CITY OF PALM BAY, FLORIDA

REGULAR COUNCIL MEETING 2025-22

Held on Thursday, the 18th day of September 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.

Joseph One, Trinity Haitian Baptist Church, Palm Bay, was not in attendance to give the invocation. Pastor Mark Miller of Victory in Christ Jesus Ministries 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: Dr. Brian Robinson, Deputy City Manager; Althea Jefferson, Acting Growth Management Director; Mariano Augello, Police Chief.

AGENDA REVISIONS:

1. Mr. Morton announced the following:

A. Item 1, under Presentations, regarding the DOGE BAR Tracker MVP, was rescheduled to the October 2, 2025, regular Council meeting.

B. At the request of Deputy Mayor Jaffe, discussion regarding a councilmember's planned march honoring Charlie Kirk was added as Item 3, under New Business.

C. The applicant for Items 3, 4, 5, and 6, under Public Hearings, relating to Lotis Palm Bay, requested a continuance to the November 6, 2025, regular Council meeting.

Motion by Mr. Johnson, seconded by Deputy Mayor Jaffe, to continue Items 3, 4, 5, and 6, under Public Hearings, to the November 6, 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.

D. The applicant for Items 7 and 8, under Public Hearings, relating to Sankofa Green Estates, requested a continuance to the October 16, 2025, regular Council meeting.

Motion by Mr. Johnson, seconded by Deputy Mayor Jaffe, to continue Items 7 and 8, under Public Hearings, to the October 16, 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.

Motion by Mr. Johnson, seconded by Mr. Hammer, to consider the remaining items under Public Hearings and Item 3, under New Business, prior to Public Comments. 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 proclamation was read.

1. Proclamation: National Service Dog Month – September 2025.

PRESENTATIONS:

1. Matthew Morton, City Manager, and Larry Wojciechowski, Finance Director – Doge BAR Tracker MVP.

This item, considered under Agenda Revisions, was continued to the October 2, 2025, regular Council meeting.

The Consent Agenda was considered at this time.

APPROVAL OF CONSENT AGENDA:

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

Motion by Mr. Johnson, seconded by Deputy Mayor Jaffe, that the Consent Agenda be approved as presented. 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, 2, 9, 10, 11 and 12, under Public Hearings, were considered at this time.

1. Ordinance 2025-39, vacating a portion of the rear public utility and drainage easement located within Lot 18, Block 2014, Port Malabar Unit 46 (Case VE-5-2025, Chandra Lee and George Henry Jacques Jr.), first reading.

The City Attorney read the ordinance in caption only. The public hearing was opened. The applicant presented the request to Council. The public hearing was closed.

Motion by Mr. Johnson, seconded by Deputy Mayor Jaffe, to approve Ordinance 2025-39. 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 2025-40, vacating a portion of the rear public utility and drainage easement located within Lot 38, Block 479, Port Malabar Unit 12 (Case VE-9-2025, Joseph John Ernano, Geannine Cruz, and Gregory Scott Ernano), first reading.

The City Attorney read the ordinance in caption only. The public hearing was opened. The applicant presented the request to Council. The public hearing was closed.

Motion by Mr. Johnson, seconded by Mr. Hammer, to approve Ordinance 2025-40. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

9. Ordinance 2025-43, amending the City's Comprehensive Plan Future Land Use Map to change the designated use of property, located at the northeast corner of Mirage Avenue and Emerald Road, from Public/Semi-Public (PSP) to Low Density Residential (LDR) (2.80 acres) (Case CP25-00003, Centerpointe Church, Inc.), only one reading required.

The Planning and Zoning Board recommended approval of the request.

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

Numerous individuals spoke in favor of and against the request. Residents commented that the neighborhood would suffer the consequences of this project due to excessive traffic, light/noise pollution, displacement of wildlife, and commercial sprawl.

Ms. Jefferson clarified that Live Local Act would allow the church to build multi-family units with the highest density and the highest height allowed.

The public hearing was closed.

Motion by Mr. Johnson, seconded by Deputy Mayor Jaffe, to approve Ordinance 2025-43.

Mr. Johnson was concerned about how the Live Local Act could affect this request if Council voted to deny and the possibility of the project increasing in density. However, he was comfortable approving the request.

