

# City of Cocoa Beach

City Hall  
2 South Orlando Avenue  
Cocoa Beach, Florida 32931  
[www.cityofcocoabeach.com](http://www.cityofcocoabeach.com)



## Meeting Agenda

Thursday, January 7, 2021

06:30 P.M.

REGULAR

City Hall Commission Room

### WELCOME

**Live meeting broadcasts on:** Spectrum - Channel 497 and [www.cityofcocoabeach.com](http://www.cityofcocoabeach.com) .  
Report issues: IT Support Desk-321 868-3319-a recorded line, or report a concern via the City's webpage. Meeting Video Archives: [www.cityofcocoabeach.com](http://www.cityofcocoabeach.com)

**Packets:** Packets are on the City's website ([www.cityofcocoabeach.com](http://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.

**THE AGENDAS FOR THE JANUARY 7, 2021, 6:30PM COMMUNITY REDEVELOPMENT AGENDA AND 7:00PM CITY COMMISSION MEETINGS HAVE BEEN COMBINED FOR EASE OF MEETING RECORDING.  
LOCATION: City Hall Commission Room**

6:00 PM January 7, 2020 CRA Agenda

January 7, 2021 Packet

A. MEETING CALLED TO ORDER

\* Roll call

B. AGENCY BOARD COMMISSIONERS REPORTS AND ANNOUNCEMENTS

C. STAFF REPORTS AND ANNOUNCEMENT

D. CONSENT AGENDA

1. Approve November 5, 2020 CRA Meeting Minutes  
Staff Representative: City Clerk's Office  
Staff Recommendation: Approve

November 5, 2020 Minutes

E. OLD BUSINESS

F. NEW BUSINESS

1. Adopt Policies and Procedures

CRA Policies and Procedures

G. GENERAL COUNSEL REPORTS AND ANNOUNCEMENTS

H. PUBLIC COMMENTS Comments will be heard on items that do not appear on the agenda of this meeting pertaining to the CRA. Citizens will limit their comments to three (3) minutes. Per procedures, the Downtown Cocoa Beach Community Redevelopment

Agency will not take any action or discuss items brought up under the “Public Comment” section of the agenda. The Agency may schedule such items as regular agenda items and act upon them in the future.

- I. ADJOURNMENT RULES OF ORDER: Robert’s Rules of Order and the Florida Sunshine Law govern conduct of meetings.

## 7:00 PM JANUARY 7, 2021 CITY COMMISSION AGENDA

### January 7, 2021 Packet

#### A. MEETING CALLED TO ORDER

- \* Invocation - Pastor Keith Capizzi, Club Zion Community Church
- \* Pledge of Allegiance
- \* Roll Call

#### B. APPROVAL OF THE AGENDA

- 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

1. Discuss and adopt the 2021 Legislative Priorities. The following Priorities are being recommended:
  - a) Vacation Rentals - Provide for the ability for local government to adopt and enforce reasonable regulations that protect citizens in the residential neighborhoods.
  - b) Water Quality - Expand to a more comprehensive approach what will benefit the Indian River and Banana River. The strategy needs to be multi-jurisdictional and include State Agencies.
  - c) State Road 520 - Elevate SR520 between the Peebles Bridge and the relief bridge to the east, necessary for resiliency.
  - d) PFOA/PFOS (Perfluorooctanoic acid/Perfluorooctane Sulfonate) Contaminants - Set State standards for communities to be governed.
  - e) Home Rule - Allow local government the ability to govern without undue interference from the State.  
Recommendation: Approve

Legislative Priorities Memo

Legislative Priorities

#### E. CITY ATTORNEY REPORTS AND ANNOUNCEMENTS

#### F. CITY COMMISSION REPORTS AND ANNOUNCEMENTS

#### G. CONSENT AGENDA

1. Approve the December 3, 2020 Commission Meeting Minutes.  
Staff Representative: City Clerk Department  
Recommendation: Approve

December 3, 2020 Minutes

2. Appoint the following Members: Board of Adjustment  
Joshua Jackson, Alternate, for a term to expire January 15, 2025, Mayor Malik (Seat 1);  
Jena Tuntas, Alternate, for a term to expire January 15, 2025, Commissioner Martinez (Seat 2);

