

CITY OF PALM BAY, FLORIDA
REGULAR COUNCIL MEETING 2025-27

Held on Thursday, the 6th day of November 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 James E. Burks, Body of Christ Fellowship, 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
DEPUTY CITY CLERK:	Terri Lefler	Present

CITY STAFF: Dr. Brian Robinson, Deputy City Manager; Jason DeLorenzo, Acting Deputy City Manager; George Barber, Chief Procurement Officer; Althea Jefferson, Acting Growth Management Director.

ANNOUNCEMENTS:

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

- 1. One (1) vacancy on the Sustainability Advisory Board (represents ‘at-large’ position).+**

AGENDA REVISIONS:

1. Mr. Morton announced the following revisions:

A. The applicant for Item 3, under Public Hearings, requested that the case be continued to the November 20, 2025, regular Council meeting. Council concurred to move forward with the public hearing.

B. The applicant for Items 5 and 7, under Public Hearings, requested that the cases be continued to the December 4, 2025, regular Council meeting.

Motion by Mr. Langevin, seconded by Mayor Medina, to continue Items 4, 5, 6, and 7, under Public Hearings, to the March 19, 2026, 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. Consideration of City Council Flag Program nominee, Corporal Christopher J. Swist, was added as Item 3, under New Business, at the request of Mayor Medina.

2. Motion by Mr. Johnson, seconded by Mr. Hammer, to consider Item 1, under Public Hearings, prior to Presentations. 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 read.

- 1. Proclamation: National Hospice Palliative Care Month – November 2025.**
- 2. Proclamation: Law Enforcement Personnel Records Week – November 9-15, 2025.**

Council concurred to consider Item 1, under Public Hearings, at this time.

PUBLIC HEARINGS:

- 1. Ordinance 2025-51, vacating a portion of the rear public utility and drainage easement located within Lot 28, Block 854, Port Malabar Unit 17 (Case VE-13-2025, Frank and Susan Piccione), 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 2025-51. 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.

PRESENTATIONS:

1. Jason DeLorenzo, Acting Deputy City Manager, overview of the Veteran Service Officer Program.

Mr. DeLorenzo presented a video highlighting the important work and accomplishments of Veteran Services Officer, Jeremy Van Cleave, and Administrative Assistant, Joshua Pizarro. In 2024, Mr. Van Cleave secured \$3.65 million for permanently and totally disabled claims for Palm Bay veterans, and \$2.1 million through October this year.

2. Kevin Brinkley, Public Works Director, GO Roads Paving Program update.

Mr. Brinkley provided an update regarding the GO Roads Paving Program. He explained the Pavement Condition Index (PCI) which represented the surface condition of the pavement on a scale of zero (0) to one hundred (100), with one hundred (100) meaning that the pavement was in perfect condition. Mr. Brinkley detailed the different types of paving treatments and noted that from 2019-2025, sixty percent (60%) of the 791 miles of roads had been completed. He responded to questions posed by councilmembers.

PUBLIC COMMENTS/RESPONSES:

Individuals made general comments.

1. Charles Allen Jr., resident, commented on the mistreatment and harassment his family had endured from Palm Bay Hospital and a neighbor. Every incident had been documented and reported to the Police Department, but nothing had been done. Mayor Medina asked staff to follow up on the allegations and, if possible, schedule a meeting with the executive management of the hospital.

2. Connie McClary, resident, asked when the Request for Applications (RFA) was going to be solicited for the Evans Center. Mr. Barber stated that it would be available in three (3) weeks and would be brought back to Council in a month's time.

3. Joanne Stanley, Republic Services, introduced the new General Manager of Republic Services, Austin Metcalf, and provided an update regarding services in Palm Bay. She noted that David Neal was the new Operations Manager.

4. Butch Orend, resident, asked for the contact to discuss the proposed closure of the westbound turn lane closures between Malabar Road and Interstate 95. He felt it would cause more harm than benefit. Mayor Medina asked staff to keep Mr. Orend informed.

