



City of Melbourne, Florida City Council Agenda

City Hall Council Chamber
900 E. Strawbridge Avenue
Melbourne, FL 32901

November 25, 2025, 6:30 PM

This meeting shall adjourn by 11:00 p.m. Extension of the meeting beyond 11:00 p.m. shall only be authorized by a majority vote of City Council.

In accordance with Council policy, the roll call vote rotates each meeting. During this meeting, the vote will be Districts Four through Three except that the Mayor will vote last as provided by City Code and the Vice Mayor will vote second to last.

A. OPENING

1. **Invocation** - Rev. David Young, St. Paul Lutheran Church
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Proclamations and Presentations**
 - a. Presentation of Volunteer Milestone of Service Award - James Teele, Code Enforcement Board, 20 Years of Service
 - b. Presentation of Volunteer Milestone of Service Award - Charles Jackson, Zoning Board of Adjustment, 50 Years of Service
5. **Approval of Minutes** - November 13, 2025 Workshop Meeting and Regular Meeting
6. **City Manager's Report**
7. **Public Comments**

B. UNFINISHED BUSINESS

8. **Ordinance No. 2025-51:** (Second Reading/Public Hearing) An ordinance amending Chapter 52 of the City Code, entitled "Streets, Sidewalks and Other Public Places"; amending Section 52-6, "Procedure to initiate street, facility or park name changes; application fee"; providing for revised procedures for street renaming and adding procedure for honorary street naming. (Applicant - Melbourne City Council)

C. NEW BUSINESS

9. Pineda Causeway Booster Pump Station Chemical Storage and Feed Improvements, Project No. 31023.
 - a. Contract award for the Pineda Causeway Booster Pump Station Chemical Storage and Feed Improvements, Project No. 31023, L7 Construction, Inc., Longwood, FL - \$1,423,700.
 - b. Task Order No. CDM 04 to the Continuing Services Contract for Professional Consulting Services for Services During Construction for the Pineda Booster Pump Station Storage Chemical and Feed Improvements, Project No. 31023, CDM Smith, Inc., Maitland, FL - \$135,195.

10. **CONSENT AGENDA:**
 - a. Continuing Contract for Professional Engineering Services for Infrastructure Services, AtkinsRéalis USA, Inc., Melbourne, FL.
 - b. Continuing Contract for Professional Engineering Services for Site/Civil Services, Kimley-Horn and Associates, Inc., Melbourne, FL.
 - c. Continuing Contract for Professional Engineering Services for Utilities Services, Wade Trim, Inc., Palm Bay, FL.
 - d. Continuing Contract for Professional Engineering Services for Utilities Services, Infrastructure Engineering Group, Inc., Indian Harbour Beach, FL.
 - e. Increase to existing blanket purchase orders by \$55,000 each for Crane Creek Reserve Golf Course and Harbor City Golf Course for chemicals and fertilizers, SiteOne Landscape Supply, LLC, Palm Bay, FL - total increase of \$110,000.
 - f. Increase to existing blanket purchase orders by \$55,000 each for Crane Creek Reserve Golf Course and Harbor City Golf Course for chemicals and fertilizers, Howard Fertilizer and Chemical Co, Inc., Dallas, TX - total increase of \$110,000.
 - g. Purchase of two (2) replacement sand pumps for the Water Production Division, Carter VerPlanck, Tampa, FL - estimated cost of \$77,920.
 - h. Purchase of a high service pump for the Water Production Division, Barney's Pumps Inc., Lakeland, FL - estimated cost of \$94,601.

