

CITY OF PALM BAY, FLORIDA
REGULAR COUNCIL MEETING 2025-15

Held on Thursday, the 15th day of May 2025, at the City Hall Council Chambers, 120 Malabar Road, SE, Palm Bay, Florida.

This meeting was properly noticed pursuant to law; the minutes are on file in the Office of the City Clerk, City Hall, Palm Bay, Florida.

The meeting was called to order at the hour of 6:00 P.M.

Pastor Tom Ritchey, Eastwind Pentecostal Church, Palm Bay, gave the invocation which was followed by the Pledge of Allegiance to the Flag.

ROLL CALL:

MAYOR:	Rob Medina	Present
DEPUTY MAYOR:	Mike Jaffe	Present
COUNCILMEMBER:	Kenny Johnson	Present
COUNCILMEMBER:	Mike Hammer	Present
COUNCILMEMBER:	Chandler Langevin	Present
CITY MANAGER:	Matthew Morton	Present
CITY ATTORNEY:	Patricia Smith	Present
CITY CLERK:	Terese Jones	Present

CITY STAFF: Joan Junkala-Brown, Deputy City Manager; Juliet Misconi, Deputy City Manager; Dr. Brian Robinson, Acting Deputy City Manager; Lisa Frazier, Growth Management Director; Christeen Sullivan, Acting Public Works Director; George Barber, Chief Procurement Officer; Daniel Waite, Acting Recreation Director; Mariano Augello, Police Chief; Richard Stover, Fire Chief.

ANNOUNCEMENTS:

Deputy Mayor Jaffe announced the following vacancies and solicited applications for same:

- 1. Two (2) vacancies on the Community Development Advisory to represent one (1) of the following fields relating to affordable housing ('banking industry', 'residential home building', 'actively engaged in home building', 'for-profit provider', or 'resident of the City' positions).++**

AGENDA REVISIONS:

1. Mr. Morton announced the following revisions:

- A. Item 4, under Proclamations and Recognitions, was withdrawn by the requester.

B. At the request of the City Manager, Items 5, 6, and 7, under Public Hearings, were continued to the August 21, 2025, regular Council meeting.

Motion by Deputy Mayor Jaffe, seconded by Mr. Langevin, to continue Items 5, 6, and 7, under Public Hearings (Cases T25-00001, T-25-00003 and T25-00004), to the August 21, 2025, regular Council meeting. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

C. A Special Procurement and Waiver of the Procurement Process for Mach Alert Fire Station Alerting and Automation (FSAA) systems for Fire Stations 7 and 9 was added to the agenda as Item 3, under New Business.

2. Motion by Mr. Johnson, seconded by Mr. Hammer, to consider Items 1 and 2, under Public Hearings, prior to Proclamations and Recognitions. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

Items 1 and 2, under Public Hearings, were considered at this time.

1. Ordinance 2025-20, vacating a portion of the rear public utility and drainage easement located within Lot 2, Block 416, Port Malabar Unit 10 (Case VE-3-2025, Leonard and LaVernice Miller), final reading.

The City Attorney read the ordinance in caption only. The public hearing was opened. Ms. Sullivan provided an overview of the request. The applicant presented the request to Council. The public hearing was closed.

Motion by Mr. Johnson, seconded by Mr. Langevin, to adopt Ordinance 2025-20. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

2. Ordinance 2025-21, vacating a portion of the twenty (20) foot wide drainage right-of-way lying north of Lots 7 and 20, and lying south of Lots 8 and 19, Block 2051, Port Malabar Unit 46, as recorded in Plat Book 22, Pages 58-74, of the Public Records of Brevard County, Florida (0.057 acres, more or less) (Case VRW-1-2025, Phillip and Kristi Silver), final reading.

The City Attorney read the ordinance in caption only. The public hearing was opened. Ms. Sullivan provided an overview of the request. The applicant presented the request to Council. The public hearing was closed.

Motion by Mr. Hammer, seconded by Mr. Johnson, to adopt Ordinance 2025-21. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

PROCLAMATIONS AND RECOGNITIONS:

The proclamations were presented.

1. **Proclamation: Kids to Parks Day – May 17, 2025.**
2. **Proclamation: National Safe Boating Week – May 17-23, 2025.**
3. **Proclamation: Public Works Week – May 18-24, 2025.**
4. **Proclamation: Jewish American Heritage Month – May 2025. (Withdrawn)**

PUBLIC COMMENT(S)/RESPONSE(S): (Non-agenda Issues and Items Listed Under ‘Approval of Consent Agenda’ Only)

Individuals made general comments.

1. Attorney Kim Rezanka, representing the project known as the Essence of Palm Bay, requested the scheduling of an appeal for an administrative decision that she had filed on April 22, 2025. She said there was a fundamental disagreement between staff and the development team as to the number of units per acre and the commercial space. She cited language from the Code of Ordinances (Code) to support her request.

