

CITY OF PALM BAY, FLORIDA
REGULAR COUNCIL MEETING 2026-12

Held on Thursday, the 16th day of April 2026, 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 Jerry Klemm, Covenant 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: Dr. Brian Robinson, Deputy City Manager; Jason DeLorenzo, Deputy City Manager; Althea Jefferson, Growth Management Director; Scott Stafford, Acting Building Official; Larry Wojciechowski, Finance Director; Denise Carter, Housing Administrator; Dr. Nicholas Szczepanski, Deputy Police Chief; Virginia Kilmer, Police Commander; Gabriel Bowden, Utilities Director; David Gagan, Acting Chief Procurement Officer.

AGENDA REVISIONS:

1. Mr. Morton announced the following revisions:

A. The applicant for Items 5 and 6, under Public Hearings, requested that the cases relating to 'Palm Vista Everlands West' be continued to the May 7, 2026, regular Council meeting.

Motion by Deputy Mayor Jaffe, seconded by Mr. Johnson, to continue Items 5 and 6, under Public Hearings, to the May 7, 2026, regular Council meeting.

Motion carried with members voting as follows:

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

B. The amended Drainage Agreement for Item 2, under New Business, was revised to correct a scrivener’s error in the ‘Therefore’ clause, changing “Development Agreement” to “Drainage Agreement”.

PROCLAMATIONS AND RECOGNITIONS:

The proclamations were presented.

- 1. Proclamation: National Foster Care Month – May 2026; National Foster Care Day – May 5, 2026.**
- 2. Proclamation: Florida Tech Master of Public Administration Degree Program, 2026 Graduating Cohort – City Employees.**

PUBLIC COMMENTS/RESPONSES:

Individuals made general comments.

1. Douglas Hook, resident and Chair of the Sustainability Advisory Board (SAB), requested an agenda item to discuss the future of the SAB. He also asked to change the board’s name to either Sustainability Board or Sustainability Action Board, along with establishing a modest budget.
2. Marcela Rojas, resident, asked Council to consider a coordinated strategy with the Space Coast Human Trafficking Task Force that would make Palm Bay a much harder place for trafficking to operate through prevention, detection, enforcement and survivor support.

Mr. Johnson advised that staff had discussions with an individual regarding an AI Detection (Artificial Intelligence Detection) System to provide training to employees to better recognize the signs of trafficking. Ms. Smith relayed that the gentleman was still working through some measures to be able to bring a case forward, but she would provide an update when able to do so.

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 with the removal of Items 2 and 3, 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. Consideration of accepting a grant award and authorizing an agreement with the United States Department of Transportation Federal Highway Administration Office of Safety for the Emerson Drive Sidewalk and Lighting Improvement Project.

Staff Recommendation: Approve acceptance of the grant award from the United States Department of Transportation Federal Highway Administration; authorize the City Manager or designate to execute the grant agreement; and allocate the grant funding to project 25PW02.

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

2. Consideration of the School Resource Officer Program agreement with Brevard County School Board for the 2026–2027 school year.

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

3. Consideration of the School Resource Officer Program agreement with Odyssey Charter Junior / Senior High School for the 2026–2027 school year.

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

4. Consideration of submitting an application for Edward Byrne Memorial Justice Assistance Grant funds for Police Department tactical and field equipment (\$36,100).

Staff Recommendation: Approve submitting an application for Edward Byrne Memorial Justice Assistance Grant funds for Police Department tactical and field equipment in the amount of \$36,100.

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

5. Consideration of travel and training for specified City employees (Police Department Honor Guard Team).

Staff Recommendation: Approve the travel and training as specified.

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

6. Consideration of travel and training for specified City employees (Police Department Executive Division).

Staff Recommendation: Approve the travel and training as specified.

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

7. Consideration of travel and training for specified City employees (Police Department Special Victims Unit).

Staff Recommendation: Approve the travel and training as specified.

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

8. Consideration of travel and training for specified City employees (Police Department).

Staff Recommendation: Approve the travel and training as specified.

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

9. Consideration of travel and training for specified City employees (Utilities Department).

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. Request by Valerie R. McFarlane for a variance to allow a proposed replacement screen room enclosure to encroach 3.5 feet into the 8-foot side-yard accessory setback as established by Section 174.002 of the Code of Ordinances (0.23 acres) (Case V26-00001). (Quasi-Judicial Proceeding)

The Planning and Zoning Board recommended approval of the request.

