Meeting Agenda
Thursday, July 17, 2025

6:30 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.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 by Pastor Keith Capizzi, Club Zion Church

3. Roll Call

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

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

D. STAFF REPORTS AND ANNOUNCEMENTS

E. CITY ATTORNEY REPORTS AND ANNOUNCEMENTS

F. CITY COMMISSION REPORTS AND ANNOUNCEMENTS

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

1. Request to approve revised Visual Improvement Program Grant application for the City of Cocoa Beach Community Redevelopment Agency (CRA)
   Staff Representative: Devan Taly, Deputy Finance Director/CRA
   Recommendation: Approve

2. Request to approve a second Commercial Visual Improvement Program Grant in the amount of $35,000 for Dirty Birds Tiki Bar & Grill, LLC; located at 142 Minutemen Causeway, Cocoa Beach, FL, 32931
   Staff Representative: Devan Taly, Deputy Finance Director/CRA
   Recommendation: Approve

3. Request to approve a Commercial Visual Improvement Program Grant in the amount of $40,000 to Epic Boardsports, LLC located at 358 N Orlando Ave, Cocoa Beach, FL, 32931.
   Staff Representative: Devan Taly, Deputy Finance Director/CRA
   Recommendation: Approve

Commission will reconvene for the remaining items.

H. BUDGET

1. Staff is requesting that the City Commission set a proposed millage rate of 6.1644 for the fiscal period 2026.
   Staff Representative: Hana Juman, Finance Director, A.J. Hutson, Interim City Manager
   Recommendation: Approve

2. Confirm times and dates to set the tentative and final millage and adopt the budget for Fiscal Year 2026.

   - September 4th, 2025, 7:00 PM First Public Hearing and Vote to Approve Tentative Millage & Budget
   - September 18th, 2025, 7:00 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, A.J. Hutson, Interim City Manager
   Recommendation: Approve

I. CONSENT AGENDA

1. Approve the June 19, 2025, Commission Meeting Minutes
   Staff Representative: City Clerk Department
   Recommendation: Approve

2. **PLANNING BOARD** : Appoint Warren Burger (Replacing Mr. Matt Tschaar) to serve a term ending November 2028 (Seat 2 - Commissioner Jackson)

3. Adopt Resolution 2025-12. A resolution of the City of Cocoa Beach, Florida, Authorizing Application for the acquisition of federal surplus property located at 3750 Ocean Beach Boulevard for public park and recreational purposes, and providing an effective date.
   Staff Representative: Brad Kalsow, Public Works and Water Reclamation Director
   Recommendation: Adopt

4. Adopt Resolution 2025-13, A Resolution of the City Commission of the City of Cocoa Beach, Florida, adopting Cocoa Beach Centennial Square Usage Fees and providing for an effective date.
   Staff Representative: AJ Hutson, Interim City Manager
   Recommendation: Approve

J. ITEMS REMOVED FROM THE CONSENT AGENDA

K. UNFINISHED BUSINESS

1. Adopt Ordinance 1698 on second reading- 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; revising provisions as to occupancy to prevent the use of vacation rentals as "party houses" and to not include infants under two years of age in the occupant count; and providing for conflicts, codification, severability, and an effective date.
   Staff Representative: David Dickey, Development Services Director
   Recommendation: Approve

2. Appoint a member of the Space Coast League of Cities Committee
   Space Coast League of Cities (Meets 2nd Monday, 6:30 pm. at Hosting City) Space Coast League of Cities Intergovernmental Committee (2nd Monday, 5:45pm, at Hosting City)
   2025 Voting Delegate, ~~Tim Tumulty~~ ________________________
   2024 Voting Delegate, Karalyn Woulas, Commissioner Hutcherson as Alternate Delegate
   Representative: City Commission

L. NEW BUSINESS

1. Approve the renewal of the USTA contract as revised following negotiations between the City and USTA Florida. The updated agreement includes a ten-year term in exchange for USTA Florida committing to a one-time capital investment of $1,150,000 to renovate the six existing tennis courts.
   Staff Representative: AJ Hutson, Interim City Manager
   Recommendation: Consider

2. FY 2025-2026 Budget request for CPI increases from June 2017 to the current City Attorney agreement with CPI adjustment for years going forward.

Staff representative: City Attorney, Becky Vose
Recommendation: Consider

3. Adopt Ordinance 1699 on first reading, An Ordinance of the City of Cocoa Beach, Florida, adding a new Section 26-14, “Parking on City owned or Leased Property”, of Article I, “In general”, of Chapter 26, “traffic”, of the code of ordinances of the City of Cocoa Beach; providing provisions for parking on city owned or leased property; and providing for CONFLICTS, codification, SEVERABILITY, AND AN EFFECTIVE DATE.
Staff Representative: David Dickey, Development Services Director.
Recommendation: Approve

4. Accept the Engineers' Recommendation of Award for the bid submitted by C & D Construction, Inc in the amount of $913,787.30 for bid #CB25-007, Ramp Road Stormwater and Parking Lot Improvements. Allow staff to enter into contract with C & D Construction, Inc. This project was awarded grants from FDEP and Save Our Indian River Lagoon (SOIRL). This is a budgeted Capital Project.
Staff Representative: Morgan Zuhlke, Stormwater Utility Manager
Recommendation: Approve

5. Approve the Scope of Services for Construction, Engineering and Inspection (CEI) of the Ramp Road Parking Lot and Stormwater Improvements Task Order 16 with Jacobs Engineering Group in the amount of $88,827. This is a budgeted item.
Staff Representative: Morgan Zuhlke, Stormwater Utility Manager
Recommendation: Approve

6. Adopt Resolution 2025-11 - A Resolution of the City Commission of the City of Cocoa Beach, Florida, Amending Resolution 2023-05, a Master Resoltuion for Fees relating to parking; making findings; adopting revised fee schedule for parking; requiring posting of fees on website and implementation of new fees; and providing for an effective date.
Staff Representative: Hana Juman, Finance Director
Recommendation: Approve

7. Adopt Resolution 2025-14, a Resolution of the City Commission of the City of Cocoa Beach, Florida, amending the fees for the various facilities of the Cocoa Beach Golf Course Country Club; making findings; and providing for an effective date. This is a change to the fee structure for Cocoa Beach Country Club Facility.
Staff Representative: Andi Segarra, Leisure Services Director
Recommendation: Approve

8. Adopt Resolution 2025-15 - A Resolution of the City Commission of the City of Cocoa Beach, Florida, Establishing and updating a comprehensive schedule of fees for the Fire Department regarding Special Events, Fire Safety Inspections, Equipment Use, Training and related Fire Services; providing for severability, conflicts, and an effective date.

Staff Representative: Fire Chief, Justin Grimes
Recommendation: Approve

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

N. ADJOURNMENT