Ms. Smith provided clarification that the portion of the Code cited was if there were errors in an order, requirement, decision or determination by the City Manager or designee. The developer received comments only from staff and there were no errors that required a response to the appeal. Deputy Mayor Jaffe was concerned that the process was difficult for developers and that this project had been in limbo for some time. Mr. Morton said staff would investigate and advise Council.

2. Daryl Wattenberger, resident, was disappointed that he would not be able to view the public comments portion at future meetings due to Council’s decision to not live stream that section of the meeting. He explained that due to his condition, he had a difficult time physically attending meetings and asked Council to reconsider the policy amendment.

Mr. Langevin asked for confirmation that no action could be taken regarding the policy at tonight’s meeting. Mayor Medina confirmed same and said it had to be an item on the agenda.

3. Ruth Kaufhold, resident, asked when it was authorized to dig up Douglas Street as no notice was given to the residents.

Mayor Medina asked staff to provide information to Ms. Kaufhold.

APPROVAL OF CONSENT AGENDA:

All items of business under the 'Approval of Consent Agenda' heading were enacted by the following motion:

Motion by Deputy Mayor Jaffe, seconded by Mr. Hammer, that the Consent Agenda be approved as presented. Mr. Hammer wanted to remove Items 3 and 10 from consent. Mr. Hammer withdrew his second to the motion and Deputy Mayor Jaffe withdrew his motion.

Motion by Mr. Langevin, seconded by Mr. Hammer, that the Consent Agenda be approved as presented with the removal of Items 3 and 10, from consent. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

1. Adoption of Minutes: Regular Meeting 2025-11; April 3, 2025.

The minutes, considered under Consent Agenda, were approved as presented.

2. Adoption of Minutes: Regular Meeting 2025-13; April 17, 2025.

The minutes, considered under Consent Agenda, were approved as presented.

3. Award of Bid: South Regional Water Treatment Plant Expansion 6 MGD to 8 MGD – 34-ITB-25 – Utilities Department (L7 Construction, Inc., \$3,700,000).

The item was removed from Consent Agenda and heard after Public Hearings under Consideration of Items Removed from Consent Agenda.

4. Award of Bid: Road Bond Paving, Port Malabar Unit 26 and Port Malabar Unit 39 Cul-de-Sacs – 36-ITB-2025 – Public Works Department (V.A. Paving, Inc. - \$1,411,730); and approve appropriation of funds from the GO Road Program (\$800,000).

Staff Recommendation: Approve the award for Port Malabar Unit 26 and Port Malabar Unit 39 Cul-de-Sacs Road Bond Paving with V.A. Paving, Inc. (Cocoa), in the amount of \$1,411,729.75; and approve the appropriation of \$800,000 from the GO Road Program.

The item, considered under Consent Agenda, was approved as recommended by City staff.

5. Miscellaneous: Vehicle purchase – Utilities Department (Jarrett Gordon Ford, Bozard Ford, Prestige Ford, Beck Auto Sales - \$2,024,834).

Staff Recommendation: Approve the purchase of vehicles for the Utilities Department with Jarrett Gordon Ford, Bozard Ford, Prestige Ford, and Beck Auto Sales, in the amount of \$2,024,834.08; and authorize the completion of the remaining purchases utilizing pre-approved contracts and supplementing the remainder through the competitive bid process.

The item, considered under Consent Agenda, was approved as recommended by City staff.

6. Contract: South Regional Water Reclamation Facility Construction - IFB 39-0-2020, Change Order 8 - Utilities Department (RJ Sullivan Corporation - \$153,646).

Staff Recommendation: Approve Change Order 8 for the South Regional Water Reclamation Facility construction with RJ Sullivan Corporation (Pompano Beach), in the amount of \$153,646.30.

The item, considered under Consent Agenda, was approved as recommended by City staff.

7. Award of Bid: Blower replacement, South Regional Water Treatment Plant - 29- ITB-25 – Utilities Department (Florida Design Contractors, LLC - \$249,225); and appropriation of funds from the Utilities Renewal and Replacement Undesignated Fund Balance (\$124,147).

Staff Recommendation: Approve the award for South Regional Water Treatment Plant blower replacement with Florida Design Contractors, LLC, in the amount of \$249,225; and approve the appropriation of \$124,147 from the Utilities Renewal and Replacement Undesignated Fund Balance.

The item, considered under Consent Agenda, was approved as recommended by City staff.

8. Contract: Site development design services, Fire Station 8 (Task Order 4) - RFQ 55-0-2022 - Fire Rescue (CPZ Architects, Inc. - \$259,530).

Staff Recommendation: Approve Task Order 4 for the site development design services of Fire Station 8 with CPZ Architects, Inc., in the amount of \$259,530.

