

CITY OF COCOA BEACH
CITY COMMISSION
MINUTES
December 4, 2025

A. MEETING CALLED TO ORDER

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

1. Pledge of Allegiance
2. Invocation by Val DeVera, Father, Our Saviour Catholic Church
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 A.J. Hutson
City Clerk Karin Grooms
Development Services Dave Dickey
Development Deputy Services Director Brian Palmer
Finance Director Hana Juman
Finance Deputy Director Devan Taly
Fire Deputy Chief, Steve Lea
General Manager, CBCC Ed Thinger
Human Resources Cindy DePina
Information Technology, Tristin Takacs
Leisure Services Andi Segarra
Police Chief/ Assistant City Manager Wes Mullins
Police, Major Joseph Versaggi
Police, Major Manny Hernandez
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.)

MOTION BY WILLIAMS/TUMULTY

I MOVE TO APPROVE THE AGENDA

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

C. SPECIAL PRESENTATIONS

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1. Cocoa Beach Vulnerability Assessment
Representative: Applied Ecology & Geosyntec

Mr. Scott Deitcheof Geosyntec Consultants Inc. and Mr. Walker Dawson of Applied Ecology provided an updated status of the City's Vulnerability Assessment, following up on their presentation from May. Mr. Deitch outlined the portions of the assessment that have been completed and described how the two organizations are evaluating flooding risks and resilience strategies.

Mr. Deitch explained that the completed assessment will be submitted to the Florida Department of Environmental Protection (DEP), noting that DEP approval is critical for eligibility for state funding. He reviewed the assessment process, including the criteria being evaluated, and identified key risks to the City such as sea level rise, vulnerable City assets, and various flood scenarios. He emphasized the importance of adhering to procedures established in Florida Statute.

Mr. Deitch discussed the current phase of the project, including modeling scenarios related to coastal tidal flooding, 100-year storm surge events, and 100-year rainfall events. He noted that the project is currently in the sensitivity analysis phase. Once this phase is complete, the assessment will be provided to the City for review and then submitted to DEP for approval.

Mr. Deitch also mentioned plans for an additional public outreach meeting at the beginning of the year. The final Vulnerability Assessment is scheduled for completion by the end of April, with a presentation of the final results anticipated in May.

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.

Ms. Janice Scott, a Cocoa Beach resident, addressed the City Commission. She acknowledged Mr. AJ Hutson, City Manager, and referenced the former City Clerk who recently retired. Ms. Scott thanked the Mayor for including the downtown Christmas Parade as part of the City's holiday activities.

Ms. Scott commented on the vulnerability assessment presentation and discussed the trend of homeowners raising their lots. She requested that the City consider requiring the installation of French drains between adjacent properties to help prevent flooding impacts on neighboring homes, referencing recent flooding issues experienced in Titusville. Ms. Scott also commented on county ad valorem taxes.

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E. STAFF REPORTS AND ANNOUNCEMENTS

City Manager AJ Hutson provided the following updates:

- The City's annual Turkey Trot was highly successful, with a record number of participants exceeding 5,000 runners.
- The Art Show was also successful and well attended.
- The Cocoa Beach Fire Department (CBFD) recently participated in a multi-agency mass casualty exercise. City Manager Hutson thanked CBFD for their leadership and professionalism during the exercise.
- The City has received approval of the ADA parking plan, and the park property is currently in the process of being conveyed to the City.
- Chief Mullins, along with Brent and Ed Thinger, visited a golf course in Clermont and met with representatives from "Cover the Tee's" regarding a potential driving range concept. The City Manager noted the success of the facility and stated it would be a strong amenity for tourists, particularly cruise ship visitors, and could generate sufficient revenue to sustain itself. The City is moving forward with contract discussions.
- City Manager Hutson discussed coordination with Cape Canaveral stormwater staff regarding stormwater pumping stations used to remove standing water. He noted a similar system in Cape Canaveral and identified three potential locations in Cocoa Beach where this technology could be applied to address standing water before water levels rise.
- The downtown elevator project is nearing completion and is currently operational while undergoing final adjustments. Inspections are scheduled to be completed by the 15th.
- Tennis court resurfacing has been completed.
- The Bicentennial project is anticipated to be completed in January.
- The Holiday Lane boat ramp is open, despite high water conditions.
- City Manager Hutson provided an update on McNabb Parkway, noting that pavers installed at the site were engineered to support heavy equipment. The City is in discussions with Mead & Hunt to address concerns related to the installation. Commissioner Williams inquired about access for the Boat Parade at McNabb Parkway. City Manager Hutson confirmed the area will be open for Boat Parade viewing. Commissioner Williams noted that the park will be partially open.

