DATE: December 13, 2017
TIME: 6:30 P.M.
LOCATION: CITY COMMISSION ROOM- 2 SOUTH ORLANDO AVENUE, COCOA BEACH, FLORIDA 32931-2722

WELCOME! We’re very glad you’ve joined us for today’s Charter Review Committee Meeting. Meeting agenda packets may be accessed on the city’s website (www.cityofcocoabeach.com). Public participation is encouraged. When recognized by the Chairperson, please state your name and address and speak directly into the microphone. Please address all comments and questions to the Chairperson. All meetings are video and audio broadcasted live locally on Bright House Networks Channel 497, and on the City’s webpage at www.cityofcocoabeach.com.

Members: Lennie Arnold; Thomas Broughton; Susan Christman, Todd Swingle–Vice Chair; John Byron–Chair

Staff: James McKnight-City Manager; Loredana Kalaghchy-City Clerk; Wade Vose-City Attorney

Mission The Mission of the Charter Review Committee is to review the City Charter of the City of Cocoa Beach and to make recommendations to the City Commission on proposed amendments to the Charter.

Public Speaking guidelines: Three minutes per speaker. Individuals may not allot times to others. Large groups are encouraged to designate a representative to speak for it, and are given five minutes to speak. Speakers are requested to identify themselves and state residency. Speakers are requested to speak on topic, and on topics under the purview of the Charter Review Committee.

A. CALL TO ORDER
   1. Pledge of Allegiance
   2. Roll Call

B. PAST REVIEWS: Acknowledge Charter Review Committee review to date – Review of Preamble through Article V

C. APPROVE THE AGENDA AND ORDER OF BUSINESS

D. CONSENT AGENDA
   1. Approve the November 8, 2017 Minutes; Representative: City Clerk Department

E. BUSINESS TO BE CONDUCTED:
   1. Open Forum - Review and Discuss Charter Sections/Topics as adopted in review schedule.
      The Review process will be as follows: Presentations and Reports; Committee discussion; Public Comments; Final Committee discussion
      a. Article VI – Planning, Zoning and Development
         1. Section 6.01 Residential density limits
            The parking lot items that were listed for Section 6.01 were:
            a. Presentations/Reports:
               Staff Sources of the City tax base, and impacts.
               Carrying capacity, sustainability, density rules, height rules, and relationships.
               City Attorney: Report on links between Charter Section 6.01 in relation to Sections 6.07 and 6.09.
            b. Committee Discussion:
               Consider deleting the words due to redundancy “the provisions for such variance shall be in accordance with” (Secondary)
               Expert advice on current building standards for ceiling height and building heights within the 45-foot limit in terms of stories.
            c. Public Comments: (Requests to Speak: Kendall T. Moore)
            d. Final Committee Discussion
2. **Section 6.02 Banana River access**
   The parking lot items that were listed for Section 6.02 were:
   None.
   a. Presentations/Reports:
      City Attorney  Report on difference in reference to a navigable channel and channel of
      the Banana River, and state if there were ambiguities in the language of
      this section.
   b. Committee Discussion:
   c. Public Comments:
   d. Final Committee Discussion:

3. **Section 6.03 Atlantic Ocean beach-access**
   The parking lot items that were listed for Section 6.03 were:
   a. Presentations/Reports
      Staff: Report on the existence of beach access easements and provide expert
      advice.
      City Attorney  Determine if reference to easements needs to be included in this
      section.
   b. Committee Discussion:
   c. Public Comments:
   d. Final Committee Discussion

4. **Section 6.04 Building height limit**
   The parking lot items that were listed for Section 6.04 were:
   a. Presentations/Reports
      Staff  Comments on environment challenges, permitting challenges, what has
      changed, regulatory building codes, considerations for flood elevations,
      things that may have impacted the ability to build within the height
      restrictions.
      City Attorney  Explain the exemption process.
      Present alternate approaches, including the recommendation to remove
      the section from the Charter, alongside with developing Land
      Development Code that would kick in, if voters agreed to the removal of
      this section.
   b. Committee Discussion:
   c. Public Comments: (Requests to Speak: Kendall T. Moore, Connie Fichtl)
   d. Final Committee Discussion

5. **Section 6.05 Construction constrained corridor (State Road A1A)**
   The parking lot items that were listed for Section 6.05 were:
   - None
   a. Presentations/Reports
   b. Committee Discussion:
   c. Public Comments:
   d. Final Committee Discussion

6. **Section 6.06 Community Redevelopment Agency (CRA) referendum requirement**
   The parking lot items that were listed for Section 6.06 were:
   - None
   a. Presentations/Reports
   b. Committee Discussion:
   c. Public Comments:
   d. Final Committee Discussion
7. **Section 6.07 Comprehensive Plan adoption requirements**
   The parking lot items that were listed for Section 6.07 were:
   a. Presentations/Reports
   b. Committee Discussion
   c. Public Comments: (Requests to Speak: Kendall T. Moore)
   d. Final Committee Discussion

8. **Section 6.08 Building height limit accommodations**
   The parking lot items that were listed for Section 6.08 were:
   a. Presentations/Reports
      Staff Discuss measurements used by the State and federal agencies, other than the crown of the road.
   b. Committee Discussion
   c. Public Comments: (Requests to Speak: Kendall T. Moore)
   d. Final Committee Discussion

9. **Section 6.09 Non casualty loss rebuild**
   The parking lot items that were listed for Section 6.09 were:
   - None - unless other sections of the Charter, referring to height and density, are affected.
   a. Presentations/Reports
   b. Committee Discussion
   c. Public Comments:
   d. Final Committee Discussion

