal letter.
- Our fee covers a 5% swing in the square foot area stated above. Once the list of building spaces and functions has been established, the Schematic Design Phase will begin. Changes to the program beyond the completion of Schematic Design phase will likely require a new proposal for Additional Services. During the Schematic Design Phase, one design solution with two revisions is included in our fee.
- Fees include standard reimbursable expenses. Standard reimbursable expenses include routine travel, photography, and printing for coordination and submittals as noted. Nonstandard expenses including unanticipated travel or reproduction expenses to be reimbursable at 1.1 times actual cost.
- These services do not include revisions for value engineering, or any revisions after the General Contractor has begun bidding or pricing for the purpose of reducing construction costs. These services do not include revisions for deviations from the approved Permit Documents made without the Architect or Engineer of Record’s consent.
- Architectural and Engineering Services billing will occur upon completion of each deliverable based on a percentage of the individual phases listed above, except Construction Administration which may be billed monthly or periodically throughout construction.
- Civil Engineering is a pass-through expense and will be billed upon receipt of the Civil Engineers invoice to our firm.

The Scope of Work does not include the following:

- Fire Protection Engineering.
- Landscape Architecture.
- Environmental assessment or design for environmental mitigation.
- Geotechnical investigation and soils report.
- Design of communications, cabling, security systems, or other low voltage systems.
- LEED, or other green certification design and administration.
- Construction as-built drawings upon completion of construction.
- Threshold building inspections.
- Permit submission to the authority having jurisdiction.
- Interior Design services such as interior renderings, color boards, and fabric selections.
- Photo-realistic renderings.
- Book Specifications (Specifications on drawings are included).

PROGRAM DATA PROVIDED BY THE CITY OF COCOA BEACH:

Title and Encumbrances report for the subject property.

III. **TARGETED CONSTRUCTION BUDGET**: $4,000,000

IV. **WORK PHASE DESCRIPTION**:

FIELD VERIFICATION

- Review and verify information provided by owner and review laws, codes, and regulations applicable to the project.
- Identify and interview the programming phase participants, including the Owner's Representative, and users of the project, as well as any other stakeholders. Identify and prioritize the goals, requirements, and constraints impacting the project.
- Evaluate the existing site and any existing buildings.
- Provide a Life Safety and Fire Protection Analysis.
- Provide a space utilization program establishing sizes and relationships of the project components.
- Document particular space requirements such as special HVAC, plumbing, electrical, equipment, and security needs.

SCHEMATIC

- Conduct a field survey and document "as-built" conditions necessary to proceed with design.
- Prepare Schematic Design documents illustrating the scale and relationship of the project components, consisting of preliminary building plans, sections, and elevations, and including digital perspectives.
- Prepare an Architectural Site Plan.
- Submit a 30% Cost Estimate.

DESIGN DEVELOPMENT

- Prepare Design Development documents for approval, consisting of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the project. These documents will also identify major materials and systems and establish in general their quality levels.
- Submit a 60% Cost Estimate.

V. **CONSTRUCTION DOCUMENTS**

- Prepare Construction Documents based on the approval of the Design Development documents and any needed adjustments. These documents will consist of drawings and specifications detailing requirements for construction.
- Submit signed and sealed Construction Documents to the Owner.

VII. **CONSTRUCTION ADMINISTRATION**

- Coordinate with the General Contractor for their submittal of the permit, including the response to local permitting officials' comments and incorporating required design changes to obtain a permit.
- Assist the owner in distributing documents to the prospective General Contractors, including preparation of the Invitation to Bidders.
- Respond to requests for information from General Contractors during Bidding.
- Conduct observations at appropriate intervals to review conformance of the work with the Contract Documents.
- Review and certify the amounts due the contractor and issue certificates in such amounts.
- Review and take appropriate action on contractor submittals and RFI's.
- Determine the date of and issue a Certificate of Substantial Completion.

