

CITY OF PALM BAY, FLORIDA
REGULAR COUNCIL MEETING 2025-26

Held on Thursday, the 16th day of October 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 Clarence Reed of Community Bible Church, Palm Bay was not in attendance to give the invocation. Dr. Brian Robinson, City of Palm Bay Deputy City Manager, gave the invocation which was followed by the Pledge of Allegiance to the Flag, led by Boy Scout Troop 520.

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; Jason DeLorenzo, Acting Deputy City Manager; Althea Jefferson, Acting Growth Management Director; Kevin Brinkley, Public Works Director.

Councilman Johnson participated in the meeting via teleconference.

AGENDA REVISIONS:

1. Mr. Morton announced the following:

A. The applicant for Item 6, under Public Hearings, requested that the case be continued to the November 6, 2025, regular Council meeting.

Motion by Deputy Mayor Jaffe, seconded by Mr. Johnson, that Item 6, under Public Hearings be continued 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.

B. Item 2, under Consent Agenda (temporarily closing the left turn median breaks on Malabar Road between San Filippo Drive and Interstate 95), was withdrawn and would be presented at a future meeting. Council concurred.

C. Mr. Morton asked that Items 3 and 4, under New Business, be considered prior to Public Comments.

Motion by Mr. Hammer, seconded by Deputy Mayor Jaffe, to consider Items 3 and 4, 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.

2. Ms. Smith announced that Item 1, under New Business (Resolution 2025-41), was updated with minor revisions and included in the agenda packet.

3. Deputy Mayor Jaffe asked that Items 1 and 2, under Public Hearings, be considered prior to Public Comments.

Motion by Deputy Mayor Jaffe, seconded by Mr. Johnson, to consider Items 1 and 2, under Public Hearing, prior to Public Comments and consideration of the NAGE contracts. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

4. Deputy Mayor Jaffe asked that Item 1, under New Business, be heard after Item 7, under New Business.

Motion by Deputy Mayor Jaffe, seconded by Mr. Langevin, to consider Item 1, under New Business, after Item 7, under New Business.

Motion carried with members voting as follows:

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

PROCLAMATIONS AND RECOGNITIONS:

The proclamations were read. The individuals to be recognized were not in attendance.

- 1. Proclamation: Domestic Violence Awareness and Prevention Month – October 2025.**
- 2. Proclamation: National Native American Heritage Month – November 2025.**
- 3. Recognition: One (1) year of service as a City board member – Dr. Debora Livingston, Community Development Advisory Board; Jessica Lovell, Sustainability Advisory Board.**
- 4. Recognition: Five (5) years of service as a City board member – Joe Hale, Melbourne Tillman Water Control District Board; Anthony Sacco, Palm Bay Police and Firefighters’ Pension Board.**

PRESENTATIONS:

- 1. Matthew Morton, City Manager, and Larry Wojciechowski, Finance Director – Department of Government Efficiency (DOGE) Funding Request Tracker.**

Jessica Hinchman and Shane Byrd, Finance Department, provided an overview of the City’s DOGE Funding Request Tracker known as The Budget Runner. It was created and built in-house as a centralized platform that gave departments the ability to receive daily updates from the City’s current financial system and integrate it with departmental funding requests. Reports generated from the tracker would be provided to Council on a quarterly basis.

- 2. Gabriel Bowden, Utilities Director – update.**

Mr. Bowden provided an overview of the Utilities Department and City’s infrastructure, as well as key performance indicators, updates on key projects and critical department priorities.

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

- 1. Ordinance 2025-45, vacating a portion of the rear public utility and drainage easement located within Lot 8, Block 470, Port Malabar Unit 11 (Case VE-7- 2025, David and Donna Mattson), final 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 Deputy Mayor Jaffe, seconded by Mr. Hammer, to adopt Ordinance 2025-45. 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 2025-46, vacating a portion of the side public utility and drainage easement located within Lot 14, Block 2642, Port Malabar Unit 50 (Case VE-10-2025, Walfrido Enrique Prieto Negron), final 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 Deputy Mayor Jaffe, seconded by Mr. Johnson, to adopt Ordinance 2025-46. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

Items 3 and 4, under New Business, were considered at this time.

3. Consideration of Collective Bargaining Agreements with National Association of Government Employees (NAGE) Blue (Local R-5-186).

Staff Recommendation: Authorize the City Manager to sign the Collective Bargaining Agreement with NAGE Blue Local R-5-186.

Motion by Mr. Hammer, seconded by Deputy Mayor Jaffe, to authorize the City Manager to sign the Collective Bargaining Agreement with NAGE Blue Local R-5-186. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

4. Consideration of Collective Bargaining Agreements with National Association of General Employees (NAGE) White (Local R-5-197).

