

CITY OF PALM BAY, FLORIDA
REGULAR COUNCIL MEETING 2025-31

Held on Thursday, the 18th day of December 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 Mark Miller, Victory in Christ Jesus Ministries, 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
DEPUTY CITY ATTORNEY:	Erich Messenger	Present
CITY CLERK:	Terese Jones	Present

Councilman Johnson participated in the meeting via teleconference.

CITY STAFF: Dr. Brian Robinson, Deputy City Manager; Jason DeLorenzo, Deputy City Manager; Denise Carter, Housing Administrator; Jeffrey Spears, Deputy Police Chief; Kevin Brinkley, Public Works Director.

AGENDA REVISIONS:

1. Mrs. Jones advised that Item 4, under New Business, related to revisions to Council's Policies and Procedures, was updated to include provisions regarding public comments for Consent Agenda items.

PUBLIC COMMENTS/RESPONSES:

Individuals made general comments.

1. Debra Bracaloni, resident, commented on the need for more bus transportation throughout the city and for them to run during late hours.

2. Susan Ramirez, resident, said she was actively trying to get the court system to allow her terminally ill brother to stay in her home. He was a registered sex offender and

prohibited from residing in her home as she was located adjacent Boundary Canal Trail park; however, the park only had a paved path and no other amenities. Mayor Medina asked Ms. Ramirez to speak with staff from the Police Department.

3. Charles Allen Jr., resident, wanted to follow up on his recent public comment regarding the mistreatment and harassment his family had endured from Palm Bay Hospital and a neighbor. He met with hospital staff, but nothing had been resolved to date and he felt they were being dismissive of his complaint.

APPROVAL OF CONSENT AGENDA:

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

Mr. Langevin left meeting at this time.

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

1. Adoption of Minutes: Regular Meeting 2025-26; October 16, 2025.

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

2. Award of Bid: HVAC water chiller replacement, Senior Center – 02-ITB-26 – Parks and Facilities Department (Air Mechanical and Service Corporation - \$150,785).

Staff Recommendation: Approve the award for the Senior Center HVAC water chiller replacement with Air Mechanical and Service Corporation in the amount of \$150,785 (\$143,604 plus a 5% contingency).

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

3. Award of Bid: Water meter boxes and covers (Carson and Brooks brand) – 05-ITB-26 – Utilities Department (Ferguson Enterprises LLOC d/b/a Ferguson Waterworks - \$150,000 estimated annually).

Staff Recommendation: Approve the award for water meter boxes and covers (Carson and Brooks brand) with Ferguson Enterprises LLC d/b/a Ferguson Waterworks

(Melbourne), in the annual estimated amount of \$150,000, for twenty-four (24) months, renewable by the Procurement Department for three (3) additional twelve (12) month terms.

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

4. Miscellaneous: ‘Piggyback Purchase’, Fiber Optic/Multi-Pair Network Cable, Equipment, Materials, Supplies, Installation (City of Cocoa contract) – Information Technology and Utilities Departments (Danella Construction Corporation of Florida - \$1,585,400).

Staff Recommendation: Approve the award for fiber optic/multi-pair network cable, equipment, materials, supplies, and installation with Danella Construction Corporation of Florida (Melbourne), through the City of Cocoa contract, in the amount of \$1,585,400.

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

5. Consideration of an agreement with the State of Florida for the Victims of Crime Act (VOCA) grant for Fiscal Year 2025-2026 (\$56,910).

Staff Recommendation: Authorize the City Manager and Chief of Police to execute the Victims of Crime Act grant agreement for the 2025-2026 grant program year.

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

PUBLIC HEARINGS:

1. Consideration of submitting the Affordable Housing Advisory Committee’s (AHAC) Affordable Housing Incentive Strategies report to the Florida Housing Finance Corporation and Florida Housing Coalition.

Mr. Langevin rejoined the meeting at this time.

The public hearing was opened. Ms. Carter presented the request to Council.

Ruth Kaufhold, resident, asked if each one of the apartments was noted as affordable housing or if there was a breakdown of which apartments were designated as such. Ms. Carter stated that the report was strictly regulatory and did not designate affordable housing.