Planning Board

Tim Cool, Alternate, for a term to expire January 15, 2025, Mayor Malik (Seat 1);  
Angelo Armenteros, Alternate, for a term to January 15, 2025, Commissioner Martinez (Seat 2);  
Lisa Colloredo, for a term to expire January 15, 2023, (Completes the term vacated by Charles Broughton) Commissioner Skip Williams (Seat 4)

Library Board

Andrew Rothstein, for a term to expire January 15, 2025, Vice-Mayor Woulas (Seat 3)  
Representatives: Commission  
Recommendation: Approve

3. Approved the Fiscal Year 2020 Strategic Plan Annual Report  
Representative: James P. McKnight, City Manager  
Recommendation: Approve

2020 Strategic Plan Annual Report

4. Approve a ten-year lease extension between the City of Cocoa Beach and Surfside Players, Inc. to expire on January 20, 2031. The lease agreement is for City property located 301 Ramp Road, Cocoa Beach; Surfside Players Inc. owns the building. The lease extension amends the insurance requirements and provides for an additional ten-year extension to end on January 20, 2041.  
Representatives: Mario Busacca, Surfside Players Inc., President; James P. McKnight, City Manager  
Recommendation: Approve

Surfside Players Memo

Surfside Players Lease Agreement

Surfside Players Insurance

5. Approve the purchase of six (6) police vehicles using the Sourcewell contract, at a cost for vehicles of \$199,794.00, plus the added vehicle safety equipment, bringing the total cost of the vehicles to \$291,870; this is a budgeted item.  
Representatives: Jonathan Mickler, Facilities Maintenance Supervisor; Scott Rosenfeld, Police Chief  
Recommendation: Approve

Vehicles Purchase Memo

6. Review and Adopt City Commission Procedures:

- a. City Commission Policies and Procedures

Commission Policies and Procedures

- b. Commission Procedures for Board and Committee Appointments

Commission Policies for Board/Committee Appointments

- c. Commission Policies for City Boards

Commission Policies for City Boards

- d. Staff Procedures for Submitting Items for Commission Consideration

Staff Procedures

- e. Street Naming Procedures

Street Naming Procedures

- f. Recognition on Entrance Signs

Entrance Sign Procedures

- g. Memorial Dedications

Memorial Dedications Procedures

- h. Policy of Awarding Certificates, Keys and Proclamations  
Representatives: City Commission  
Recommendation: Review and Approve

Awarding Certificates, Keys and Proclamations

7. Confirm that 7:00 PM will be the commencing time for Commission regular meetings (Code Section 2-1 of the City Code requires designation annually. City Charter Section 2.12 requires changes to meeting times and dates to be made by ordinance.)  
Recommendation: Approve

8. Adopt Resolution No. 2021-01 - A Resolution of the City Commission of the City of Cocoa Beach, Florida, to update the timeline for the Auditor Selection Committee to assist in selecting an auditor to conduct the Annual Financial Audit; and providing for an effective date. The Auditor Committee was established last year with Resolution 2020-08. Due to COVID-19, the selection process was postponed until 2021. Resolution No. 2021-01 updates the timeline for the Auditor Selection Committee to assist the City in selecting an auditor. The current City contract for audit services expires on April 30, 2021.  
Representative: Eileen Clark, Assistant City Manager/Chief Financial Officer  
Recommendation: Approve

Resolution No. 2021-01

Resolution No. 2021-01 Memo

9. Approve a two-year renewal of the Mutual Aid Agreement between the Brevard County Sheriff, Brevard County law enforcement agencies, and the City of Cocoa Beach; authorizing the Chief of Police to sign the agreement. The renewal would expire on January 25, 2023.  
Representative: Scott Rosenfeld, Police Chief  
Recommendation: Approve

Two-year renewal of Mutual Aid Agreement Memo

Mutual Aid Agreement

10. Approve Task Order #1, "Performance Efficiency Monitoring of the Convair Cove LID",

under the continuing services contract with Applied Ecology, Inc. at a lump sum cost of \$69,780.97. Grant Funding for the Convair Cove Stormwater LID Project requires water quality monitoring to determine project performance efficiencies as part of the final report.