Staff Recommendation: Authorize the City Manager to sign the Collective Bargaining Agreement with NAGE White Local R-5-197.

Motion by Mr. Hammer, seconded by Deputy Mayor Jaffe, to authorize the City Manager to sign the Collective Bargaining Agreement with NAGE White Local R-5-197. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

Council resumed the consideration of items in order 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:

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

Motion by Mr. Hammer, seconded by Mr. Johnson, that the Consent Agenda be approved as presented with the removal of Item 4, from consent.

Motion carried with members voting as follows:

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

1. Contract: Design of intersection improvements (San Filippo and Cogan Drives), Task Order 02 – Public Works Department (Kimley-Horn and Associates, Inc.- \$179,693).

Staff Recommendation: Authorize and approve the execution of Kimley-Horn and Associates, Inc, Task Order 02, Contract 12-0-2024.

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

2. Consideration of a request from Florida Power and Light for a Ground Equipment Easement to provide service to Fire Station 7 located on Palm Bay Road.

Staff Recommendation: Approve the request from Florida Power and Light for a Ground Equipment Easement to provide service to Fire Station 7 located on Palm Bay Road.

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

staff.

3. Consideration of reappropriating funds from Fiscal Year 2025 to Fiscal Year 2026 for Public Works Department projects.

Staff Recommendation: Approve the reappropriating funds from Fiscal Year 2025 to Fiscal Year 2026 for Public Works Department projects.

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

4. Consideration of reappropriating funds for delayed vehicle and equipment purchases (Public Works Department – \$4,969,808).

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

5. Consideration of reappropriating funds for Capital Improvement Plan projects and closed projects (Utilities Department - \$6,377,737).

Staff Recommendation: Approve the reappropriation from Utilities Undesignated Fund Balances for Capital Improvement Plan projects and closed project on the next scheduled Budget Amendment in the amount \$6,377,737.

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

6. Consideration of reappropriating funds for specialty vehicle carports (Police Department – \$19,315).

Staff Recommendation: Approve the reappropriation of the \$19,315 from the Police Impact Fee Fund – 32907 Nexus for specialty vehicle carports on the next available budget amendment.

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

PUBLIC HEARINGS:

- 1. Ordinance 2025-45, vacating a portion of the rear public utility and drainage easement located within Lot 8, Block 470, Port Malabar Unit 11 (Case VE-7- 2025, David and Donna Mattson), final reading.**

The item was considered earlier in the meeting after Presentations.

2. Ordinance 2025-46, vacating a portion of the side public utility and drainage easement located within Lot 14, Block 2642, Port Malabar Unit 50 (Case VE-10-2025, Walfrido Enrique Prieto Negron), final reading.

The item was considered earlier in the meeting after Presentations.

3. Ordinance 2025-48, rezoning property, located north of Willowbrook Street, in the vicinity southwest of the intersection of St. Johns Heritage Parkway and Mara Loma Boulevard, from GU (General Use Holding District) and AU (Agricultural Residential) (Brevard County) to RS-3 (Single-Family Residential District) (32.97 acres) (Case CPZ25-00001, Guy E. Boroff and Doris M. Boroff Revocable Trust), final reading. (Quasi-Judicial Proceeding)

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 Deputy Mayor Jaffe, seconded by Mr. Hammer, to adopt Ordinance 2025-48, based on the pending Transportation Impact Fee Agreement. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

4. 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. (CONTINUED FROM 09/18/25 RCM)

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. Attorney Kim Rezanka, representative for the applicant, presented the request to Council.

Adjacent property owners spoke against the request, stating there were extreme challenges with ingress/egress, increased traffic, fear for safety of children, displacement of wildlife, decrease to property values, and the proposed townhome project was surrounded by single family homes and was not compatible with the area.

M. David Moallem, applicant, commented that this project would provide affordable housing for the working class, such as police officers, teachers, firefighters, etc.

The public hearing was closed.

Motion by Mr. Langevin, seconded by Mr. Hammer, to deny Ordinance 2025-41. Mr. Hammer said he did not agree with developments pouring onto residential roads. Mayor Medina felt the current land use was sufficient and preferred to have a church in that area. 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 2025-42, 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) (CONTINUED FROM 09/18/25 RCM)

Due to the denial of Ordinance 2025-41, this item was rendered moot.