TASK ORDER COMPENSATION/SCHEDULE

COST BREAKDOWN

The statement of fees under this Service Agreement shall be based on the Standard Hourly Rate Schedule, Attachment "A", for the following work phases:

PRE DESIGN

POSITION	HOURLY RATE	HOURS	TOTAL
Principal	$230	4	$ 920.00
Senior Architect	$185	0	$ 0.00
Architect	$160	0	$ 0.00
Senior Project Manager	$155	32	$ 4,960.00
Project Manager	$140	0	$ 0.00
Designer	$125	16	$ 2,000.00
Admin/Word Processing	$120	5	$ 600.00

Architectural Field Verification Subtotal $ 8,480.00

SCHEMATIC PHASE

POSITION	HOURLY RATE	HOURS	TOTAL
Principal	$230	8	$ 1,840.00
Senior Architect	$185	0	$ 0.00
Architect	$160	0	$ 0.00
Senior Project Manager	$155	128	$ 19,840.00
Project Manager	$140	0	$ 0.00
Designer	$125	92	$ 11,520.00
Admin/Word Processing	$120	6	$ 720.00

Architectural SD Subtotal $ 33,920.00

DESIGN DEVELOPMENT PHASE

POSITION	HOURLY RATE	HOURS	TOTAL
Principal	$230	8	$ 1,840.00
Senior Architect	$185	0	$ 0.00
Architect	$160	0	$ 0.00
Senior Project Manager	$155	160	$ 24,800.00
Project Manager	$140	0	$ 0.00
Designer	$125	126	$ 15,700.00
Admin/Word Processing	$120	6	$ 720.00

Architectural DD Subtotal $ 43,060.00

CONSTRUCTION DOCUMENTS PHASE

POSITION	HOURLY RATE	HOURS	TOTAL
Principal	$230	8	$ 1,840.00
Senior Architect	$185	0	$ 0.00
Architect	$160	0	$ 0.00
Senior Project Manager	$155	200	$ 31,000.00
Project Manager	$140	0	$ 0.00
Designer	$125	147	$ 18,340.00
Admin/Word Processing	$120	3	$ 360.00

Architectural CD Subtotal $ 51,540.00

CONSTRUCTION ADMINISTRATION

POSITION	HOURLY RATE	HOURS	TOTAL
Principal	$230	1	$ 230.00
Senior Architect	$185	0	$ 0.00
Architect	$160	0	$ 0.00
Senior Project Manager	$155	104	$ 16,120.00
Project Manager	$140	0	$ 0.00
Designer	$125	6	$ 750.00
Admin/Word Processing	$120	5	$ 600.00

Architectural CA Subtotal $ 17,700.00

Summary of Fees:

Architectural Subtotal $ 154,700.00

Structural Subtotal $ 17,000.00

MEP / FP Subtotal $ 23,100.00

Civil / Landscape Subtotal $ 51,287.50

***TOTAL FEE PROPOSAL AMOUNT** Lump Sum Not to Exceed **$ 257,320.00**

*This amount includes subconsultant services:

DDC Engineering	Subtotal:	$ 23,100.00
Adams Engineering, Inc.	Subtotal:	$ 17,000.00
Monroe Engineering, Inc.	Subtotal:	$ 51,287.50
Kane Surveying, Inc.	Subtotal:	$ 5,232.50
Sabatino SG, Inc.	Subtotal:	$ 6,000.00

CONSULTANT TEAM MEMBERS

POSITION	NAME
Principal	Gregory 'I Tsark, AIA
Senior Project Manager	Chris Rhoden, Assoc. AIA
Senior Architect / Engineer	Gregory 'I Tsark, AIA, Thomas Adams, P.E., David DaSilva, P.E., Steve Monroe, P.E.,
Designer	Amber Albury
CAD Drafter/Operator/Technician	N/A
Admin/Word Processing	Operations Coordinator

TASK ORDER SCHEDULE

Time is calendar days from written Notice to Proceed from the City with anticipated review time frames as indicated by the City.

Field Verification ______7______Calendar Days from NTP

Design Development ______161____ Calendar Days from NTP

Construction Documents

NOTE: Timeframe provided shall include an additional 7 calendar days for each 30%, 60%, 90%, and 100% submittal for the Owner to provide comments back to EOR.

- 30% Submittal_____42_____ Calendar Days from NTP
- 60% Submittal_____91______ Calendar Days from NTP
- 90% Submittal_____126_____ Calendar Days from NTP
- 100% Submittal____147____ Calendar Days from NTP
- 100% Final Submittal___154_____ Calendar Days from NTP

Construction Administration____425____ Estimated Calendar Days from Construction NTP

LUMP SUM PRICE **$257,320.00**

WORK AUTHORIZED:

City: ______________________________
Contract Administrator

ACCEPTED:

Contractor: Gregory I Tsark
Digitally signed by Gregory I Tsark
DN: CN=Gregory I Tsark, dnQualifier=A01410D000001994E66378D00110539, O=Unaffiliated, C=US
Date: 2026.07.17 13:28:00-10'00'
Contract Administrator

WORK COMPLETED:

____
City's Contract Administrator

Date: ______________________________

Distribution: City; original to Contract Administrator
Contractor; copy