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F. CITY ATTORNEY REPORTS AND ANNOUNCEMENTS

Ms. Vose addressed the Commission regarding the cost associated with conducting a title search for the annexation site. She noted her recommendation to move forward with the title research and requested the Commission's consensus to proceed. The Commission provided consensus to move forward with the title search.

G. CITY COMMISSION REPORTS AND ANNOUNCEMENTS

Commissioner Jackson spoke about Cocoa Beach High School ROTC being the winning champions. Vice-Mayor Williams inquired about adding it to the sign.

Commissioner Tumulty briefed the Commission on the recent Cocoa Beach Art Show, highlighting the new layout, stage, and green space, along with the presence of Public Safety crews and the annual Fire Department Chili Fest. He noted that eliminating the food court benefited local restaurants and reduced trash. Although the green space was dark, the event was well attended and successful.

Commissioner Hutcherson noted the Christmas Boat and Street Parade were on the same day, Sunday, December 13th.

Vice Mayor Williams discussed the ADA park property recently conveyed to the City, noting it has been a long-term project of his. He requested consensus from the City Manager and Commission to serve as a secondary reviewer on project management and as a secondary contracting officer's representative for design to ensure ADA requirements are met, citing his International Project Management certification. He also requested continued involvement during construction and participation with the City Manager in grant writing to pursue ADA funding to help offset project costs.

The Commission granted consensus for Vice Mayor Williams to work with City staff on the project and to collaborate with the City Manager on pursuing ADA grant funding to help bring the park to fruition.

Mayor Capizzi noted the busy season and the events such as the Winterfest, Boat Parade and Surfing Santa's on Christmas Eve.

H. CONSENT AGENDA

MOTION BY WILLIAMS/TUMULTY

I MOVE TO APPROVE

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

1. Approve the November 6th 2025, Commission Meeting Minutes
Staff Representative: City Clerk Department
Recommendation: Approve

I. ITEMS REMOVED FROM THE CONSENT AGENDA

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J. NEW BUSINESS

1. Ratify the following Wage Re-Opener for the period of October 1, 2025, to September 30, 2026, between the City of Cocoa Beach and The Florida State Lodge Fraternal Order of Police Inc. (FOP).
Staff Representative: Cindy DePina, Human Resources Director
Recommendation: Approve

MOTION BY WILLIAMS/TUMULTY

I MOVE TO APPROVE

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

2. Approve the FDLE Local Law Enforcement Immigration Grant Program.
Staff Representative: Wes Mullins, Chief of Police & Assistant City Manager
Recommendation: Approve

MOTION BY HUTCHERSON/TUMULTY

I MOVE TO APPROVE

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

3. Adopt Ordinance 1707 on first reading, - An ordinance of the City of Cocoa Beach, Florida, merging the Sustainable Land Advisory Committee with the Planning Board into a single board continuing to be known as the "Planning Board"; providing for membership; providing for duties and responsibilities; providing for terms of office; providing for transition of existing members; providing for rules of procedure; providing for severability; providing for codification; and providing for an effective date.
Staff Representative: David Dickey, Development Services
Recommendation: Adopt

MOTION BY WILLIAMS/HUTCHERSON

I MOVE TO DISCUSS

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Vice Mayor Williams requested clarification on the ordinance language regarding the transition of board members, noting the merger of two boards and the transition of existing members. He asked for confirmation that the Planning Board would assume these responsibilities.

David Dickey, Development Services Director, clarified that the boards would be merged and that the current Planning Board would take on the expanded scope. Commissioner Hutcherson confirmed the clarification regarding Planning Board members. Vice Mayor Williams requested revised ordinance language. City Attorney Vose stated she would review the ordinance and noted that current Sustainability Board members were not interested in continuing.

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Mr. Dickey added that staff contacted members of the dissolved board and learned that two wished to be considered for the Planning Board, one had moved out of the City, and no response was received from the remaining members.

MOTION BY WILLIAMS/HUTCHERSON

I MOVE TO ADOPT 1707 ON FIRST READING WITH CHANGES MADE BEFORE SECOND READING.

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

4. Adopt Resolution 2025–35, a Resolution of the City Commission of the City of Cocoa Beach, Florida, amending the fees for the Cocoa Beach Golf Course, providing for amendment of fees, incorporation of recitals, and providing for an effective date.

The proposed golf fees are effective 1/1/2026.

