Meeting Agenda
Thursday, November 6, 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.cityofcocoabeach.com

Packets: Packets are on the City's website (www.cityofcocoabeach.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 Keith Capizzi, Club Zion

   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. Recognition of city employees for assisting with a cardiac arrest with a positive outcome on May 15, 2025. Presented by Fire Chief Justin Grimes

   2. Recognition of city employees for assisting with a cardiac arrest with a positive outcome on June 23, 2025. Presented by Fire Chief Justin Grimes

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. Approve Downtown Cocoa Beach Community Redevelopment Agency Performance Measures & Standards 2025 Annual Report
   Staff Representative: Devan Taly, Deputy Finance Director/CRA
   Recommendation: Approve

2. Approve the September 18th, 2025 Special Meeting minutes for the CRA.
   Staff Representative: City Clerk
   Recommendation: Approve

3. Approve a Commercial Visual Improvement Grant in the amount of $4,000 for Oceanwave Storage LLC, located at 124 S Orlando Ave, Cocoa Beach FL, 32931. This is a budgeted item.
   Staff Representative: Devan Taly, Deputy Finance Director/CRA
   Recommendation: Approve

4. Approve a Commercial Visual Improvement Grant in the amount of $25,000 for Land and Sea Surf, LLC DBA Drifthouse, located at 350 N Orlando Ave, Cocoa Beach FL, 32931. This is a budgeted item.
   Staff Representative: Devan Taly, Deputy Finance Director/CRA
   Recommendation: Approve

I. CONSENT AGENDA

1. Approve the October 16, 2025 City Commission Meeting Minutes
   Staff Representative: City Clerk Department

2. Approve Downtown Cocoa Beach Community Redevelopment Agency Performance
   Measures & Standards 2025 Annual Report that was previously
   Approved during the CRA Board meeting on 11/6/2025.
   Staff Representative: Devan Taly, Deputy Finance Director/CRA
   Recommendation: Approve

J. ITEMS REMOVED FROM THE CONSENT AGENDA

K. UNFINISHED BUSINESS

1. Adopt Ordinance 1704 on second reading - An ordinance of the City of Cocoa Beach, Florida, prohibiting the immobilization (“Booting”) of vehicles by the use of an impoundment device on private property within the city; Providing for findings; providing definitions; providing exceptions; providing for enforcement and penalties; providing for conflicts, severability, an effective date.

Staff Representative: David Dickey, Development Services Director
Recommendation: Approve

2. Adopt Ordinance 1705 on second reading - An ordinance of the City of Cocoa Beach, Florida, creating a new article III, “street performers and buskers”, of chapter 8, “amusements and entertainment” of the code of ordinances of the city of Cocoa Beach, regulating street performers within the city; providing for findings and definitions; providing for prohibitions and conditions of performance; providing for enforcement and penalties; providing for conflicts, codification, severability, and an effective date.
   Staff representative: David Dickey, Development Services Director
   Recommendation: Approve

3. Approve Ordinance 1706 on second reading - An ordinance of the City of Cocoa Beach, Florida, amendment Article III, “Civil Citations”, of Chapter 30 "Code Enforcement, Special Magistrate/Code Enforcement Board, Civil Citations", of the Code of Ordinances; providing for updates to civil citation provisions; making findings; providing for adoption of revisions by reference; providing for codification; conflicts; severability; scrivener's errors; and an effective date.
   Staff Representative: David Dickey, Development Services Director
   Recommendation: Approve

L. NEW BUSINESS

1. Resolution 2025-32 - A Resolution of the city commission of the City of Cocoa Beach, Florida, adopting a fine schedule applicable to violations of Ordinance 1704 relating to the regulation of immobilization of vehicles by the use of an impoundment device; making findings; adopting a fine schedule for the unauthorized use of an immobilization device; requiring posting of fine amounts on the city website and implementation of new fines; and providing an effective date.
   Recommendation: Approve
   Staff Representative: David Dickey, Development Services Director