APPROVAL OF CONSENT AGENDA:

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

Motion by Deputy Mayor Jaffe, seconded by Mr. Johnson, 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.

1. Adoption of Minutes: Regular Meeting 2025-22; September 18, 2025.

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

2. Ordinance 2025-50, amending the Fiscal Year 2024-2025 budget by appropriating and allocating certain monies (fifth/final budget amendment), first reading.

The City Attorney read the ordinance in caption only.

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

3. Resolution 2025-42, renewing the election to not exempt certain property under Section 196.1978(3)(o), Florida Statutes (Live Local Act Tax Exemption).

The City Attorney read the resolution in caption only.

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

4. Consideration of the Disposal of City Capital Surplus property.

Staff Recommendation: Approve the disposal of the capital surplus property as recommended by City staff. All items listed are inoperable, outdated, or have costs which are beyond the feasibility of repair.

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

PUBLIC HEARINGS:

1. Ordinance 2025-51, vacating a portion of the rear public utility and drainage easement located within Lot 28, Block 854, Port Malabar Unit 17 (Case VE-13-2025, Frank and Susan Piccione), first reading.

This item was considered earlier in the meeting prior to Presentations.

2. Ordinance 2025-52, vacating and abandoning a portion of the road right-of-way known as Rowena Drive, lying between the Florida East Coast Railroad and Wilhelmina Court, as recorded in Plat Book 19, Page 128, of the Public Records of Brevard County, Florida (0.41 acres, more or less) (Case VRW-2-2025, FAR Research, Inc.), first reading.

The City Attorney read the ordinance in caption only. The public hearing was opened. Attorney Thu Pham, representative for the applicant, presented the item to Council. The public hearing was closed.

Motion by Deputy Mayor Jaffe, seconded by Mr. Johnson, to approve Ordinance 2025-52. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

3. 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) (CONTINUED FROM 10-16-25 RCM)

The Planning and Zoning Board recommended denial of the request.

The City Attorney read the resolution in caption only. Deputy Mayor Jaffe and Mr. Johnson disclosed ex-parte communications with Robin Fisher, representative for the developer.

The public hearing was opened. Mr. Johnson asked about other self-storage units in the same general area that had previously been approved by Council. Ms. Jefferson confirmed that there were two (2) self-storage businesses in the vicinity.

Residents in the Bayside Lakes area spoke against the request, noting there were already too many storage centers in that area.

The public hearing was closed.

Motion by Mr. Johnson, seconded by Mayor Medina, to deny Resolution 2025-40. As the applicant was not present to sustain their burden of proof, Ms. Smith asked that Council include same in their motion so it could be included in the Findings of Fact.

Motion by Mr. Johnson, seconded by Mayor Medina, to amend the motion to include that the applicant was not present and did not provide burden of proof. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

4. 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 09/18/25 RCM)

This item, considered under Agenda Revisions, was continued to the March 19, 2026, regular Council meeting.

5. 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 09/18/25 RCM)

This item, considered under Agenda Revisions, was continued to the March 19, 2026, regular Council meeting.

6. 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 09/18/25 RCM)

This item, considered under Agenda Revisions, was continued to the March 19, 2026, regular Council meeting.

7. Consideration of a Development Agreement with The Lotis Group, pertaining to a development project known as 'Lotis Palm Bay', first hearing. (CONTINUED FROM 9/18/2025 RCM)

This item, considered under Agenda Revisions, was continued to the March 19, 2026, regular Council meeting.

8. Consideration of a Final Order for the denial of a rezoning request on 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) (Case Z-25-00003, Centerpointe Church, Inc.).

The public hearing was opened. Ms. Smith provided an overview of the request and stated that this was not a hearing for reconsideration and there would be no public comment as the original hearing had already been considered and denied. The public hearing was closed.

Motion by Mr. Hammer, seconded by Mr. Johnson, to approve a Final Order for the denial of a rezoning request on 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). Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA:

There were no items of business removed under 'Approval of Consent Agenda'.