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

Ms. McFarlane addressed Council and explained she purchased the home in 2011 with the pool, slab, and screen enclosure already in place. She stated the enclosure had deteriorated and needed to be replaced for safety and maintenance reasons, including preventing access by animals and reducing the risk of accidental entry into the pool. She described the permitting process as lengthy and confusing, noting she had incurred multiple costs for surveys, permit applications, and the variance process after learning the original work had not been properly permitted.

Mr. Johnson was concerned with residents having to wait two to three (2-3) hours to present their case(s) to receive an approved variance and asked what could be done administratively to relieve that pressure from the residents. Ms. Jefferson suggested that items in which the encroachment already existed be considered solely by the Planning and Zoning Board. Deputy Mayor Jaffe felt that Ms. McFarlane should be reimbursed the \$500 application fee.

Ms. Jefferson responded to questions posed by councilmembers.

The public hearing was closed.

Motion by Deputy Mayor Jaffe, seconded by Mr. Hammer, to approve the variance request, waiving the Building Permit Fee and refunding the \$500 application fee for the variance. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

2. Request by Alyson R. Williams and Thomas Lee Williams for a variance to allow an existing carport to exceed the height of the principal structure by 3.7 feet, for a total of 18.8 feet, and to allow the cumulative size of accessory structures to exceed the size of the principal structure by 411 square feet as established by

Sections 174.002(B) and 174.002(D) of the Code of Ordinances (0.46 acres) (Case V25-00003). (Quasi-Judicial Proceeding)

The Planning and Zoning Board recommended denial of the request.

The public hearing was opened. Ms. Jefferson provided an overview of the request. The applicant presented the request to Council. The applicants stated the structure was professionally built with engineering plans and they were unaware that a permit was not obtained.

Council discussion focused on code compliance, potential remedies (i.e., removing or relocating the structure, modifying height, etc.), and implications if the variance were denied. Mr. Stafford indicated the structure could potentially be brought into compliance through engineering review. A neighbor spoke in favor of the request.

The public hearing was closed.

Motion by Mr. Johnson, seconded by Mr. Langevin, to approve the variance request. 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 2026-09, amending the Fiscal Year 2025-2026 budget by appropriating and allocating certain monies (second budget amendment), final reading.

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

Motion by Mr. Johnson, seconded by Mr. Hammer, to adopt Ordinance 2026-09. 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 2025-44, 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-1 (Single-Family Residential District) (10.0 acres) (Case Z25-00003, Centerpointe Church, Inc.), first reading. (Quasi-Judicial Proceeding)

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 and Pastor Tom Walker presented the request to Council.

Numerous individuals spoke in support of the request.

The applicants and representatives stated the rezoning was needed to facilitate sale of land to fund church expansion and community services. They emphasized compatibility with surrounding zoning, infrastructure capacity, and prior staff support. Concerns were raised about potential alternative development under the Live Local Act if the request was denied.

Mr. Hammer wanted updated school concurrency data before a decision was made.

The public hearing was closed.

Motion by Mr. Langevin, seconded by Mr. Johnson, to approve Ordinance 2025-44.

Motion carried with members voting as follows:

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

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

5. Ordinance 2026-10, amending the City’s Comprehensive Plan Future Land Use Map to change the designed use of property located at the northwest intersection of St. Johns Heritage Parkway NW and Melbourne-Tillman Water Control District Canal Number One, from Low Density Residential (LDR), High Density Residential (HDR), Commercial (COM), and Recreational and Open Space (ROS) to Neighborhood Center (NC) (1,198.17 acres) (Case CP25-00005, Millrose Properties Florida, LLC), first reading.

This item, considered under Agenda Revisions, was continued to the May 7, 2026, regular Council meeting.