Representative: Jessica Brusio, Stormwater Utility Manager

Recommendation: Approve

Task Order #1 Memo

Task Order 1

Task Order #1 Monitoring

## H. ITEMS REMOVED FROM THE CONSENT AGENDA

## I. NEW BUSINESS

1. Provide Commission guidance to relay to the Florida Department of Transportation (FDOT) and the Space Coast Transportation Planning Organization (SCTPO) on:
  - a) the location of the mid-block crossings on SRA1A. FDOT has scheduled a public meeting for January 12, 2021 on the proposed project in Cocoa Beach, which is to occur on S.R. A1A, from Cocoa Isles Boulevard to St. Lucie Lane. The project proposes to construct four new pedestrian crossings equipped with Rectangular Rapid Flashing Beacons (RRFBs): South of Tulip Avenue, North of Antigua Avenue, North of S. Banana River Boulevard, and South of Pinellas Lane.

Mid-Block Crossing and Elevation of SR520 Memo

Mid-Block Crossing Attachment #1

Mid-Block Crossing Attachment #2

- b) the support to elevate SR520. Request Staff to draft a Resolution, for Commission approval, to forward to the SCTPO.  
Representative: City Commission  
Recommendation: Provide direction

Past City Support to Elevate SR520 - Resolution No. 89-23

2. Adopt Ordinance No. 1652, First Reading, An Ordinance of the City of Cocoa Beach, Florida, amending the Future Land Use Element of the City's Comprehensive Plan, specifically amending Policy II.2.1 relating to allowable Building Heights; providing for severability; and providing for an effective date. Ordinance No. 1652 would amend the Comprehensive Plan by:
  - a) adding language with respect to height to address wireless communication towers and lightning rods. The installation of a wireless communication tower for public safety, and cell service operations, to be located at the new police facility, may require a height above 45 feet. The application of this policy would apply to towers only, and not to associated equipment buildings.
  - b) removing the requirement to amend the Comprehensive Plan each time there is a variance approval for building height. The removal of this policy would in no way affect the approval status of the sites with a height variance approval.  
Representative: Randy Stevenson, Development Services Director  
Recommendation: Approve

Ordinance No. 1652 MemoOrdinance No. 1652Ordinance No. 1652 and 1653 Legal Ad

3. Adopt Ordinance No. 1653, First Reading, An Ordinance of the City of Cocoa Beach, Florida, amending Appendix B of the Cocoa Beach Code of Ordinances, Cocoa Beach Land Development Code; amending Article VIII, “Wireless Communication Facilities” within Chapter III, “Design Standards” and amending Article IV, “Variance, Waiver, and Special Exception” within chapter IV, “Land Development Procedures”; incorporating recitals; and providing for codification, conflicts, severability, and an effective date. Ordinance No. 1653 would amend the Land Development Code to add:
- a) clarifying language on the approval process of a wireless communication tower
  - b) a statement to include language to correspond with the Comprehensive Plan, as proposed by Ordinance 1652, with regards to wireless communication towers or lightning rods.  
Representative: Randy Stevenson, Development Services Director  
Recommendation: Approve

Ordinance No. 1653Ordinance No. 1653 Memo

4. Adopt Ordinance No. 1654, First Reading, An Ordinance of the City of Cocoa Beach, Florida, approving the vacation of an easement, lying within that real property identified as parcel number 25-37-03-cv-13-1; providing for findings of fact, severability, conflicts, and an effective date. The easement lies within the International Palms site, at 1300 North Atlantic Avenue, runs parallel to SR A1A from Tulip Avenue to the vacated Holly Avenue, and currently provides driveway access into the property. With the demolition and redevelopment of the International Palms site, the easement will no longer serve a public purpose.  
Representative: Randy Stevenson, Development Services Director  
Recommendation: Approve

Ordinance No. 1654Ordinance No. 1654 Memo

5. Request Commission direction relative to the relocation of Double Ds, from the east end of Minutemen Causeway to Fischer Park. Double Ds is a beach business which vends and rents beach equipment. If the City Commission approves the requested relocation, authorize Staff to negotiate and enter into a new agreement. Relocating the business would alleviate the commerce overcrowding found at Minutemen Causeway, avoid conflicts associated with marketing, and continue to provide services to beach goers.  
Representatives: Randy Stevenson, Development Services Director; James P. McKnight, City Manager  
Recommendation: Approve

Beach Business Relocation Memo

- J. GENERAL PUBLIC COMMENT (only if not accommodated in the 30-minute time period earlier)**
- K. ADJOURNMENT**