2. Resolution 2025-33 - A resolution of the city commission of the City of Cocoa Beach, Florida, adopting a fine schedule applicable to violations of Ordinance 1705 relating to the regulation of street performers within the city; making findings; adopting a fine schedule for unauthorized street performances; requiring posting of fine amounts on the city website and implementation of new fines**;** and providing an effective date.
   Recommendation: Approve
   Staff Representative: David Dickey, Development Services Director

3. Resolution 2025-34 - A resolution of the City Commission of the City of Cocoa Beach, Florida; adopting a fine schedule applicable to violations of Ordinance 1706 relating to “Civil Citations”, of Chapter 30 "Code Enforcement, Special Magistrate/Code Enforcement Board; making findings; adopting a fine

schedule for violations to Chapter 30 "Code Enforcement, Special Magistrate/Code Enforcement Board"; requiring posting of fine amounts on the city website and implementation of new fines; and providing an effective date.
Recommendation: Approve
Staff Representative: David Dickey, Development Services Director

4. Approve Task Order #3 from Black & Veatch Corporation in the amount of $192,968 for engineering and design services for gravity sewer pipe replacement along Marion Lane and St. Lucie Lane. This is a budgeted capital expense.
Recommendation: Approve
Staff Representative: Brad Kalsow, Public Works & Water Reclamation Director

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

N. ADJOURNMENT

CITY OF COCOA BEACH
CITY COMMISSION
MINUTES
November 6, 2025

A. MEETING CALLED TO ORDER

1. Pledge of Allegiance

2. Invocation by Pastor Keith Capizzi, Club Zion

3. Roll Call

Commission Members Present:
Mayor Keith Capizzi
Commissioner Joshua Jackson
Commissioner Tim Tumulty
Commissioner Jeremy Hutcherson
Vice-Mayor Skip Williams

Administrative Members Present:
City Attorney Becky Vose
City Manager A.J. Hutson
Police Chief, Assistant City Manager Wes Mullins
City Clerk Karin Grooms
Assistant to the City Clerk Michel Bryan
Development Services Dave Dickey
Development Deputy Services Director Brian Palmer
Finance Director Hana Juman
Deputy Finance Director Devan Taly
Finance, Ander Hanson
Leisure Services Andi Segarra
Water Rec/ Public Works Director Brad Kalsow
Food & Beverage Manager Roy Hough
Leisure Services Director Andrea Segarra
Deputy Chief Kris Keuhn
Fire Chief, Justin Grimes
Deputy Fire Chief, Steve Lea
EMS Chief, James Schindler
Admin Chief, Shelby Teat

Fire Department Members present:
Tyler Barratt
Gabriella Ciraco
Patrick Dier
Thomas Ferraro
John Grasso
Dustin Hendry
Monique Irizarry
Nicholaus Lesch
Sam Lucas
Peter Marks
Katie Munn
Kyle Nichols
Rodrick Newlon
Trenton Prevost
Ben Rogers
Jaeger Vogt
Troy West
Cheyne Wilson

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.)

MOTION BY HUTCHERSON/JACKSON
I MOVE TO APPROVE THE AGENDA
VOICE VOTE ON THE MOTION CARRIED UNANISMOUSLY

C. SPECIAL PRESENTATIONS

1. Recognition of city employees for assisting with a cardiac arrest with a positive outcome on May 15, 2025. Presented by Fire Chief Justin Grimes

Justin Grimes, Fire Chief, Presented certificates of appreciation to the Fire Department members involved in an incident that occurred on the golf course that resulted in a cardiac arrest; that included bystanders and golf course employees. The names include:

Fire Department:
Peter Marks
Kyle Nichols
Patrick Dier
Nicholaus Lesch
Gabriella Ciraco
Scott Post

City Employees:
Ed Aldrich
Glenn Adams

Resident:
Mike Guy

Dr. Larissa Dudley, Medical Director. Shared her appreciation with all staff and their skills who were involved in the calls. She mentioned the cardiac arrest that occurred and added that it is important to stay educated with first aid skills and competence. She shared various scenarios in which these skills are used.