Deputy Mayor Jaffe supported the request as it met transportation and utilities concurrency.

Mr. Hammer stated that the community surrounding the church did not support the request. He loved the project except for it being a development that would affect a two-lane road in a neighborhood. He did not support the request.

Mr. Langevin supported the request but only because of the Live Local Act. He said that if Council denied this project of forty (40) family homes, then the applicant could build an apartment complex that would hold many more families.

Mayor Medina preferred to have one-acre lots and would not support the project as is.

Motion carried with members voting as follows:

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

10. Ordinance 2025-44, rezoning property, located in the vicinity north of Emerald Road, south of Valor Drive, and west of Cavern Avenue, from RR (Rural Residential District) to RS-2 (Single-Family Residential District) (10.0 acres) (Case Z25-00003, Centerpointe Church, Inc.), first reading. (Quasi-Judicial Proceeding)

The Planning and Zoning Board recommended denial of the request.

The City Attorney read the ordinance in caption only. The public hearing was opened. Ms. Jefferson provided an overview of the request and responded to questions posed by council members.

Numerous individuals spoke against the request. Residents commented that there was already a lack of RR zoned properties, wildlife would be displaced and the City's infrastructure needed to be increased to support further development.

The public hearing was closed.

Motion by Deputy Mayor Jaffe, seconded by Mr. Langevin, to approve Ordinance 2025-44. Deputy Mayor Jaffe said he agreed with the Staff Report and the factors of analysis and supported the request. Mr. Hammer supported the project but the City had to catch up with its infrastructure first.

Motion failed with members voting as follows:

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

11. Ordinance 2025-28, providing for the annexation of certain real property located north of Willowbrook Street, in the vicinity southwest of the intersection of St. Johns Heritage Parkway and Mara Loma Boulevard, into the City (32.97 acres) (Case A25-00001, Guy E. Boroff and Doris M. Boroff Revocable Trust), first reading.

The Planning and Zoning Board recommended approval of the request.

The City Attorney read the ordinance in caption only. The public hearing was opened. Ms. Jefferson provided an overview of the request. Jake Wise, CEG Engineering and representative for the applicant, presented the request to Council.

An individual made a general comment.

The public hearing was closed.

Motion by Mr. Johnson, seconded by Deputy Mayor Jaffe, to approve Ordinance 2025-28. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

12. Ordinance 2025-33, amending the Fiscal Year 2024-2025 budget by appropriating and allocating certain monies (fourth budget amendment), final reading

The City Attorney read the ordinance in caption only. The public hearing was opened. Mr. Morton presented the request to Council. The public hearing was closed.

Deputy Mayor Jaffe left the meeting at this time.

Motion by Mr. Johnson, seconded by Mr. Hammer, to adopt Ordinance 2025-33. Motion carried with members voting as follows: Mayor Medina, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

A brief recess was taken after which time the meeting resumed.

Deputy Mayor Jaffe rejoined the meeting at this time.

Item 3, under New Business, was considered at this time.

3. Discussion regarding councilmember's planned march honoring Charlie Kirk. (Deputy Mayor Jaffe) (AGENDA REVISION)

Numerous residents spoke against the planned march.

Council stated their viewpoints regarding the march, noting that Councilman Langevin should not have used his title as a council member to sponsor the event.

Council resumed the order of business as shown on the agenda.

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

Individuals made general comments.

APPROVAL OF CONSENT AGENDA:

The Consent Agenda was approved earlier in the meeting after Proclamations and Recognitions.

1. Adoption of Minutes: Regular Meeting 2025-19; August 21, 2025.

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

2. Contract: Public Administration and Public Safety Software Maintenance and Support, renewal - Information Technology Department - $278,292

Staff Recommendation: Authorize the City Manager to execute the renewal contract for software maintenance and support for the Integrated ERP and CAD System for Public Administration and Public Safety in the total amount of $278,292.

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

3. Resolution 2025-28, amending Resolution 2024-35, as amended, adopting the Five-Year Capital Improvements Program for Fiscal Years 2024-2025 through 2028-2029 (fourth amendment).