10. **Section 6.10 Transfer or relinquishment of interest in real property in which city has legal interest**
    The parking lot items that were listed for Section 6.10 were:
    - Discuss standards
    a. Presentations/Reports
    b. Committee Discussion
    c. Public Comments:
    d. Final Committee Discussion

2. Request to reinstate the original Charter Review Committee meeting schedule that includes holding the January 10, 2018 meeting to further discuss City Charter Article VI – Planning, Zoning and Development. Holding an additional meeting on this section of the Charter would provide for additional public input, and additional Staff preparation time.
   Representative: James P. McKnight, City Manager
   Recommendation: Approve

F. **STAFF REPORTS**

G. **COMMITTEE MEMBER REPORTS**

H. **PUBLIC COMMENTS**

I. **ADJOURNMENT – Next Meeting: December 13, 2017, 6:30 PM**

Any person desiring to appeal any decision made by the Committee, with respect to any matter considered at such meeting or hearing, will need a record of the proceedings, and for such purposes, must insure 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.

**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) 955-8779 (Voice).
### PROPOSED MEETING SCHEDULE (additional meetings may be called)

<table>
<thead>
<tr>
<th>Review</th>
<th>Meeting Date</th>
<th>Time</th>
<th>Meeting Agenda</th>
<th>Meeting Chair</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>July 14, 2017</td>
<td>12:30 PM</td>
<td>Charter Review Committee Organizational Meeting</td>
<td></td>
</tr>
<tr>
<td>Part A</td>
<td>(a) August 1, 2017</td>
<td>6:00 PM</td>
<td>Joint Meeting – Commission and Charter Review – a joint work session with the Commission, prior to commencing the review of the Charter</td>
<td>Byron</td>
</tr>
<tr>
<td></td>
<td></td>
<td>7:30 PM or following Commission. Work Session</td>
<td>Charter Review Committee – Election of Officers – Approve Preliminary Review Schedule</td>
<td></td>
</tr>
<tr>
<td>(b)</td>
<td>September 5, 2017</td>
<td>6:30 PM – 8:00PM</td>
<td>Preamble Article I – Governance Article II – Legislative Article III – Administrative and Legal Article IV – Boards Article V – Finance and Taxation</td>
<td>Swingle</td>
</tr>
<tr>
<td>Part A</td>
<td>Public Forum</td>
<td>October 11, 2017</td>
<td>Open forum work session(s) for expert advice Open forum work session(s) for the public input (Covers Articles I – V)</td>
<td>Byron</td>
</tr>
<tr>
<td></td>
<td>(Additional Input)</td>
<td>6:30 PM – 8 PM</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Part B</td>
<td>November 8, 2017</td>
<td>6:30 PM – 8 PM</td>
<td>Article VI – Planning, Zoning and Development</td>
<td>Swingle</td>
</tr>
<tr>
<td></td>
<td>December 13, 2017</td>
<td>6:30 PM – 8 PM</td>
<td>Article VI – Planning, Zoning and Development Open forum work session(s) for expert advice Open forum work session(s) for the public input (Covers Articles I – VI)</td>
<td>Byron</td>
</tr>
<tr>
<td>Part A, and Part B</td>
<td>January 10, 2018</td>
<td>6:30 PM – 8 PM</td>
<td>Open forum work session(s) for expert advice Open forum work session(s) for the public input (Covers Articles I – VI)</td>
<td>Swingle</td>
</tr>
<tr>
<td>Part C</td>
<td>February 14, 2018</td>
<td>6:30 PM – 8 PM</td>
<td></td>
<td>Byron/Swingle</td>
</tr>
<tr>
<td></td>
<td>March 14, 2018</td>
<td>6:30 PM – 8 PM</td>
<td>Open forum work session(s) for expert advice Open forum work session(s) for the public input (Covers Articles I - IX)</td>
<td>Swingle/Byron</td>
</tr>
<tr>
<td></td>
<td>March 14, 2018</td>
<td>6:30 PM – 8 PM</td>
<td>Review of Final Recommendations</td>
<td>Swingle</td>
</tr>
<tr>
<td></td>
<td>April 11, 2018</td>
<td>6:30 PM – 8 PM</td>
<td>Review of Final Recommendations</td>
<td>Byron</td>
</tr>
<tr>
<td></td>
<td>May 3, 2018</td>
<td>7:00 PM</td>
<td>Presentation of Recommendations to the Commission</td>
<td>Swingle/Byron</td>
</tr>
</tbody>
</table>

### MILESTONES - RESOLUTION NO. 2017-09

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>June 1, 2017</td>
<td>Commission adopts resolution establishing the Charter Review Committee</td>
</tr>
<tr>
<td>July 6, 2017</td>
<td>Each Commissioner appoints a member to the Committee.</td>
</tr>
<tr>
<td>July, 2017</td>
<td>Within two weeks of appointment, the Charter Review Committee holds organizational meeting.</td>
</tr>
<tr>
<td>August, 2017</td>
<td>Joint meeting of Charter Review Committee and City Commission</td>
</tr>
<tr>
<td>April 23, 2018</td>
<td>Charter Review Committee delivers recommendations to the City Commission</td>
</tr>
<tr>
<td>May 3, 2018</td>
<td>Charter Review Committee presents recommendations to the Commission.</td>
</tr>
<tr>
<td>August 2, 2018</td>
<td>Commission approves final ballot language for November 2018 election</td>
</tr>
<tr>
<td>August 31, 2018</td>
<td>Charter Review Committee’s term ends</td>
</tr>
<tr>
<td>November 6, 2018</td>
<td>General Election – voting on Charter Review ballot questions</td>
</tr>
</tbody>
</table>