Jame Schindler, EMS Chief, thanked Dr. Dudley for her expertise and mentioned those involved in helping with the incident regarding Mr. Richard Shore.
Shindler described the scenario that occurred at the golf course and who was involved.
He noted the previous CPR training.

Ms. Andrea Segarra, Director of Leisure Services, thanked her staff for stepping in and helping, saying they went above and beyond as well as the CBFD. Mr. Schindler handed out certificates to those involved.
Mr. Shore stated his gratitude towards those that helped him. Stated that he is doing well and back on the golf course.

Mr. Schindler stated that the Brevard County Fire Department also helped with ambulance transport.

2. Recognition of city employees for assisting with a cardiac arrest with a positive outcome on June 23, 2025. Presented by Fire Chief Justin Grimes

Mr. Schindler mentioned the medical incident that occurred on the beach that resulted in a cardiac arrest. With CPR being used to stabilize the survivor. Mr. Grimes handed out certificates to those involved in helping the survivor, Kevin Siggilo.

The names include:
Thomas Ferraro
Rodrick Newlon
Sam Lucas
Ben Rogers
John Grasso
Monique Irizarry

Mr. Siggilo thanked the CBFD for saving his life and his appreciation for everything they did. Mr. Grimes stated that Mr. Siggilo works at the resort and helps the CBFD with training. He thanked his staff and acknowledged them for their efforts.

D. PUBLIC COMMENTS
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E. STAFF REPORTS AND ANNOUNCEMENTS

AJ Hutson, City Manager, mentioned his talk with the Kiwanis Club. The Coffee with the City Manager and Coffee with a Cop had a great turnout. Mainstreet had a meeting with the CBPD and discussed open carry around businesses. The Police Union voted to accept the fiscal year 2026 wage package He mentioned that the acoustic improvements were completed in the community room. Stated that Wes Mullins, Police Chief and Assistant City Manager, Had a meeting with the BCFR and Brevard Commission about the lifeguard contract for upcoming summer. Mr. Hutson mentioned the Initial meeting with Port Personnel regarding the sanitary sewer contract and the cost recovery in the amended contract,

The Golf Course staff are developing a new fee structure and exploring ways to increase revenue. The Land Management Committee has been inactive for 18 months, and Mr. Hutson recommended merging it with the Planning Board, noting that the board already reviews land-related items and has the capacity to take it on. He plans to bring

a resolution forward.

Upcoming events include an art show and December's Movies in the Park. Several projects are progressing Ramp Road Park improvements funded at $850,000 through the ARA, Bicentennial Park targeting mid-January completion, repairs to the downtown garage elevator, Holiday Lane Boat Ramp repairs, and ongoing tennis court improvements.

Mr. Keith Capizzi, Mayor, shared some citizens' concerns about 3 boat ramps being worked on at the same time during hunting season.
Mr. Hutson stated that they are all under way and that their grants have a timeline. Stated that the holiday lane ramp will try to move forward as quickly as possible.
Mr. Skip Williams, Vice Mayor, mentioned Marker 24 for a boat ramp. There was discussion about various ramps and potential costs.

F. CITY ATTORNEY REPORTS AND ANNOUNCEMENTS

G. CITY COMMISSION REPORTS AND ANNOUNCEMENTS

Mr. Tim Tumulty, Commissioner, mentioned the Special Presentation and that this isn't something you hear about every day. He stated that it was a group effort and was very proud.
Vice Mayor Williams wished everyone a blessed thanksgiving. Mayor Capizzi mentioned the employee breakfast earlier in the morning and how great it was.