The City Attorney read the resolution in caption only.

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

PUBLIC HEARINGS:

1. Ordinance 2025-39, vacating a portion of the rear public utility and drainage easement located within Lot 18, Block 2014, Port Malabar Unit 46 (Case VE-5-2025, Chandra Lee and George Henry Jacques Jr.), first reading.

The item was considered earlier in the meeting prior to Public Comments.

2. Ordinance 2025-40, vacating a portion of the rear public utility and drainage easement located within Lot 38, Block 479, Port Malabar Unit 12 (Case VE-9-2025, Joseph John Ernano, Geannine Cruz, and Gregory Scott Ernano), first reading.

The item was considered earlier in the meeting prior to Public Comments.

3. Resolution 2025-27, granting approval of a Preliminary Development Plan for a proposed Parkway Mixed-Use District (PMU) to allow for a mixed-use project to be known as 'Lotis Palm Bay', which property is located north of and adjacent to Micco Road, in the vicinity east of Interstate 95 Highway (353.47 acres) (Case PD23-00010, Peat Holding, LLC). (Quasi-Judicial Proceeding) (CONTINUED FROM 08/21/25 RCM)

This item, considered under Agenda Revisions, was continued to the November 6, 2025, regular Council meeting.

4. Ordinance 2025-30, granting approval of a Final Development Plan for a proposed Parkway Mixed-Use District (PMU) to allow for a mixed-use project to be known as 'Lotis Palm Bay', which property is located north of and adjacent to Micco Road, in the vicinity east of Interstate 95 Highway (353.47 acres) (Case FD23-00014, Peat Holding, LLC), first reading. (Quasi-Judicial Proceeding) (CONTINUED FROM 08/21/25 RCM)

This item, considered under Agenda Revisions, was continued to the November 6, 2025, regular Council meeting.

5. Ordinance 2025-15, establishing a Community Development District to be known as 'Lotis Palm Bay Community Development District' (353.47 acres) (JKM Acquisitions, LLC), first reading. (CONTINUED FROM 08/21/25 RCM)

This item, considered under Agenda Revisions, was continued to the November 6, 2025, regular Council meeting.

6. Consideration of a Development Agreement with The Lotis Group, pertaining to a development project known as 'Lotis Palm Bay', first hearing.

This item, considered under Agenda Revisions, was continued to the November 6, 2025, regular Council meeting.

7. Ordinance 2025-41, amending the City's Comprehensive Plan Future Land Use Map to change the designated use of property, located east of and adjacent to Ulster Avenue, in the vicinity north of Alcazar Street, from Public/Semi-Public (PSP) to Moderate Density Residential (MDR) (11.6 acres) (Case CP24-00004, M. David Moallem), only one reading required.

This item, considered under Agenda Revisions, was continued to the October 16, 2025, regular Council meeting.

8. Ordinance 2025-42, rezoning property, located east of and adjacent to Ulster Avenue, in the vicinity north of Alcazar Street, from RS-2 (Single-Family Residential District) to RT-10 (Residential Transition District) (11.6 acres) (Case CPZ24-00002, M. David Moallem), first reading. (Quasi-Judicial Proceeding)

This item, considered under Agenda Revisions, was continued to the October 16, 2025, regular Council meeting.

9. Ordinance 2025-43, amending the City's Comprehensive Plan Future Land Use Map to change the designated use of property, located at the northeast corner of Mirage Avenue and Emerald Road, from Public/Semi-Public (PSP) to Low Density Residential (LDR) (2.80 acres) (Case CP25-00003, Centerpointe Church, Inc.), only one reading required.

The item was considered earlier in the meeting prior to Public Comments.

10. Ordinance 2025-44, rezoning property, located in the vicinity north of Emerald Road, south of Valor Drive, and west of Cavern Avenue, from RR (Rural Residential District) to RS-2 (Single-Family Residential District) (10.0 acres) (Case Z25-00003, Centerpointe Church, Inc.), first reading. (Quasi-Judicial Proceeding)

The item was considered earlier in the meeting prior to Public Comments.