The item, considered under Consent Agenda, was approved as recommended by City staff.

9. Contract: Continuing Consultant Services, Police Shooting Range Improvements Project (replacement design scope and task order) – Police Department (CPZ Architects, Inc. - \$195,032).

Staff Recommendation: Approve continuing consultant services for the Police Shooting Range improvements project (replacement design scope and task order) with JCPZ Architects, Inc., in the amount of \$195,032.

The item, considered under Consent Agenda, was approved as recommended by City staff.

10. Consideration of accepting a grant award and authorizing an agreement with the Florida Department of Environmental Protection (FDEP) for the Norwood Water Quality Improvement Project.

The item was removed from Consent Agenda and heard after Public Hearings under Consideration of Items Removed from Consent Agenda.

11. Consideration of expenditures from the Palm Bay Police Department's Law Enforcement Trust Fund for various items (\$8,500).

Staff Recommendation: Approve the expenditure of funds as specified in the City Manager's memorandum.

The item, considered under Consent Agenda, was approved as recommended by City staff.

12. Consideration of submitting a grant application for the Fiscal Year 2026 Tourism Development Office (TDO) Marketing Support Program.

Staff Recommendation: Authorize staff to submit a grant application for the Fiscal Year 2026 Tourism Development Office (TDO) Marketing Support Program for multiple City events; and authorize the City Manager to execute the grant contract, if awarded.

The item, considered under Consent Agenda, was approved as recommended by City staff.

13. Consideration of travel and training for specified City employees (Office of the City Clerk).

Staff Recommendation: Approve the travel and training as specified.

The item, considered under Consent Agenda, was approved as recommended by City staff.

PUBLIC HEARINGS:

1. Ordinance 2025-20, vacating a portion of the rear public utility and drainage easement located within Lot 2, Block 416, Port Malabar Unit 10 (Case VE-3-2025, Leonard and LaVernice Miller), final reading.

The item was considered earlier in the meeting prior to Proclamations and Recognitions.

2. Ordinance 2025-21, vacating a portion of the twenty (20) foot wide drainage right-of-way lying north of Lots 7 and 20, and lying south of Lots 8 and 19, Block 2051, Port Malabar Unit 46, as recorded in Plat Book 22, Pages 58-74, of the Public Records of Brevard County, Florida (0.057 acres, more or less) (Case VRW-1-2025, Phillip and Kristi Silver), final reading.

The item was considered earlier in the meeting prior to Proclamations and Recognitions.

3. Ordinance 2025-19, amending the Code of Ordinances, Chapter 200, Utilities Code, by including language for an application filing fee for Utility Agreements, final reading.

The City Attorney read the ordinance in caption only. The public hearing was opened. Mr. Bowden provided an overview of the request. The public hearing was closed.

Motion by Mr. Johnson, seconded by Deputy Mayor Jaffe, to deny Ordinance 2025-19.

Motion carried with members voting as follows:

Mayor Medina	Yay
Deputy Mayor Jaffe	Yay
Councilman Johnson	Yay
Councilman Hammer	Nay
Councilman Langevin	Yay

4. Request by Forestar (USA) Real Estate Group, Inc., for final subdivision plan/final plat approval for the replat of three (3) residential lots and a recreation tract to be known as 'Cypress Bay West Phase 2 Model Center', which is located at the southeast corner of Hollingsworth Drive and Mara Loma Boulevard, in PUD (Planned Unit Development) zoning (4.285 acres) (FS24-00007). (Quasi-Judicial Proceeding)

The public hearing was opened. Ms. Frazier provided an overview of the request. The applicant presented the request to Council. The public hearing was closed.

Motion by Deputy Mayor Jaffe, seconded by Mr. Langevin, to approve the request. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

5. Ordinance 2025-16, amending the Code of Ordinances, Chapter 172, Development Review Procedures, by modifying provisions contained therein (Case T25-00001, City of Palm Bay), first reading. (CONTINUED FROM 04-17-25 RCM)

This item, considered under Agenda Revisions, was continued to the August 21, 2025, regular Council meeting.

6. Request by the City of Palm Bay to amend the Code of Ordinances, Chapter 173, Zoning, by modifying provisions contained therein (Case T25-00003).

This item, considered under Agenda Revisions, was continued to the August 21, 2025, regular Council meeting.

7. Request by the City of Palm Bay to amend the Code of Ordinances, Chapter 175, Tree Protection, Landscaping, Buffering, by modifying provisions contained therein (Case T25-00004).

This item, considered under Agenda Revisions, was continued to the August 21, 2025, regular Council meeting.

CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA:

3. Award of Bid: South Regional Water Treatment Plant Expansion 6 MGD to 8 MGD – 34-ITB-25 – Utilities Department (L7 Construction, Inc., \$3,700,000).

