



**Meeting Agenda
Monday, October 6, 2025**

5:30 PM

**Planning Board
Regular Board Meeting**

**Cocoa Beach City Hall
2 South Orlando Ave.
Cocoa Beach, FL 32931**

WELCOME

A. Call to Order

1. Pledge of Allegiance
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
5. Disclosure of Conflict

B. Unfinished Business

1. Election of Vice Chair

C. New Business

1. **Presentation on Affordable Housing**

Mr. Tim Wheat – Partner – Pinnacle Development. Tim joined Pinnacle in 2002, and was elevated to Partner in 2023. His career spans nearly 40 years and has been dedicated to the development and preservation of quality affordable housing. Mr. Wheat is acknowledged as an industry advocate and an expert in fostering collaborative efforts to create affordable housing. In recognition of these accomplishments, Mr. Wheat was appointed to the Federal Home Loan Bank of Atlanta's Affordable Housing Advisory Council, where he served from 2013-2017, and was elected Vice Chairman in 2016. He is also a founding Board Member and President of the Community Land Trust of Palm Beach County, formed in 2006,

2. **Presentation on Community Sustainability**

Mr. Zach Eichholz – Sustainability Manager – City of Cape Canaveral. Zach has been with the city for over 6 years and has built, from the ground up, the city's nationally recognized sustainability program. His local efforts of environmental stewardship helped him to garner a nomination for the 2018 and 2024 Brevard 4 Under 40 awards. Zach was also the recipient of Sierra Club Florida's 2023 Osprey Award, which is "presented for extraordinary effort by a governmental staff person to promote or effect changes in policy or practice to protect or preserve Florida's environment."

D. Staff Reports and Announcements

1. Report from Staff Representative

E. Public Comment

F. Board Members Reports and Announcements

1. Report from Board/Committee Member

G. Adjournment

1. Next Meeting Date

Note: more than one member of the City Commission may be in attendance at the meeting and may participate in discussions.

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by this Board, agency or meeting or hearing, he will need a record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk at (321-868-3286), no later than 4:00 p.m., at least 48 hours prior to the meeting.