11. Ordinance 2025-28, providing for the annexation of certain real property located north of Willowbrook Street, in the vicinity southwest of the intersection of St. Johns Heritage Parkway and Mara Loma Boulevard, into the City (32.97 acres) (Case A25-00001, Guy E. Boroff and Doris M. Boroff Revocable Trust), first reading.

The item was considered earlier in the meeting prior to Public Comments.

12. Ordinance 2025-33, amending the Fiscal Year 2024-2025 budget by appropriating and allocating certain monies (fourth budget amendment), final reading

The item was considered earlier in the meeting prior to Public Comments.

CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA:

No items were removed from Consent Agenda.

UNFINISHED AND OLD BUSINESS:

1. Consideration of re-soliciting proposals through the Request for Applications (RFA) process for the Evans Center.

Staff Recommendation: Provide direction to staff.

Mr. Morton presented the item to Council, with the following options: a) an expedited RFA process with a very quick turnaround, or b) a revamped RFA process to include a community outreach event and solicit neighborhood input.

Dr. Steven Lazarus, Florida Institute of Technology, spoke in support of Little Growers utilizing the Evans Center. He responded to questions posed by council members.

Due to the meeting curfew being met, motion by Mr. Johnson, seconded by Mr. Hammer, to extend the meeting by thirty (30) minutes (first extension), which would expire at 11:30 P.M.

Motion carried with members voting as follows:

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

Motion by Deputy Mayor Jaffe, seconded by Mr. Johnson, to select Option 1. As there was a public comment, Deputy Mayor Jaffe withdrew his motion.

Alberta Clinkscales, representative for Club Esteem, said that three (3) organizations were awarded and presented to Council. She requested clarification on the process. Ms. Smith advised that Club Esteem was an organization under the entity that was awarded the proposal, and when that entity withdrew its application, the withdrawal included Club Esteem. Ms. Clinkscales said that she, along with the two (2) other leaseholders, were the applicants, not subcontractors.

Motion by Deputy Mayor Jaffe, seconded by Mr. Hammer, to table the item to the next regular meeting. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

2. Appointment of one (1) member to the Melbourne-Tillman Water Control District.

The individuals were rated by the City Council due to the number of applications exceeding the number of vacant positions. No. 1 represented the first choice of each councilmember and so on. The individual(s) receiving the lowest number(s) to the position(s) were considered for appointment to the board.

Motion by Deputy Mayor Jaffe, seconded by Mr. Johnson, to reappoint Joseph Hale to the Melbourne-Tillman Water Control District. 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 2025-29, amending Resolution 2024-44, which granted approval of an Amendment to Declaration of Covenants and Restrictions, aka Land Use Restriction Agreement, of an affordable rental development known as 'Bilda Multi-Family Residential'.

The City Attorney read the resolution in caption only.

Ms. Jefferson provided an overview of the item. Cole Oliver, representative for the applicant, presented the request to Council. He said the amendment would decrease the number of rent-limited units from forty-eight (48) to twelve (12), but the total number of units would not change from one hundred twenty (120).

Motion by Mr. Langevin, seconded by Mr. Hammer, to deny Resolution 2025-29. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

2. Consideration of appointing a councilmember to serve on the Evaluation Selection Committee for the solicitation of State Lobbying Services.

Staff Recommendation: Appoint one Councilmember and one alternate to serve on the Evaluation Team for the solicitation of State Lobbying Services.

Motion by Deputy Mayor Jaffe, seconded by Mr. Johnson, to appoint Mayor Medina to serve on the Evaluation Team for the solicitation of State Lobbying Services. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

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

3. Discussion regarding councilmember's planned march honoring Charlie Kirk. (Deputy Mayor Jaffe) (AGENDA REVISION)

The item was considered earlier in the meeting prior to Public Comments.

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. Langevin asked for consensus to have the City's lobbyists provide an update, especially regarding the Live Local Act. Council concurred.

2. Deputy Mayor Jaffe appointed Douglas Hook to the Sustainability Advisory Board.

ADMINISTRATIVE AND LEGAL REPORTS:

There were no reports.

ADJOURNMENT:

There being no further business, the meeting adjourned at the hour of 11:20 P.M.

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Rob Medina, MAYOR

ATTEST:

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Terese M. Jones, CITY CLERK