



City of Cocoa Beach

P.O. Box 322430, 2 South Orlando Avenue
Cocoa Beach, Florida 32932-2430
www.cityofcocoa-beach.com



CITY OF COCOA BEACH CITY COMMISSION MINUTES May 15, 2025

A. MEETING CALLED TO ORDER

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

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

Commission Members Present:

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

Administrative Members Present:

City Attorney Becky Vose
City Manager Wayne Carragino
City Clerk Karin Grooms
Fire Chief Justin Grimes
Deputy Fire Chief, Steve Lea
Development Services Director Dave Dickey
Deputy Development Services Director Brian Palmer
Planner, Cory Hall
Deputy Finance Director Devan Taly
Finance Director Hana Juman
Human Resources Cindy DePina
Information Technology Director, Kevin Perez
Information Technology Tristian Takacs
Police Chief Wes Mullins
Major Thomas Cooper
Deputy Police Chief, Kris Kuehn
Project Manager Scott Maxim
Stormwater Manager, Morgan Zuhlke
Water Rec/ Public Works Director Brad Kalsow

B. APPROVAL OF THE AGENDA

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



City of Cocoa Beach
P.O. Box 322430, 2 South Orlando Avenue
Cocoa Beach, Florida 32932-2430
www.cityofcocoa.com
CITY COMMISSION
MINUTES
May 15, 2025



MOTION BY HUTCHERSON/TUMULTY
I MOVE TO APPROVE AGENDA WITH ITEM G2 PULLED.
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Item G4 was pulled as well however, was pulled from the agenda prior to the start of the meeting.

C. PUBLIC COMMENTS

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

Ms. Janice Scott spoke on a comment made regarding Stormwater at the previous commission meeting. She noted members of the commission and recapped the previous meeting. She spoke on the increase of fees and concerns.

Mr. Tom Smith, noted a channel markers missing. He noted didn't know who handles the channels and mentioned its not dredged. He noted the markers and the need to have dredging completed.

Mayor Capizzi also noted Sunset Grill and the area regarding dredging.

Vice-Mayor Williams noted the dredge of the 400 channel but did not move channel markers into the middle of it. He explained the channel markers being moved into the deeper water.

City Manager, Wayne Carragino noted it was a different project, he noted the dredge project.

Vice-Mayor Williams noted the water depth and the location and the issues.

Mr. Carragino, noted it would be addressed.

D. STAFF REPORTS AND ANNOUNCEMENTS

Mr. Wayne Carragino, City Manager, discussed the FDOT speed bump and the work that is going to occur during the next couple of weeks. He also spoke on the May 20th meeting regarding the Ocean Beach Blvd property for possession.

Mr. Cory Hall, Planner, gave an update on the change to the vacation rental ordinance. He noted the increase in registrations, and noted catching up on the finalization of the rentals. Noted it was a positive move forward.

E. CITY ATTORNEY REPORTS AND ANNOUNCEMENTS

Ms. Becky Vose noted that she has been in contact with the search firm Colin Baenziger regarding the City Manager search. She stated that the process is underway and that Mr. Baenziger will reach out to each commissioner in the coming week to schedule individual conversations.



City of Cocoa Beach
P.O. Box 322430, 2 South Orlando Avenue
Cocoa Beach, Florida 32932-2430
www.cityofcocoa.com
CITY COMMISSION
MINUTES
May 15, 2025



F. CITY COMMISSION REPORTS AND ANNOUNCEMENTS

Commissioner Hutcherson presented a budget plan with proposed cost-cutting measures with keeping services. He also requested input from the Commission regarding information related to the City Manager position provided to the commission at the previous meeting. The Commission briefly discussed this and agreed it should be added as a formal agenda item.

Commissioner Tumulty addressed the importance of adhering to established policies and procedures. He also acknowledged the upcoming graduation for the Class of 2025 and the annual Beach Walk event.

Vice-Mayor Williams elaborated on Commissioner Hutcherson's points and initiated a discussion on the Colin Baenziger city manager search. He asked about the anticipated pay scale, expectations, and specific qualifications for the City Manager position, and inquired when this information would be formally presented to the Commission. Ms. Vose confirmed that Mr. Baenziger will consult individually with each commissioner and then prepare a proposed salary range for Commission consideration. She also confirmed it will be brought forward as an agenda item.

Vice-Mayor Williams also mentioned the CBNN notifications regarding "Thunder on Cocoa Beach" and the associated road closures for the annual street party and boat races.

Commissioner Jackson emphasized the importance of maintaining balance and expressed agreement with his fellow commissioners.

Mayor Capizzi concluded by noting that each commissioner brings unique value to the Commission and stressed the importance of treating one another with respect.

G. CONSENT AGENDA

MOTION BY WILLIAM/ JACKSON

I MOVE TO APPROVE WITH G2 PULLED.