The public hearing was closed.

Motion by Deputy Mayor Jaffe, seconded by Mr. Hammer, to submit the Affordable Housing Advisory Committee's (AHAC) Affordable Housing Incentive Strategies report to the Florida Housing Finance Corporation and Florida Housing Coalition. 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 2025-56, providing for the naming of private drives, located within Tax Parcels 145, 168, and 169, Section 22, Township 28, Range 37, Brevard County, Florida, as Golden Sun Drive NE, Solflower Lane NE, Solvista Lane NE, Sunbeam Way NE, and Sunfield Way NE (Kittle Property Group, Inc.), final reading.

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

Motion by Mr. Hammer, seconded by Deputy Mayor Jaffe, to adopt Ordinance 2025-56. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

3. Ordinance 2025-57, vacating a portion of the rear and side public utility and drainage easements located within Lot 22, Block 171, Port Malabar Unit 7 (Case VE-11-2025, Valerie R. McFarlane), final reading.

The Deputy 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 2025-57. 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 2025-58, vacating a portion of the rear public utility and drainage easement located within Lots 1 and 2, Block 2592, Port Malabar Unit 49 (Case VE-14-2025, Eudy Joel Tejada and Ashley Gastelbond), final reading.

The Deputy City Attorney read the ordinance in caption only. The public hearing was opened. A resident spoke in favor of the request. The public hearing was closed.

Motion by Mr. Hammer, seconded by Mayor Medina, to adopt Ordinance 2025-58. 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 2025-59, vacating a portion of the rear and side public utility and drainage easements located within Lots 12, 19, and 20, Block 1382, Port Malabar Unit 30 (Case VE-17-2025, Brandon J. and Keri A. Manasa), final reading.

The Deputy City Attorney read the ordinance in caption only. The public hearing was opened. A resident commented on the need to improve the quality of life for Palm Bay residents and to control traffic.

The public hearing was closed.

Motion by Deputy Mayor Jaffe, seconded by Mayor Medina, to adopt Ordinance 2025-59. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

6. Ordinance 2025-60, amending the Code of Ordinances, Chapter 173, Zoning, by creating a new Subchapter to be known as “Part 11: Reasonable Accommodation Procedure”; providing procedures for handling and processing requests for accommodation from the City’s Land Development Code (Case T25-00007, City of Palm Bay), final reading.

The Planning and Zoning Board recommended approval of the request, subject to the condition that the Administrative Process designee language is revised to state that the City Manager, or designee that must be a City of Palm Bay employee, is authorized to render a written determination within sixty (60) days of a complete application.

The Deputy 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.

Motion by Deputy Mayor Jaffe, seconded by Mr. Hammer, to adopt Ordinance 2025-60. 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 a subgrant amendment and contract with the University of North Florida's Institute of Police Technology and Management for the Pedestrian Bicycle Safety High Visibility Enforcement and Support Program (\$28,062).

Staff Recommendation: Accept the subgrant amendment with the University of North Florida's Institute of Police Technology and Management for the Pedestrian Bicycle Safety High Visibility Enforcement and Support Program award in the amount of \$28,061.80, bringing the final total award to \$49,999.99; and authorize the allocation of the upfront funding for these costs on the next available budget amendment.

Deputy Chief Spears presented the item to Council and responded to questions posed by councilmembers.

Motion by Mr. Hammer, seconded by Deputy Mayor Jaffe, to accept the subgrant amendment with the University of North Florida's Institute of Police Technology and Management for the Pedestrian Bicycle Safety High Visibility Enforcement and Support Program award in the amount of \$28,061.80, bringing the final total award to \$49,999.99; and authorize the allocation of the upfront funding for these costs on the next available budget amendment. 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 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.

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

Mr. Morton presented the item to Council.

Individuals made general comments. It was asked if the schools had been made aware of this proposal as the bus system could be affected for transporting students to and from school; and how the tractor trailers and patrons would access the Waffle House and gas

station on the south side of Malabar Road. It was noted that the traffic data in the agenda packet was two (2) years old and how much more traffic may have increased since that time.