NEW BUSINESS:

1. Consideration of reallocating previously approved funds for the Community Development Block Grant (CDBG), State Housing Initiatives Partnership (SHIP), and the HOME Investment Partnerships Programs.

Staff Recommendation: Approve the reallocation of previously approved funding for the Community Development Block Grant (CDBG), State Housing Initiatives Partnership (SHIP), and the HOME Investment Partnerships Programs not recorded in the Fiscal Year 2026 approved budget.

Motion by Mr. Johnson, seconded by Deputy Mayor Jaffe, to approve the reallocation of previously approved funding for the Community Development Block Grant (CDBG), State

Housing Initiatives Partnership (SHIP), and the HOME Investment Partnerships Programs not recorded in the Fiscal Year 2026 approved budget. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

2. Selection by council members of a deputy mayor.

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

3. Consideration of City Council Flag Program nominee, Corporal Christopher J. Swist. (Mayor Medina) (AGENDA REVISION)

Staff Recommendation: Approve Corporal Christopher J. Swist as a nominee for the City Council Flag Program.

Mayor Medina presented the request to Council and provided a summary of Corporal Christopher J. Swist's service and his contributions to the community.

Council concurred to fly the flag over City Hall on Monday, November 10, 2025, the 250th Birthday of the United States Marine Corp in honor of Corporal Christopher J. Swist's service and present him with the American Flag at the upcoming regular Council meeting on November 20, 2025.

Motion by Mr. Johnson, seconded by Mayor Medina, to approve Corporal Christopher J. Swist as a nominee for the City Council Flag Program and flag to be flown on November 10, 2025. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

COUNCIL REPORTS:

Councilmembers addressed various subject matters.

1. Mr. Langevin made the following reports:

A. Requested consensus to bring forth an ordinance prohibiting residential and commercial construction on Sundays throughout the city. Council concurred.

B. Requested consensus for staff to identify the best areas of the city for storage facilities and only allow applications for those specified areas. Mr. DeLorenzo advised that storage centers were currently permitted in Light Commercial and Heavy Industrial Districts, and as a conditional use in General Commercial, Highway Commercial and Community Commercial Districts. Mr. Langevin said if any of those districts were in the middle of a neighborhood, for example, staff should review same. Council concurred.

2. Mr. Hammer commented on the soccer fields at Fred Poppe Regional Park and said that only one was usable. He suggested using vacant fields around the city for such purposes. Mayor Medina felt football fields were needed as well and desired to assign some green space but wanted to review the Parks Master Plan before discussing further. Mr. Johnson advised that former Councilman Donny Felix would be meeting with staff regarding the same concerns related to the soccer fields.

3. Mr. Johnson mentioned the need for sidewalks for children, specifically along San Filippo Drive. Mr. Hammer said there was discussion at the last Space Coast Transportation Planning Organization (TPO) meeting about bringing more sidewalks to the city.

4. Deputy Mayor Jaffe reported on his trip during Committee Week in Tallahassee with staff and the City's lobbyists to meet with House and Senate representatives. There was discussion about the area known as the Compound and the possible grant opportunities to expand utilities to that area. The Florida Secretary of Commerce requested a visit to Palm Bay as well. Deputy Mayor Jaffe said that once the federal government shutdown ended, he would be visiting Washington, D.C., to continue the initiatives that had been started at the beginning of the year.

ADMINISTRATIVE AND LEGAL REPORTS:

1. Mr. Morton announced that the Region Secretary and the State Secretary from the Florida Department of Transportation (FDOT) were planning to come to Palm Bay within the next few weeks to look at the transportation issues that Council had been advocating for and to see the periphery that staff was trying to create for the transportation network along St. Johns Heritage Parkway.

2. Ms. Smith requested that a member of Council be appointed to serve on the Risk Management Committee to replace Councilman Langevin. Council concurred to appoint Councilman Johnson.

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ADJOURNMENT:

There being no further business, the meeting adjourned at the hour of 8:43 P.M.

Rob Medina, MAYOR

ATTEST:

Terri Lefler, DEPUTY CITY CLERK