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

(G4 was requested to be pulled. However, it was pulled prior to the start of the meeting)

1. Approve the May 1, 2025 Commission Meeting Minutes
Staff Representative: City Clerk Department
Recommendation: Approve
2. Approve the property owner of 142 Minutemen Causeway to encroach its development's brick paver walkway into FDOT right-of-way. The pavers in this area are maintained by the City of Cocoa Beach Public Works



City of Cocoa Beach
P.O. Box 322430, 2 South Orlando Avenue
Cocoa Beach, Florida 32932-2430
www.cityofcocoa-beach.com
CITY COMMISSION
MINUTES
May 15, 2025



Department through an interlocal agreement with FDOT. FDOT is requesting documentation from the City of Cocoa Beach stating they approve the addition of the pavers as a condition of FDOT Permit # 2025-L-590-00001. As a condition of approval, the City will be named as an additionally named insured on the general liability insurance policy (no less than \$1,000,000) of the property owner.

Staff Representative: Brad Kalsow, Public Works & Water Reclamation Director

Recommendation: Approve

MOTION BY WILLIAMS/HUTCHERSON

I MOVE TO APPROVE

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Vice-Mayor Williams inquired with a representative of the property located at 142 N. Atlantic. He referenced a photo and discussed the placement of pavers. The engineering representative explained that approximately six inches would be needed to align with the existing city-installed pavers.

Commissioner Hutcherson asked about the bench that had previously been placed at the location. It was noted that the bench had been destroyed, and he requested that it be reinstalled. Mayor Capizzi clarified that the request should be directed to the property owner.

3. Accept the following Proclamation -

- Space Coast Day - July 24, 2025, requested by Sabra Gossett, Curator Cape Canaveral Space Force Museum.

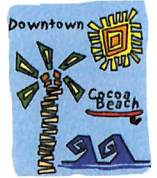
4. **PULLED 5/15/2025 -**

~~Approval to award continuing services contracts to the following firms in response to RFQ CB25-004 Continuing General Contracting & Construction Services-~~

- ~~8-KOI~~
- ~~C&D Construction~~
- ~~C&D Industrial Maintenance~~
- ~~Canaveral Construction~~
- ~~Carr & Collier Inc.~~
- ~~Doug Wilson Construction~~
- ~~Gregori Construction~~
- ~~Gulf Coast Underground~~



City of Cocoa Beach
P.O. Box 322430, 2 South Orlando Avenue
Cocoa Beach, Florida 32932-2430
www.cityofcocoabeach.com
CITY COMMISSION
MINUTES
May 15, 2025



- ~~Jobear Contracting~~
- ~~Medley Sports Construction~~
- ~~Roques Concrete & Construction~~
- ~~SanPik Inc.~~
- ~~Scorpio~~
- ~~Universal Contracting & Construction~~
- ~~W&J Construction~~
- ~~Zulu Marine~~

~~Staff Representative: Scott Maxim, Capital Projects Director~~
~~Recommendation: Approve~~

H. ITEMS REMOVED FROM THE CONSENT AGENDA

Item G2 was pulled from consent, minutes are with the item above.

I. UNFINISHED BUSINESS

1. Marina Feasibility Study

- A. Discuss Marina Feasibility Study.
- B. Requesting the Commission to provide a path forward for staff regarding next steps for the Marina.

Staff Representative: Wayne Carragino, City Manager and Morgan Zuhlke, Stormwater Utility Manager
Recommendation: Provide direction

MOTION BY MAYOR CAPIZZI/ JACKSON
I MOVE TO DISCUSS
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Mayor Capizzi explained the city hired a firm to do research. The firm specializes in marinas. Mr. Brock is a civil engineer for Edgewater. Mr. Brock outlined the marina project. He spoke about the vision for the Cocoa Beach Marina. Edgewater is based in the Fort Lauderdale area and focuses on everything up to right before construction. He walked through his presentation regarding the affordability, public access to water and the tourism that the marina would bring to the area.

The firm worked on all the regulatory steps when doing the feasibility study. This includes pre-application meetings with high-level agencies, including the Army Corp of Engineers, Brevard County, and the Banana River Aquatic Preserve.

Vice-Mayor Williams inquired about the team being in contact with St. John's Water District. It was noted that the Army Corp of Engineers oversees the organization.

Edgewater pointed out that the coastline in Cocoa Beach are not natural shorelines, and are mostly man-made. FDEP (Florida Department of Environmental Protection)



City of Cocoa Beach
P.O. Box 322430, 2 South Orlando Avenue
Cocoa Beach, Florida 32932-2430
www.cityofcocoa-beach.com
CITY COMMISSION
MINUTES
May 15, 2025



identified the protection of manatees within Brevard County, and what could be a habitat and not. Edgewater also identified the hospital site as a potential marina site as well. It was noted the work that would be done but noted it was feasible along with the Country Club. The project would be completed in phases. This would allow for proof of concept, and staff training. Noted there were different programs (wetslips) that would work in each area. Mostly vessels from 40 - 60 feet. Mentioned there is a strong demand for marinas and noted the waiting list for majority of the surrounding marinas. Spoke on the cash flow positive immediately. Edgewater summarized the feasibility study as affordable, sustainable, and will bring more people to the waterfront. Noted the master plan can be phased.

