



Meeting Agenda
Thursday, September 18, 2025

7:00 PM

REGULAR MEETING

Cocoa Beach City Hall
2 S Orlando Avenue
Cocoa Beach, FL 32931

WELCOME

Meeting re-broadcasts on: Spectrum - Channel 499 and
www.youtube.com/@CityofCocoaBeachFL
Meeting Video Archives: www.cityofcocoa beach.com

Packets: Packets are on the City's website (www.cityofcocoa beach.com)

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

Speaking Courtesy Rules:

- The Commission accepts relevant comments.
- A time limit of three minutes is imposed on each speaker. If speaking for a group, the Commission may grant an additional three minutes.
- Please direct comments and questions through the Mayor
- Complete speaker cards are required for each of the items you wish to address. Submit the card to the City Clerk prior to the introduction of the item. Speaker Cards are available in the entrance of the Commission Room and in the City Clerk's office prior to the meeting. The purpose of the card is to obtain the spelling of your name, contact information if follow-up is needed, and provide for efficient meeting administration.
- Upon being recognized by the Mayor, please approach the dais, state your name and address, and speak into the microphone.

Approval Of Order Of Business:

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

Appealing a Decision:

Any person desiring to appeal any decision made by the City Commission, with respect to any matter considered at such a meeting or hearing, will need a record of the proceedings and for such purposes must ensure that a verbatim record and transcript of the proceeding is made in a form acceptable for official court proceedings, which record includes the testimony and evidence upon which the appeal is to be based. It shall be the responsibility of the person desiring to appeal any decision to prepare a verbatim record and transcript at his/her own expense as the City does not provide one

American with Disabilities Act:

ATTN: PERSONS WITH DISABILITIES. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations to participate in this proceeding shall, at least forty-eight (48) hours prior to the meeting, contact the Office of the City Clerk at (321) 868-3286; Florida Relay Service (800) 955-8771 (TDD); or (800) 955-8770 (Voice) or 711.

THANK YOU for participating in your Cocoa Beach City Government.

A. MEETING CALLED TO ORDER

1. Pledge of Allegiance
2. Invocation by Pastor Greg LeSieur, Christ Lutheran Church
3. Roll Call

B. BUDGET HEARING

1. Adopt Resolution No. 2025-16 - A Resolution of the City Commission of the City of Cocoa Beach of Brevard County, Florida, adopting the final levying of Ad Valorem Taxes for the appropriations to be paid out of the General Fund during the Fiscal Year 2026 of the City of Cocoa Beach, Florida; providing for an effective date. Resolution 2025-16 adopts a millage rate of 6.0000 mills. Staff has prepared the budget based on a millage rate of 6.0000 mills. The legislatively prescribed tax rate that gives local government the same tax revenue as the year before (i.e. rollback rate) is 5.9610 mills. The final millage rate of 6.0000 mills is 0.65% higher than the rollback rate of 5.9610 mills. Staff Representative: Hana Juman, Finance Director; A.J. Hutson, City Manager
Recommendation: Approve
2. Adopt Resolution No. 2025-17 - A Resolution of the City Commission of the City of Cocoa Beach, Brevard County Florida, adopting the final budget for the Fiscal Year 2026 of the City of Cocoa Beach; Florida; providing for an effective date. Resolution No. 2025-17 adopts the budget for FY 2026. Staff Representative: Hana Juman, Finance Director; A.J. Hutson, City Manager
Recommendation: Approve

3. Adopt Resolution No. 2025-18 - A Resolution of the City Commission of the City of Cocoa Beach, Florida, adopting a Five-Year Capital Improvements Program, to include the Fiscal Year 2026 Capital Improvements Budget and adopting a Proposed Capital Improvements Program for the next four Fiscal Years 2026-2030 which may be revised and extended each year with regard to capital improvements.

Staff Representative: Hana Juman, Finance Director; A.J. Hutson, City Manager

Recommendation: Approve

C. 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.)

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 August 29th, 2025 and the September 4th, 2025, Commission Meeting Minutes

Staff Representative: City Clerk Department

Recommendation: Approve

2. Adopt Resolution No. 2025-19, A Resolution of the City of Cocoa Beach, Brevard County, Florida amending Resolution 2024-25, affirming updated financial policies and practices; providing for an effective date; and providing for adoption. Resolution No. 2025-19 adopts amended financial policies and practices.

Staff Representative: Hana Juman, Finance Director, A.J. Hutson, City Manager

Recommendation: Approve

3. Adopt Resolution No. 2025 – 21, A Resolution of the City Commission of the City of Cocoa Beach, Brevard County, Florida, rescinding Resolution 2019-15, inactivating the Capital Improvement Projects Fund and authorizing the inclusion of the Capital Improvement Projects Fund and revenue budget and all accounting activity into the General Fund providing for an effective date.

Staff Representative: Hana Juman, Finance Director, A.J. Hutson, City Manager

Recommendation: Approve

4. Approve the Employee Agreement with A.J. Hutson, as Cocoa Beach City Manager, to be effective August 29, 2025.

Staff Representative: Becky Vose, City Attorney

Recommendation: Approve

I. ITEMS REMOVED FROM THE CONSENT AGENDA

J. UNFINISHED BUSINESS

1. Adopt Ordinance 1702 on second reading. An Ordinance of the City of Cocoa Beach, Florida, creating a new article iii, "Towing of Vehicles from Private Property", of Chapter 13, "Licenses and Business Taxes" of the Code of Ordinances of the City of Cocoa Beach, regulating tow truck operations within the city; providing for findings and definitions; establishing requirements for towing operations and signage; requiring permits and insurance and providing for revocation of permits; establishing a towing victim reimbursement account; providing for enforcement and penalties; providing for conflicts, codification, severability, and an effective date.

Staff representative: David Dickey, Development Services Director

Recommendation: approve

2. Adopt Resolution No. 2025-28, A resolution of the City Commission of the City of Cocoa Beach, Florida, adopting a fine schedule applicable to violations of Ordinance 1702 relating to the regulation on non-consent towing of vehicles in the city; making findings; adopting fine schedule for non-consent towing of vehicles; requiring posting of fine amounts on city website and implementation of new fines; and providing an effective date.

Staff Representative: David Dickey, Development Services Director

Recommendation: Approve

K. NEW BUSINESS

1. Adopt Resolution 2025-26 - A resolution of the City Commission of the City of Cocoa Beach, Florida, Relating to the Florida Department of Environmental Protection (FDEP) Clean Water State Revolving Fund (CWSRF), adoption of the City of Cocoa Beach SRF Stormwater Facility Plan Update, effective this 18 day of September, 2025.

Staff Representative: Morgan Zuhlke

Recommendation: Adopt

2. Approve Cocoa Beach Main Street Agreement with City of Cocoa Beach. This agreement is from October 1, 2025 and expire on September 30, 2027. The agreement has 12 listed events per year.

Representative: A.J. Hutson, City Manager,

Recommendation: Approve

3. Discuss the Holiday Lane Boat Ramp Repair estimate provided by Pelican Coast Marine Dock and Seawall in the amount of \$65,580. This is a budgeted Capital Item for FY26.

Staff Representative: Brad Kalsow, Public Works/Water Rec Director

4. Approve the Cocoa Beach Raquet Club Fence Installation estimate provided by All-Rite Fence Services in the amount of \$80,321.84. This is a budgeted item.

Staff Representative: Brad Kalsow, Public Works/Water Rec Director

Recommendation: Approve

L. GENERAL PUBLIC COMMENT

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

M. ADJOURNMENT