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

6. Resolution 2025-40, granting approval of a Preliminary Development Plan for a proposed Planned Unit Development (PUD) to allow for commercial development with self-storage to be known as 'Cogan Plaza at Bayside Lakes' in PUD (Planned Unit Development) zoning, which property is located south of and adjacent to Bayside Lakes Boulevard, and west of and adjacent to Cogan Drive (6.57 acres) (PD25-00001, Palm Bay Medical Office Corporation and Brevard Medical Care LLC). (Quasi-Judicial Proceeding)

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

7. Ordinance 2025-49, amending the Code of Ordinances, Chapter 99, Maintenance of Abandoned Foreclosing Residential Properties, by modifying language related to foreclosing residential properties, final reading. (Deputy Mayor Jaffe)

The City Attorney read the ordinance in caption only. The public hearing was opened and closed as there were no comments.

Motion by Deputy Mayor Jaffe, seconded by Mayor Medina, to adopt Ordinance 2025-49. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

8. Request by David M. Moallem to amend the City’s Comprehensive Plan Future Land Use Map to change the designated use of property located south of and adjacent to La Gorce Street, in the vicinity east of Fullerton Avenue, from Public/Semi-Public (PSP) to Moderate Density Residential (MDR) (12.64 acres) (Case CP24-00005). (CONTINUED TO 11/05/25 P&Z AND 11/20/25 RCM)

9. Request by David M. Moallem to rezone property located south of and adjacent to La Gorce Street, in the vicinity east of Fullerton Avenue, from RS-2 (Single-Family Residential District) to RT-10 (Residential Transition District) (12.64 acres) (Case CPZ24-00003). (CONTINUED TO 11/05/25 P&Z AND 11/20/25 RCM)

10. Request by David M. Moallem to amend the City’s Comprehensive Plan Future Land Use Map to change the designated use of property located south of and adjacent to Gager Street, in the vicinity east of Fisher Avenue, from Public/Semi-Public (PSP) to Moderate Density Residential (MDR) (15.62 acres) (Case CP24-00006). (CONTINUED TO 11/05/25 P&Z AND 11/20/25 RCM)

11. Request by David M. Moallem to rezone property located south of and adjacent to Gager Street, in the vicinity east of Fisher Avenue, from RS-2 (Single-Family Residential District) to RT-10 (Residential Transition District) (15.62 acres) (Case CPZ24-00004). (CONTINUED TO 11/05/25 P&Z AND 11/20/25 RCM)

CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA:

4. Consideration of reappropriating funds for delayed vehicle and equipment purchases (Public Works Department – \$4,969,808).

Staff Recommendation: Approve the reappropriation of funding in the amount of \$4,969,808 in capital outlay delayed purchases, to be completed in Fiscal Year 2026, to the appropriate funds and accounts on the next available budget amendment.

Mr. Hammer explained he would be abstaining from voting as he was an employee for one of the dealerships that were mentioned in the Legislative Memorandum.

Mr. Brinkley responded to questions posed by councilmembers.

Motion by Mr. Langevin, seconded by Deputy Mayor Jaffe, to approve the reappropriation of funding in the amount of \$4,969,808 in capital outlay delayed purchases to be completed in Fiscal Year 2026.

Motion carried with members voting as follows:

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

NEW BUSINESS:

Item 5, under New Business, was considered at this time.

5. 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. Staff proposed two (2) options for Council's consideration: Option 1 was an expedited RFA process to include a walk-through for potential applicants, with at least one open house and high level staff evaluation; or Option 2 which was a revamped RFA process to include community outreach to solicit neighborhood input, outreach to non-profits, revised RFA without youth restriction and a walk-through for potential applicants with at least three (3) open house dates and full staff evaluation and financial review.

Camille Bradley, Executive Director of Little Growers, Inc., provided an overview of what they had envisioned for the space and the opportunities that could be provided to the community.

Motion by Deputy Mayor Jaffe, seconded by Mr. Johnson, to approve Option 1. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

Council resumed the consideration of items in order as shown on the agenda.

1. Resolution 2025-41, censuring of Councilman Chandler Langevin for conduct unbecoming of an elected member of City Council and for improperly using the City of Palm Bay letterhead.

The item was considered later in the meeting after Item 7.

2. Consideration of temporarily closing the left turn median breaks on Malabar Road between San Filippo Drive and Interstate 95 to alleviate stacking of traffic during heavy travel times.

This item, addressed under Agenda Revisions, was withdrawn and would be presented at a future Council meeting.

3. Consideration of Collective Bargaining Agreements with National Association of Government Employees (NAGE) Blue (Local R-5-186).

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

4. Consideration of Collective Bargaining Agreements with National Association of General Employees (NAGE) White (Local R-5-197).

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

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

The item was considered earlier in the meeting Prior to New Business Item 1.