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. Approve Downtown Cocoa Beach Community Redevelopment Agency Performance Measures & Standards 2025 Annual Report
   Staff Representative: Devan Taly, Deputy Finance Director/CRA
   Recommendation: Approve

MOTION BY HUTCHERSON/TUMULTY
I MOVE TO APPROVE COCOA BEACH COMMUNITY REDEVELOPMENT AGENCY PERFORMANCE MEASURES & STANDARDS 2025 ANNUAL REPORT
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

2. Approve the September 18th, 2025 Special Meeting minutes for the CRA.
   Staff Representative: City Clerk
   Recommendation: Approve

MOTION BY HUTCHERSON/JACKSON
I MOVE TO APPROVE SEPTEMBER 18TH, SPECIAL MEETING MINUTES
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

3. Approve a Commercial Visual Improvement Grant in the amount of $4,000 for Oceanwave Storage LLC, located at 124 S Orlando Ave, Cocoa Beach FL, 32931. This is a budgeted item.
   Staff Representative: Devan Taly, Deputy Finance Director/CRA
   Recommendation: Approve

MOTION BY WILLIAMS/HUTCHERSON
I MOVE TO APPROVE THE VISUAL IMPROVEMENT GRANT IN THE AMOUNT OF $4,000 FOR OCEANWAVE STORAGE LLC
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

4. Approve a Commercial Visual Improvement Grant in the amount of $25,000 for Land and Sea Surf, LLC DBA Drifthouse, located at 350 N Orlando Ave, Cocoa Beach FL, 32931. This is a budgeted item.
   Staff Representative: Devan Taly, Deputy Finance Director/CRA
   Recommendation: Approve

MOTION BY HUTCHERSON/JACKSON
I MOVE TO APPROVE THE VISUAL IMPROVEMENT GRANT IN THE AMOUNT OF $25,000 FOR LAND AND SEA SURF, LLC DBA DRIFTHOUSE
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

I. CONSENT AGENDA

MOTION BY HUTCHERSON/JACKSON
I MOVE TO APPROVE THE CONSENT AGENDA
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

1. Approve the October 16, 2025 City Commission Meeting Minutes
   Staff Representative: City Clerk Department

2. Approve Downtown Cocoa Beach Community Redevelopment Agency Performance
   Measures & Standards 2025 Annual Report that was previously Approved during the CRA Board meeting on 11/6/2025.
   Staff Representative: Devan Taly, Deputy Finance Director/CRA
   Recommendation: Approve

J. ITEMS REMOVED FROM THE CONSENT AGENDA

K. UNFINISHED BUSINESS

1. Adopt Ordinance 1704 on second reading - An ordinance of the City of Cocoa Beach, Florida, prohibiting the immobilization (“Booting”) of vehicles by the use

of an impoundment device on private property within the city; Providing for findings; providing definitions; providing exceptions; providing for enforcement and penalties; providing for conflicts, severability, an effective date.
Staff Representative: David Dickey, Development Services Director
Recommendation: Approve

MOTION BY WILLIAMS/TUMULTY
I MOVE TO ADOPT ORDINANCE 1704 ON THE SECOND READING
ROLL CALL VOTE 5 AYES 0 NAYES

2. Adopt Ordinance 1705 on second reading - An ordinance of the City of Cocoa Beach, Florida, creating a new article III, “street performers and buskers”, of chapter 8, “amusements and entertainment” of the code of ordinances of the city of Cocoa Beach, regulating street performers within the city; providing for findings and definitions; providing for prohibitions and conditions of performance; providing for enforcement and penalties; providing for conflicts, codification, severability, and an effective date.
Staff representative: David Dickey, Development Services Director
Recommendation: Approve

MOTION BY HUTCHERSON/JACKSON
I MOVE TO ADOPT ORDINANCE 1705 ON THE SECOND READING
ROLL CALL VOTE 5 AYES 0 NAYES

Mayor Capizzi mentioned potential issues with kids and keeping them from doing certain things.