Staff Recommendation: Approve the award for South Regional Water Treatment Plant Expansion 6 MGD to 8 MGD with L7 Construction, Inc., in the amount of \$3,700,000.

Motion by Mr. Hammer, seconded by Mr. Langevin, to approve the request. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

10. Consideration of accepting a grant award and authorizing an agreement with the Florida Department of Environmental Protection (FDEP) for the Norwood Water Quality Improvement Project.

Staff Recommendation: Approve acceptance of the grant award and authorize the Mayor and/or designated City Official to execute an agreement with the Florida Department of Environmental Protection for the Norwood Water Quality Improvement Project.

Motion by Mr. Langevin, seconded by Deputy Mayor Jaffe, to approve the request. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

UNFINISHED AND OLD BUSINESS:

1. Councilmember appointments to the Charter Review Commission.

Mrs. Jones presented the item to Council. She noted that the meetings would begin in July or August and would conclude no later than May 2026.

Councilmembers made the following appointments.

Mayor Medina	David Myers Ken Delgado
Deputy Mayor Jaffe	Jordin Chandler Philip Weinberg
Mr. Johnson	Eileen Sepp Ruth Kaufhold
Mr. Hammer	Mark Miller Thomas Gaume
Mr. Langevin	Jon Norris Tyler O'Neil

Mr. Morton suggested a consultant to assist with facilitating the meetings. He said the cost should be no more than \$12,000. Council concurred.

2. Appointment of one (1) member to the Community Development Advisory Board (represents 'resident of the City' position).

Motion by Deputy Mayor Jaffe, seconded by Mr. Hammer, to appoint Rebecca Thibert to the Community Development Advisory Board representing the 'resident of the City' position. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

NEW BUSINESS:

1. Resolution 2025-23, amending Resolution 2024-33, as amended, which established rates, fees and charges pursuant to the Palm Bay Code of Ordinances for specified chapters and sections therein.

Due to the denial of Ordinance 2025-19 (Item 3, under Public Hearings), this item was rendered moot.

2. Consideration of scheduling a workshop meeting in May 2025.

Council concurred to schedule a workshop meeting for Thursday, May 29, 2025, at 6:00 p.m., to discuss planning and strategic goals for Fiscal Year 2025-2026.

3. Miscellaneous: Special Procurement and Waiver of the Procurement Process, Mach Alert Fire Station Alerting and Automation (FSAA) systems, Fire Stations 7 and 9 – Fire Rescue and Information Technology Departments (Mach Alert, Inc. (equipment) - \$83,243 and Communications International, Inc. (installation) - \$26,250). (AGENDA REVISION)

Staff Recommendation: Approve a Special Procurement and Waiver of the Procurement Process for the Mach Alert Fire Station Alerting and Automation (FSAA) systems for Fire Stations 7 and 9, with Mach Alert, Inc. (equipment) in the amount of \$83,243, and Communications International, Inc. (installation) (Sole Source) in the amount of \$26,250.

Dr. Robinson presented the item to Council.

Motion by Mr. Johnson, seconded by Mr. Langevin, to approve the Special Procurement and Waiver of the Procurement Process for the Mach Alert Fire Station Alerting and Automation (FSAA) systems for Fire Stations 7 and 9, with Mach Alert, Inc. (equipment) in the amount of \$83,243, and Communications International, Inc. (installation) (Sole

Source) in the amount of \$26,250. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

COMMITTEE AND COUNCIL REPORTS:

Councilmembers addressed various subject matters and provided updates on activities of agencies and boards on which they served as members.

1. Mr. Hammer inquired about his previous request to move the crosswalk from the gas station to Veteran’s Park.

Ms. Sullivan explained the configuration of the crosswalk and the turn lanes made in inadvisable to relocate the crosswalk. Mayor Medina asked if there was an alternative to moving the crosswalk that would give pedestrians a safer place to cross. Ms. Sullivan stated that the only other alternative would be to reconfigure the turn lane and remove access to the businesses.

2. Mayor Medina asked if a cost analysis had been done for legal advertisements with Brevard County rather than in the newspaper.

Ms. Jones advised that there had been meetings between the Brevard County Clerk’s and representatives from Brevard County to discuss the online advertising. She noted that only a few municipalities were utilizing the County’s services and others said it was not cost effective, including Palm Bay.

ADMINISTRATIVE AND LEGAL REPORTS:

1. Mr. Morton asked to serve as the City’s representative to the Economic Development Commission’s Board of Directors and Executive Committee, replacing Mrs. Junkala-Brown. Council concurred.

ADJOURNMENT:

There being no further business, the meeting adjourned at the hour of 7:57 P.M.

Rob Medina, MAYOR

ATTEST:

Terese M. Jones, CITY CLERK