Staff Representative: Andi Segarra, Leisure Services Director

Recommendation: Adopt

MOTION BY WILLIAMS/TUMULTY

I MOVE TO APPROVE

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

5. Adopt Resolution 2025-36, A resolution of the City of Cocoa Beach, Brevard County, Florida, pursuant to section 196.1978(3)(o), FLA. Stat., electing to not exempt property from ad valorem property tax under section 196.1978(3)(d)1.a., FLA. Stat., commonly known as the “Live Local Act Property Tax Exemption”; providing for incorporation of recitals, required findings, direction to the Mayor, direction to the City Manager, applicability, severability, and a conditional effective date.

Staff Representative: Becky Vose, City Attorney

Recommendation: Adopt

MOTION BY WILLIAM/TUMULTY

I MOVE TO ADOPT

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Ms. Janice Scott, a Cocoa Beach resident, stated she expected an explanation of the Live Local item. She expressed support for the resolution, referencing legislative actions, and urged the Commission to carefully consider property taxes, noting that ad valorem taxes are based on market value and are forcing some residents out of their homes. She also spoke about school funding and school taxes,

Vice Mayor Williams referenced recent headlines regarding the potential elimination of property taxes at the state level. He noted that a significant portion of the City’s funding comes from property taxes and that the City does not support eliminating them due to this reliance. However, he explained that the resolution provides flexibility, allowing the City to opt in or adjust if alternative revenue sources are presented in the future. He stated that the city relies on Ad Valorem as we use 44% for city funds.

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6. Set Appointments to Organizations for 2026
Representative: City Commission
Recommendation: Appoint the 2026 Representatives

MOTION BY WILLIAMS/HUTCHERSON

I MOVE TO APPROVE APPOINTMENTS.

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

**Space Coast Transportation Planning Organization (SCTPO)
2026 Cocoa Beach Designated alternate:**

2026 Staff Representative: Morgan Zuhlke, Stormwater Utility Manager

2026 Staff Representative Alternate: Carrie Lombardo

2025 Cocoa Beach Voting Delegate: Mayor Keith Capizzi,

2025 Staff Representative: Morgan Zuhlke, Stormwater Utility Manager

2024 Cocoa Beach Voting Delegate: Commissioner Skip Williams;

The 2026 Cape Canaveral Voting and Primary Delegate is: Mayor Wes Morrison,

Per the agreement, the Cities of Cocoa Beach/Cape Canaveral share Voting Delegates on the Transportation Planning Organization. For 2026, the Voting Delegate is Cape Canaveral and Cocoa Beach is designated the alternate.

Appointment made Mayor Keith Capizzi.

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)

2026 Voting Delegate, _____,

2026 Alternate Delegate _____

2026 Voting Delegate is Commissioner Joshua Jackson.

2026 Voting Alternate Delegate is Mayor Keith Capizzi.

General Employees' Pension Board - (Meets Quarterly 3pm, Thursdays before Commission meetings, Cocoa Beach)

2026 Commission Representative: _____

2025 Commission Representative: Commissioner Skip Williams

2026 Commission Representation: Vice-Mayor Skip Williams

Canaveral Port Authority (usually Meets the 3rd Wednesday of the month, 9:00 am)

2026 Commission Representative: _____

2025 Commission Representative: Commissioner Joshua Jackson

2026 Commission Representative Commissioner Joshua Jackson.

Cocoa Beach Art Show

2026 Commission Representative: _____

2026 Staff Representative: Carrie Lombardo, Government Affairs Manager

2025 Commission Representative: Commissioner Tim Tumulty

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2026 Commission Representative: Commissioner Tim Tumulty

All appointments were approved by consensus.

STAFF REPRESENTATIVE

Brevard County Water Supply Group (no set meeting time)

Staff Representative: Water Reclamation Director Brad Kalsow

St. Johns River Water Management District (Meets as needed)

Staff Representative: Morgan Zuhlke, Stormwater Utility Manager

Cocoa Beach Main Street

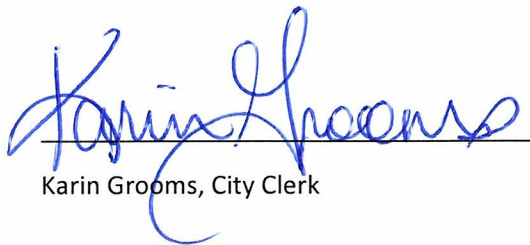
Staff Representative: Carrie Lombardo, Government Affairs Manager

K. GENERAL PUBLIC COMMENT

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

L. ADJOURNMENT

The meeting was adjourned at 7:41 pm.


Karin Grooms, City Clerk
Keith Capizzi, Mayor-Commissioner