6. Consideration of amending City Council's Policies and Procedures, by revising provisions related to public comments. (Deputy Mayor Jaffe)

Staff Recommendation: Approve the amendment to Council's Policies and Procedures as requested.

Deputy Mayor Jaffe presented the item to Council. He said the revision limited speakers under the Public Comments section of the agenda to city citizens, owners of property or businesses within the city or those which receive utility services from the city concerning those utility services.

Motion by Deputy Mayor Jaffe, seconded by Mr. Langevin, to approve the amendment to Council's Policies and Procedures as requested.

Motion carried with members voting as follows:

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

7. Consideration of rescheduling the first and second regular Council meetings in January 2026.

Motion by Deputy Mayor Jaffe, seconded by Mr. Hammer, to reschedule the first and second regular Council meetings in January to Thursday, January 8, 2026, and Thursday, January 22, 2026. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

Item 1, under New Business, was considered at this time.

1. Resolution 2025-41, censuring of Councilman Chandler Langevin for conduct unbecoming of an elected member of City Council and for improperly using the City of Palm Bay letterhead.

The City Attorney read the ordinance in caption only.

Ms. Smith provided case law regarding the proposed censure.

Individuals made general comments.

Motion by Deputy Mayor Jaffe to adopt the Resolution 2025-41. Deputy Mayor Jaffe pulled his motion due to there being an additional speaker on the item.

Motion by Deputy Mayor Jaffe, seconded by Mayor Medina, to adopt the Resolution 2025-41.

Deputy Mayor Jaffe commented that he was not in favor of the resolution, but it needed to be done. Mayor Medina commended Mr. Langevin on his military service but did not agree with his actions and remarks toward immigrants. Mr. Hammer supported the censure but not the provisions.

Mr. Johnson asked for an Executive Session in the next week to discuss the lawsuit being filed against the City of Palm Bay by Mr. Langevin’s attorney. Ms. Smith confirmed that litigation had not been received at that time and said that it was premature to schedule a meeting.

Mr. Langevin defended his statements and actions and believed that he had the duty and obligation to engage other elected officials, dialog with constituents, and to drive policy in the manner he deemed best. He said he was an independently elected official that answered to his constituents, not the other members of City Council. He was not against being censured but did not agree with his speech being limited under Council Reports.

Motion carried with members voting as follows:

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

COMMITTEE AND COUNCIL REPORTS:

Sustainability Advisory Board – Douglas Hook, board member, provided an update on the Board’s activities.

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

1. Mr. Hammer made the following reports:

a. Asked for consensus from Council to allow the Sustainability Advisory Board to plant a monolith at U.S. Highway 1 and Babcock Street. Council concurred.

b. Asked for consensus for a future agenda item to allow golf carts on streets in which the speed limit was no more than thirty-five (35) miles per hour. Council concurred.

c. Announced that he would attend the Institute for Elected Municipal Officials II in Orlando from October 24–25, 2025; and the Florida League of Cities Legislative Conference in Orlando from December 4–5, 2025. He stated that he would be physically present at the December 4, 2025, Regular Council Meeting.

2. Deputy Mayor Jaffe announced that he would attend the Institute for Elected Municipal Officials II in Orlando from October 24–25, 2025.

Deputy Mayor Jaffe asked if Councilman Langevin could continue to serve on the Palm Bay Municipal Foundation. Ms. Smith confirmed that his status as a councilmember gave him rights to said board.

Deputy Mayor Jaffe asked if Council still wanted to pursue the ethics complaint against Mr. Langevin and explained the process of each councilmember needing to submit their own complaint to the Florida Commission on Ethics. He recommended that outside counsel be hired through the City Manager’s Office to conduct a full ethics violation.

Motion by Deputy Mayor Jaffe, seconded by Mr. Hammer, for the City Manager’s Office to hire outside counsel for an ethics investigation into Mr. Langevin’s actions. Mr. Johnson wanted to know how much would be spent on outside counsel. Ms. Smith was unsure of the cost. As the City Attorney’s Office contracted with various labor and employment law firms, Council concurred to have the City Attorney hire outside counsel.

Motion carried with members voting as follows:

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

ADMINISTRATIVE AND LEGAL REPORTS:

1. Mr. Morton announced that Mayor Medina, Deputy Mayor Jaffe and staff would be traveling to Tallahassee from November 3 – 6, 2025. Mr. Hammer was tentative.

ADJOURNMENT:

There being no further business, the meeting adjourned at the hour of 10:44 P.M.

Rob Medina, MAYOR

ATTEST:

Terese M. Jones, CITY CLERK