Mr. Brinkley provided a brief presentation of the two (2) options provided by the Florida Department of Transportation (FDOT) and answered questions posed by Council. He said the recommendation from the study performed by FDOT was to extend the left turn lane onto San Filippo Drive which would alleviate backing up for those lanes continuing straight along Malabar Road.

Motion by Mr. Hammer, seconded by Mr. Langevin, to temporarily close the left turn median breaks on Malabar Road between San Filippo Drive and Interstate 95 to alleviate stacking of traffic during heavy travel times, with ability for staff to bring back, should it not function as operated.

Deputy Mayor Jaffe said he could not support the request and felt that it would cause frustration to the citizens. He suggested the possibility of an additional off-ramp between the Malabar Road interchange and the southern interchange at St. John's Heritage Parkway to help alleviate the congestion at the interchange on Malabar Road. However, he understood this would be a costly option. Mayor Medina agreed but said something needed to be done immediately to relieve the congestion.

Motion carried with members voting as follows:

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

3. Ordinance 2025-61, amending the Code of Ordinances, Chapter 92, Noise, by including provisions related to construction work on weekends, first reading. (Councilman Langevin) (CONTINUED FROM 12/04/25 RCM)

The Deputy City Attorney read the ordinance in caption only.

Councilman Langevin presented the item to Council.

Individuals made general comments in favor of the request.

Motion by Mr. Langevin, seconded by Deputy Mayor Jaffe, to approve Ordinance 2025-61. 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 amending City Council's Policies and Procedures by revising provisions related to councilmembers placing an item on the agenda and public comments for Consent Agenda items. (Deputy Mayor Jaffe) (AGENDA REVISION)

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

Deputy Mayor Jaffe presented the item to Council.

A resident spoke in favor of the request.

Motion by Deputy Mayor Jaffe, seconded by Mayor Medina, to approve the following amendments to Council Policies and Procedures: 1) councilmembers wishing to place an item on a future meeting agenda must receive consensus by Council; and 2) speakers who wish to comment on Consent Agenda items shall complete a "Public Comment Card" and will be permitted to comment once, regardless of the number of consent items to be considered, and shall be limited to three (3) minutes.

Mr. Langevin felt the revision would restrict Council's ability to engage in good dialog and to bring new items forward for consideration. He said that it could also restrict the ability to capitalize on certain issues in which a decision needed to be made sooner than later and jeopardize certain opportunities.

Motion carried with members voting as follows:

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

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 made the following reports:

A. Mentioned that the bridge walkway on Babcock Street over Interstate 95 needed to be addressed for safety reasons and asked staff to see what could be done.

B. Advised that he would be hosting a Town Hall meeting in January 2026, to include area churches and other organizations, to discuss homelessness in the community.

2. Deputy Mayor Jaffe asked for consensus for the City Attorney's Office (CAO) to explore solutions to deter or limit marijuana dispensaries. Council concurred.

3. Mr. Morton provided details of upcoming events to engage the community and provide transparency.

ADMINISTRATIVE AND LEGAL REPORTS:

1. Mr. Messenger requested an executive session on Thursday, January 8, 2026, at 5:30 P.M., to discuss settlement negotiations pertaining to Langevin versus City of Palm Bay, Case 6:25-CV-02015-GAP-NWH; and on Thursday, January 22, 2026, at 5:30 P.M., to discuss Davis versus City of Palm Bay, Case 05-2024-CA-028081. He said the session(s) would last approximately thirty (30) minutes and announced the individuals that would be in attendance. Council concurred.

2. Mrs. Jones announced the Florida League of Cities Legislative Action Days in Tallahassee, from January 26-28, 2026. Mayor Medina and Councilman Hammer confirmed that they would be attending.

ADJOURNMENT:

There being no further business, the meeting adjourned at the hour of 7:47 P.M.

Rob Medina, MAYOR

ATTEST:

Terese M. Jones, CITY CLERK