6. Ordinance 2026-11, granting approval of a Preliminary Development Plan for a proposed Planned Unit Development (PUD) to allow for a residential project consisting of 1,600 single-family homes; 760 multiple-family units; and 145,000 square feet of non-residential uses, to be known as ‘Palm Vista Everlands West’, which property is located at the northwest intersection of St. Johns Heritage

Parkway NW and Melbourne-Tillman Water Control District Canal Number One (1,198.17 acres) (Case PD25-00003, Millrose Properties Florida, LLC), first reading. (Quasi-Judicial Proceeding)

This item, considered under Agenda Revisions, was continued to the May 7, 2026, regular Council meeting.

7. Ordinance 2026-12, amending the City’s Comprehensive Plan to change the Coastal Management Element (CME) and the Intergovernmental Coordination Element (ICE) to ensure emergency protective measures for evacuation and sheltering operations are in reference to and consistent with the Brevard County Comprehensive Emergency Management Plan (CEMP) (Case CP26-00002, City of Palm Bay), 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. Mr. Morton presented the request to Council. The public hearing was closed.

Motion by Mr. Hammer, seconded by Deputy Mayor Jaffe, to approve Ordinance 2026-12. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

8. Resolution 2026-05, approving the Local Housing Assistance Plan (LHAP) for Fiscal Years 2026-2027, 2027-2028, and 2028-2029.

The City Attorney read the resolution in caption only. The public hearing was opened. Ms. Carter presented the request to Council. The LHAP included multiple strategies: down payment assistance, substantial rehabilitation, emergency home repairs, disaster relief, foreclosure prevention, demolition/reconstruction, rental development, and sweat equity homeownership.

Council discussed prioritization of funds (homeownership versus rental development), flexibility of strategies, and disaster relief eligibility. Staff clarified that all strategies must be included to allow future use, though funding allocation could be adjusted by Council.

The public hearing was closed.

Motion by Mr. Johnson, seconded by Mayor Medina, to approve the Local Housing Assistance Plan (LHAP) for Fiscal Years 2026-2027, 2027-2028, and 2028-2029. Motion carried with members voting as follows:

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

9. Request by City of Palm Bay to amend the City’s Comprehensive Plan to change the Capital Improvement Element (CIE) to ensure measurable Fire Rescue and Police levels of service standards consistent with State of Florida law and City of Palm Bay conditions (Case CP26-00001). (CONTINUED TO 05/06/26 P&Z)

CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA:

2. Consideration of the School Resource Officer Program agreement with Brevard County School Board for the 2026–2027 school year.

Staff Recommendation: Approve and authorize the City Manager to execute the Memorandum of Understanding with the Brevard County School Board for the School Resource Office program for the 2026–2027 school year.

Motion by Mr. Johnson, seconded by Mayor Medina, to table the item to the May 21, 2026, regular Council meeting to allow Councilman Johnson to communicate with the Brevard County School Board.

Motion carried with members voting as follows:

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

3. Consideration of the School Resource Officer Program agreement with Odyssey Charter Junior / Senior High School for the 2026–2027 school year.

Staff Recommendation: Approve and authorize the City Manager to execute the agreement with Odyssey Charter Junior/Senior High School for the School Resource Officer program for the 2026–2027 school year.

Motion by Mr. Johnson, seconded by Mayor Medina, to table the item to the May 21, 2026, regular Council meeting to allow Councilman Johnson to communicate with the Brevard County School Board.

Motion carried with members voting as follows:

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

UNFINISHED AND OLD BUSINESS:

1. Appointment of two (2) members to the Sustainability Advisory Board (represents ‘at-large’ positions).

The individuals were rated by the City Council due to the number of applications exceeding the number of vacant positions. Number 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.

Mr. Langevin asked that a section be added to the agenda to interview advisory board applicants when the ranking process was required. Council concurred. Mrs. Jones advised that she would update Council’s Policies and Procedures accordingly.

Motion by Deputy Mayor Jaffe, seconded by Mayor Medina, to reappoint Rebecca Ziegler to the ‘at-large’ position on the Sustainability Advisory Board. Motion carried with members voting as follows:

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

Motion by Deputy Mayor Jaffe, seconded by Mr. Johnson, to appoint Kristen Lanzana to the 'at-large' position on the Sustainability Advisory Board. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

Mayor Medina appointed Marvin Tadore to the Sustainability Advisory Board.

NEW BUSINESS:

1. Consideration of a six percent (6%) contingency budget for the demolition and reconstruction project at 2254 Washington Street NE to preserve affordable housing (\$18,539).