Mayor Capizzi inquired from Edgewater if their company built marina's. It was confirmed that their company does everything but the construction. The mayor noted they would not make not money or have any vested interest in the marina. It was noted the study was completed. He did inquire from Brock if a mooring field was looked at. It was explained that its not favored or preferred by cities to have mooring fields. Commissioner Tumulty pointed out the feasibility to build, noted the design of the marina, and noted that Edgewater would benefit, noting there would be an opportunity for them to.

Discussion occurred regarding the design package, the gross debt service and the 5 years for profit. The mayor spoke on the marina, making money.

Vice-Mayor Williams read page 22 regarding the linear footage, and then read the disclaimer at the end of the marina feasibility study. He noted marinas he has been around. He spoke about using the hospital area as a park as well as a marina. He discussed all the work that would need to be completed to make the area work for the marina.

Mayor Capizzi would like to place the marina on the ballot for the residents to vote on it.

Edgewater noted the country club location and the only part in the area to create a marina with the manatee allowing for it. He noted a concrete block that was put into the cost for the hospital location. They also spoke on the disclaimer associated with the study, and noted it for when the marina is to sell. Noted not an appraisal-disclaimer for the marina.

Mr. Pastor Keith Capizzi noted opinions, and spoke at the marina for support but not in support at the same time. Noted being debt-free and don't believe in being in debt. He noted owning boats and gave the history of moving to Florida. He noted boaters and characterized the boaters. He spoke about the cost of using a marina and the cost as it is a moneymaker.

Mr. Leonard Beckett informed the commission he had read the plan and had 14 questions for the company. Mr. Beckett read several of his questions out of the 14 he had written down. (A copy of the questions was provided to the City Clerk's office).



City of Cocoa Beach
P.O. Box 322430, 2 South Orlando Avenue
Cocoa Beach, Florida 32932-2430
www.cityofcocoabeach.com
CITY COMMISSION
MINUTES
May 15, 2025



Mr. Blair Wiggins spoke about the river system, and talked about marinas before becoming marina. He noted the clam restoration project and how their progress is making changes. He noted that when things get going, then someone wants to disrupt it. He also spoke about the grass growing in the river and is coming back after a bad algae bloom a few years earlier. He discussed transient traffic in the area 365 days a year. He noted how boats hurt the manatees, and explained how they are injured. He spoke on dredge spoil and without tide flow and pump out.

Mr. John Dillion noted he spoke with St. John's and mentioned the lack of not knowing. He noted the boat traffic under the bridge and mentioned the feasibility study was to sell back to the city.

It was noted that the County Club slips and there is no parking. With all the facilities, the parking lot is tight.

Vice- Mayor Williams spoke about his boat.

Mr. KP Finley talked to numbers. Noted a business plan with profits after a year.

Mr. Tom Smith mentioned increase traffic down Minutemen. He mentioned it could make money but there is no road and no access to parking. He requested to make it to the hospital. Also, noted hard time driving by Ski Island.

Ms. Dawn Clukey spoke about the potential other issues that has not been brought up. She urged the commission to think of the kids and the schools safely. She noted the potential issues that could be with transient marina.

Ms. Karalyn Woulas, noted she voted down the feasibility study. She noted being on the fence. She mentioned it could generate money. Ms. Woulas noted the environmental concerns and should look at the hospital site. Thanked the time and having the move going forward.

Ms. Samantha Senger urged the commission to reject this project.

MOTION BY WILLIAMS/TUMULTY

I MOVE TO STOP ALL PROGRESS ON THE MARINA AND TO NOT PUT IT ON THE BALLOT

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Commissioner Jackson noted the firehouse is a priority. The marina will be removed from the CIP.

2. Discuss and inform members of the commission on regulatory options regarding e-bikes to improve safety.

Staff Representative: Wes Mullins, Chief of Police

Recommendation: Discuss



City of Cocoa Beach
P.O. Box 322430, 2 South Orlando Avenue
Cocoa Beach, Florida 32932-2430
www.cityofcocoa-beach.com
CITY COMMISSION
MINUTES
May 15, 2025



Chief Wes Mullins presented a presentation regarding e-bikes. The Chief took a moment to recognize that it was National Police Week. At the request of the Commission, Chief Mullins spoke about what was needed to regulate e-bikes. He acknowledged that e-bike sales have surged and are moving faster than legislation can keep up. The Chief presented data collected on e-bike usage and noted that some bikes reach speeds of up to 35 mph, often with riders not wearing helmets.

