



Meeting Agenda
Thursday, March 20, 2025

6:30 PM

REGULAR MEETING

Cocoa Beach Country Club
5000 Tom Warriner Blvd.
Cocoa Beach, 32931

WELCOME

Meeting re-broadcasts on: Spectrum - Channel 499 and www.cityofcocoabeach.com.
Meeting Video Archives: www.cityofcocoabeach.com

Packets: Packets are on the City's website (www.cityofcocoabeach.com) and at Commission meetings

Rules of Order: Robert's Rules of Order and the Florida Sunshine Law govern the conduct of our meeting

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 rear 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 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. City of Cocoa Beach Bike Symbol Discussion (Roosevelt Elementary)
Presentation By Stephanie Phillips, Bike Ped Coordinator

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. COMMUNITY REDEVELOPMENT AGENCY (CRA)

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

1. Request to accept the 2024 Annual Community Redevelopment Agency (CRA) Report
Staff Representative: Hana Juman, Finance Director, Devan Taly, Deputy Finance Director
Recommendation: Approve
2. Request to accept the Community Redevelopment Agency (CRA) Annual Comprehensive Financial Report (ACFR) for Fiscal Year 2024
Staff Representative: Hana Juman, Finance Director, Devan Taly, Deputy Finance Director
Recommendation: Approve
3. Request to approve Commercial Visual Improvement Program Grant for Dirty Birds Tiki Bar Grill, LLC; located at 142 Minutemen Causeway, Cocoa Beach, Florida 32931; in the amount of \$50,000.
This is a budgeted item.
Staff Representative: Devan Taly, Deputy Finance Director
Recommendation: Approve
4. Request to approve Commercial Visual Improvement Program Grant for Cosmik Tiki located at 101 N Atlantic Ave, Cocoa Beach FL, 32931; in the amount of \$50,000.
This is a budgeted item.
Staff Representative: Devan Taly, Deputy Finance Director
Recommendation: Approve
5. Approve contract agreement with Schindler Elevator Corp. not to exceed the amount of \$200,000, for the purpose of replacing the current Thyssen Krupp components in the parking garage elevator with Schindler components. - Added 3/20/25
This is a budgeted item.
Staff Representative: Wayne Carragino, City Manager, Devan Taly, Deputy Finance Director, Scott Maxim, Project Manager
Recommendation: Approve

Commission will reconvene for the remaining items.

I. CONSENT AGENDA

1. Approve scheduling a budget workshop session for June 17, 2025 at 6:00 PM and August 19, 2025 at 6:00 PM.
Staff Representative: Hana Juman, Finance Director, Devan Taly, Deputy

Finance Director
Recommendation: Approve

J. ITEMS REMOVED FROM THE CONSENT AGENDA

K. UNFINISHED BUSINESS

1. Adopt Resolution 2025-03; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCOA BEACH, FLORIDA; providing legislative findings; AMENDING RESOLUTION NO. 2025-01 that set vacation rental fees and fines and false advertising fines, by providing for a “30-day reduced fee time period” for the payment of vacation registration fees and late fees; providing that all provisions of resolution No. 2025-01 shall remain effective except as temporarily revised by this resolution; and providing for severability and an effective date and ending date.
Staff Representative: City Commission
Recommendation: Approve

2. Adopt Ordinance No. 1695, Second Reading, Public Hearing and Adoption, An Ordinance of the City of Cocoa Beach, Florida, amending chapter 26.5, "Vacation Rentals", of the Code of Ordinances of the City of Cocoa Beach; providing that the regulation of vacation rentals shall be city-wide rather than just in the RS-1 Zoning District; making related changes in the code; and providing for conflicts, codification, severability, and an effective date.
Staff Representative. Wayne Carragino, City Manager
Recommendation: Adopt

L. GENERAL PUBLIC COMMENT

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

M. NEW BUSINESS

1. Request to accept the annual audit and the Annual Comprehensive Financial Report for Fiscal Year 2024
Staff Representative: Hana Juman, Finance Director, Devan Taly, Deputy Finance Director
Recommendation: Approve
2. Request to approve Ordinance No 1696, on first reading, AN ORDINANCE OF THE CITY OF COCOA BEACH, FLORIDA, AMENDING Section 2-62, “Self-storage facility”, of Article VII, “Conditional uses and standards for operations in all zoning districts”, of chapter 2, “Zoning Districts” of the Land development code of the City of Cocoa Beach; providing additional criteria for the approval of a special exception for a self-storage facility; and providing for CONFLICTS, codification, SEVERABILITY, AND AN EFFECTIVE DATE.
Staff representative: Cory Hall, Planner II
Recommendation: Approve
3. Discuss potential changes to the vacation rental ordinance to provide more penalties and consequences for “bad actor” vacation rentals. (Added

3/19/2025)

Staff Representative: Becky Vose, City Attorney

Recommendation: Discuss

N. ADJOURNMENT