Staff Recommendation: Approve a 6% contingency budget of \$18,539.34 that would be used to cover Change Order numbers 1 and 2 and any additional change orders for unforeseen issues related to the demolition/reconstruction project.

Ms. Carter presented the item to Council.

Motion by Mr. Johnson, seconded by Mr. Hammer, to approve a six percent (6%) contingency budget for the demolition and reconstruction project at 2254 Washington Street NE, in the amount of \$18,539.34.

Council expressed concern about change orders for the project which included tree trimming, asbestos abatement and gutter installation. Deputy Mayor Jaffe opposed the gutter work, stating that it was more of a want than a necessity and that asbestos abatement should have been included in the initial bid.

Motion failed with members voting as follows:

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

Motion by Deputy Mayor Jaffe, seconded by Mayor Medina, to deny Change Order Number 1 and approve Change Order Number 2 for tree trimming only in the amount of \$3,600.

Motion carried with members voting as follows:

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

2. Consideration of the First Amendment to the Drainage Easement Agreement between the City and DRP Solaris FL 2, LLC, related to stormwater management within the proposed Emerald Lakes West, Phase 2A Subdivision.

Staff Recommendation: Approve the First Amendment to the Drainage Easement Agreement.

Mr. DeLorenzo presented the item to Council.

Motion by Mr. Johnson, seconded by Deputy Mayor Jaffe, to approve the First Amendment to the Drainage Easement Agreement between the City and DRP Solaris FL 2, LLC. 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. Langevin reiterated his opposition to the Sustainability Advisory Board (SAB) but acknowledged Council’s prior decision and commended the SAB’s efforts. Mr. Johnson emphasized the need to advance the Turkey Creek Feasibility study, noting high visitor interest and the importance of maintaining the area. Council discussed having a presentation in the future focused on a more action-oriented plan by the SAB. Mr. Hammer inquired about mechanisms for accepting donations (materials or funds) for the SAB. Staff would research options and update Council accordingly.

2. Mr. Hammer highlighted strong participation in an adult soccer league with 200 participants weekly and requested that staff explore securing consistent field access. Mr. Morton confirmed that there was ongoing coordination with user groups and identified the

need for additional field capacity. Budget proposals would include expansions (soccer, baseball, football, pickleball).

3. Mr. Johnson made the following reports:

A. Asked that staff research solid waste services. He felt the City could take over those services. Deputy Mayor Jaffe was interested in a transfer station but unsure if the City was ready to purchase trucks, carts, etc. Mr. Hammer was open to exploring but said it was very difficult to find heavy equipment mechanics. Mayor Medina did not feel the City was ready.

B. Proposed exploring a landfill opportunity in the City as a revenue source. Deputy Mayor Jaffe opposed the idea. Mayor Medina said Brevard County was looking for an area for a landfill.

ADMINISTRATIVE AND LEGAL REPORTS:

1. Mr. Morton provided an update on the South Regional Water Reclamation Facility project. He advised of the need for an emergency procurement authorization to bring the South Regional Water Reclamation Facility online due to exceeding the current wastewater treatment capacity of 5.2 million gallons per day. Flows had already surpassed this capacity, and with the rainy season approaching, additional system pressures were expected. Delays from the standard procurement process would extend the period without sufficient treatment capacity, leading to potential regulatory, operational, and financial risks. Staff was seeking approval for \$900,000 to complete the project and an additional \$1.5 million for necessary work to ensure the facility operated efficiently. The primary goal was to accept flows within forty-five (45) days and mitigate risks, including sewage leaks and system failures. Staff had been preparing for this emergency and planned to utilize qualified contractors like Cathcart and Wharton Smith for the work.

There was discussion about potential recovery costs and the importance of avoiding delays that could impact development activity and community trust. Mr. Morton emphasized the urgency of the project, acknowledging that although the system was under peak stress, the planned measures, including throttling development and infrastructure upgrades, should help manage capacity. Councilmembers expressed their frustration with the delay of the project and concurred for staff to move forward.

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ADJOURNMENT:

There being no further business, the meeting adjourned at the hour of 10:51 P.M.

Rob Medina, MAYOR

ATTEST:

Terese M. Jones, CITY CLERK