Chief Mullins asked the Commission how they would like to proceed with regulation and provided various areas where regulations could begin. He discussed multi-agency enforcement and outlined who officers would cite for e-bike violations, along with several challenges. He also shared examples of ordinances from other municipalities regarding e-bikes.

Ms. Vose read relevant state statutes concerning bicycles and noted that a speed cap of 15 mph could be implemented.

The Commission discussed various regulatory options and agreed on the importance of starting small and expanding. They emphasized that enforcement must occur in the public right-of-way and be based on a solid legal foundation.

Vice-Mayor Williams stated that a 15 mph speed limit is a good starting point. He participated in discussions about bike lanes and sidewalks. It was noted that if a bike lane is present, it must be used; if no bike lane is available, use of the sidewalk is permitted.

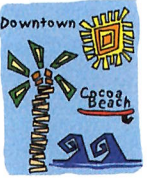
Chief Mullins provided clarification on how the state classifies e-bikes compared to regular bicycles.

Commissioner Tumulty referenced the right-of-way requirements and raised concerns about safety on roadways. He shared an incident involving a Cocoa Beach High School student who was hit while riding an e-bike. Commissioner Tumulty stated he had spoken with Principal Mr. Powers and agreed to help educate students and parents. He requested that Chief Mullins work with Ms. Vose to bring something forward at the next or following meeting for further consideration.

Mayor Capizzi expressed concern about vehicle-related dangers and agreed action is needed. He noted the primary issues appear to be on Minutemen Causeway and recommended starting with a 15 mph limit there to observe its effectiveness. He also expressed concern about children riding e-bikes on A1A. Mayor Capizzi suggested citations be issued to individuals with valid IDs. Chief Mullins stated he would work with the City Attorney on that matter.



City of Cocoa Beach
P.O. Box 322430, 2 South Orlando Avenue
Cocoa Beach, Florida 32932-2430
www.cityofcocoa-beach.fl.gov
CITY COMMISSION
MINUTES
May 15, 2025



Vice-Mayor Williams recommended including Minutemen Causeway, Brevard Avenue, and Cedar Avenue in the initial regulatory effort.

Commissioner Jackson expressed agreement with the Commission's direction. He supported the 15 mph speed limit and emphasized that speeds lower than 5 mph could make riders unstable. He also stressed the importance of education.

Chief Mullins reviewed current enforcement capabilities and described how officers are addressing the issue.

Mayor Capizzi asked Ms. Vose whether the city could mandate slowing down when passing pedestrians. Ms. Vose responded that such language does not appear in current statutes.

Vice-Mayor Williams inquired about the requirement for lights on e-bikes. It was confirmed that lights are required.

Commissioner Tumulty brought up e-bike use around the golf course and suggested protections for both riders and golfers be included in future language.

Mr. John Dillion requested Ocean Beach Blvd. be added to the list of regulated areas. He noted e-bikes passing cars and children riding toward the cape for school. He also highlighted the need for more helmet education.

Mr. Edward Black noted that this issue was raised two years ago. He shared that his dog had been hit twice by e-bikes on Minutemen Causeway.

The Commission gave consensus to move forward with e-bike regulation.

J. NEW BUSINESS

1. Approve the scope of services for engineering, design, permitting, and bidding services in the amount of \$60,572.00 for the Cocoa Isle Bioretention Area Project. This is a budgeted item.
Staff Representative: Morgan Zuhlke, Stormwater Utility Manager
Recommendation: Approve

MOTION BY WILLIAMS/HUTCHERSON

I MOVE TO APPROVE

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

2. Approve the Water Rescue Technician Course provided by the Cocoa Beach Fire Department and offered to other outside agencies on Water Rescue techniques.
Staff Representative: Justin Grimes, Fire Chief
Recommendation: Approve



City of Cocoa Beach
P.O. Box 322430, 2 South Orlando Avenue
Cocoa Beach, Florida 32932-2430
www.cityofcocoa-beach.com
CITY COMMISSION
MINUTES
May 15, 2025



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

Fire Chief Justin Grimes noted promoting safety and training with other departments. Vice-Mayor Williams inquired that it would not interfere with normal duties of the department, and it was confirmed that there would be no interference. Mayor Capizzi inquired if it would be cheaper for the city, and it was noted it would be a class performed annually for certification. Commissioner Jackson noted this program would be cost-neutral. That the participants would be paying for the time of the additional teaching staff.

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

Mr. Matt Harrington spoke about being part of the Leisure Services board and requested to have leisure items be brought to the board prior to approval.

L. ADJOURNMENT

The meeting was adjourned at 9:26 pm.

Karin Grooms, MPA CMC
City Clerk

Keith Capizzi
Mayor-Commissioner