3. Approve Ordinance 1706 on second reading - An ordinance of the City of Cocoa Beach, Florida, amendment Article III, “Civil Citations”, of Chapter 30 "Code Enforcement, Special Magistrate/Code Enforcement Board, Civil Citations", of the Code of Ordinances; providing for updates to civil citation provisions; making findings; providing for adoption of revisions by reference; providing for codification; conflicts; severability; scrivener's errors; and an effective date.
Staff Representative: David Dickey, Development Services Director
Recommendation: Approve

MOTION BY HUTCHERSON/TUMULTY
I MOVE TO ADOPT ORDINANCE 1706 ON THE SECOND READING
ROLL CALL VOTE 5 AYES 0 NAYES

L. NEW BUSINESS

1. Resolution 2025-32 - A Resolution of the city commission of the City of Cocoa Beach, Florida, adopting a fine schedule applicable to violations of Ordinance 1704 relating to the regulation of immobilization of vehicles by the use of an impoundment device; making findings; adopting a fine schedule for the unauthorized use of an immobilization device; requiring posting of fine amounts on the city website and implementation of new fines; and providing an effective date.
   Recommendation: Approve
   Staff Representative: David Dickey, Development Services Director

MOTION BY TUMULTY/JACKSON
I MOVE TO ADOPT RESOLUTION 2025-32
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

2. Resolution 2025-33 - A resolution of the city commission of the City of Cocoa Beach, Florida, adopting a fine schedule applicable to violations of Ordinance 1705 relating to the regulation of street performers within the city; making findings; adopting a fine schedule for unauthorized street performances; requiring posting of fine amounts on the city website and implementation of new fines; and providing an effective date.
   Recommendation: Approve
   Staff Representative: David Dickey, Development Services Director

MOTION BY HUTCHERSON/JACKSON
I MOVE TO ADOPT RESOLUTION 2025-33
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

3. Resolution 2025-34 - A resolution of the City Commission of the City of Cocoa Beach, Florida; adopting a fine schedule applicable to violations of Ordinance 1706 relating to “Civil Citations”, of Chapter 30 "Code Enforcement, Special Magistrate/Code Enforcement Board; making findings; adopting a fine schedule for violations to Chapter 30 "Code Enforcement, Special Magistrate/Code Enforcement Board"; requiring posting of fine amounts on the city website and implementation of new fines; and providing an effective date.
   Recommendation: Approve
   Staff Representative: David Dickey, Development Services Director

MOTION BY HUTCHERSON/TUMULTY
I MOVE TO ADOPT RESOLUTION 2025-34
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

4. Approve Task Order #3 from Black & Veatch Corporation in the amount of $192,968 for engineering and design services for gravity sewer pipe replacement along Marion Lane and St. Lucie Lane. This is a budgeted capital expense.
   Recommendation: Approve
   Staff Representative: Brad Kalsow, Public Works & Water Reclamation Director

MOTION BY WILLIAMS/JACKSON
I MOVE TO APPROVE TASK ORDER FROM BLACK VEATCH CORPORATION IN THE AMOUNT OF $192,968
VOICE VOTE ON THE MOTION CARRIED UNANISMOUSLY

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

Mr. Dalton Wells. mentioned his concerns about the three boat ramps under construction or repair and inquired about the holiday lane boat ramp. Mr. Hutson mentioned that the highwater is causing issues and is waiting for it to recede. Stated that it's unsafe to open in the middle of construction.
Mr. Wells inquired about postponing the builds.
Mayor Capizzi stated he mentioned the work and it could put us further back if we held off and pushed it back it could cost a lot more. Stated he understood and will try to talk to the City Manager about the closures. Mr. Jeremy Hutcherson, Commissioner, asked if we could post a timeline. Mr. Hutson stated that Bicentennial could be done by mid-January, reiterated the issues with the highwater and stated that it's a short-term pain for a long-term gain. He mentioned that the grant money is tied to a timeline, and they must follow it or lose the grant. He stated that it is regrettable, but it is the way it is and added that they will try to get it done quickly. Vice Mayor Williams mentioned that the holiday lane boat ramp and that there are other ramps they could use in them in the meantime.

N. ADJOURNMENT

The meeting adjourned at 7:42 P.M.

X _____
Michael Bryan
Assistant to the City Clerk

X _____
Keith Capizzi
Mayor