- i. Contract award for security guard services for the Water Production Division, Security Operations & Solutions, Inc., Cocoa, FL - estimated annual cost of \$227,146.80 and estimated total contract cost of \$1,362,880.80.
 - j. Renewal of Pure Storage Evergreen Gold plus Pure Storage Chassis annual support and maintenance, Presidio Networked Solutions, Orlando, FL - \$124,869.88.
 - k. Purchase of Beacon Mobile Hosting Fees, Badger Meter, Inc., Milwaukee, WI - estimated annual cost of \$600,000.
 - l. **Resolution No. 4389:** A resolution adopting fourth quarter budget recommendations for the City's 2024-2025 budget.
 - m. **Resolution No. 4390:** A resolution appropriating \$27,878 from the Law Enforcement Trust Fund (LETF) for legal costs related to property forfeiture proceedings.
11. **ITEMS REMOVED FROM THE CONSENT AGENDA**
12. **Ordinance No. 2025-52, EI Car Wash:** (First Reading/Public Hearing) An ordinance granting a conditional use (CU2025-0002) to allow a car wash establishment in a C-2 (General Commercial) zoning district with site plan approval (PLAN2025-0006) on an overall 2.54±-acre property located on the east side of North Wickham Road, north of Sarno Road, and south of West Eau Gallie Boulevard. (Owner - 925 WICKHAM LLC) (Applicant/Representative - Jordan Draper, P.E.) (P&Z Board - 11/6/2025)
13. **Ordinance No. 2025-53 and Ordinance No. 2025-54, Lansing RV Storage:** (First Reading/Public Hearing) Ordinances providing for a Comprehensive Plan amendment and zoning designation, with site plan approval for an outdoor RV storage area on 6.25± acres, located on the north side of Lansing Street, east of North Wickham Road, and south of Lake Washington Road. (Owner - LAWS HALL PARTNERSHIP LLP) (Applicant/Representative: Justin Archey) (P&Z Board - 11/6/2025)
- a. **Ordinance No. 2025-53/MAP2024-0013:** (First Reading/Public Hearing) An ordinance amending the future land use map classification from General Commercial to Heavy Commercial Future Land Use on 6.25± acres.
 - b. **Ordinance No. 2025-54/MAP2024-0012:** (First Reading/Public Hearing) An ordinance amending the zoning map from C-2 (General Commercial District) to M-1 (Light Industrial District) zoning on 6.25± acres.

- c. **Site Plan Approval (PLAN2024-0019):** A request for site plan approval on 6.25± acres. (To be considered by City Council during the second reading of the ordinance.)
14. **Ordinance No. 2025-55, Redtail Four Brewery:** (First Reading/Public Hearing) An ordinance granting a conditional use (CU2025-0007) to allow a microbrewery use in conjunction with a second conditional use to allow for the consumption of alcohol (beer and wine) on premises in conjunction with a proposed microbrewery and pizzeria on a 1±-acre developed property zoned C-2 (General Commercial District) located on the west side of South Harbor City Boulevard, the east side of Irwin Street and south of Powell Avenue. (Owner - Wid T. Bell) (Applicant/Representative - Chelsea Woodard) (P&Z Board - 11/6/2025)
15. **Ordinance No. 2025-56, The Office Cigar Lounge:** (First Reading/Public Hearing) An ordinance granting a conditional use (CU2025-0008) to allow the sale and consumption of alcoholic beverages on-premises, accessory to cigar sales, in a unit located on 0.20±-acre developed acres, zoned C-3 (Central Business District), located on the south side of West Eau Gallie Boulevard, east of Guava Avenue, and west of Highland Avenue (587 West Eau Gallie, Unit 103). (Owner - LJ Real Estate Holdings, LLC) (Applicant/Representative - Micah Rose) (P&Z Board - 11/6/2025)
16. **Ordinance No. 2025-57, The Collection:** (First Reading/Public Hearing) An ordinance granting a conditional use (CU2025-0009) to allow the sale and consumption of alcoholic beverages (beer and wine) on-premises, accessory to a retail food and wine market, in a multi-tenant building zoned C-3 (Central Business District), located on the east side of Cypress Avenue, west of North Harbor City Boulevard and north of West Eau Gallie Boulevard (1385 Cypress Ave, units 101 and 103). (Owner - Michael Spetko) (Applicant/Representative - Michael Hernandez) (P&Z Board - 11/6/2025)
17. **Ordinance No. 2025-58, Affordable Housing Updates:** (First Reading/Public Hearing) An ordinance amending City Code, Appendix B, Article 5, Section 4, Affordable Housing Development, for compliance with recent Florida Statute changes. (Applicant - City of Melbourne) (P&Z Board - 11/6/2025)
18. **Ordinance No. 2025-59, Water and Sewer Impact Fees:** (First Reading/Public Hearing) An ordinance amending water and sewer impact fees; amending City Code, Chapter 58, Utilities; amending Section 58-131, Water Impact Fees; and amending Section 58-242, Sewer Impact Fees; Cost of Extension.

19. Discussion of continued negotiations of an Amendment to the Interlocal Agreement between the City of Melbourne, Olde Eau Gallie Riverfront Community Redevelopment Agency, and Brevard County as it relates to the Eau Gallie Parking Garage Project.
20. Discussion regarding a revision to Council Policy #36 — Travel and Per Diem. (Requested by Council Member Marcus Smith) (Postponed - 10/28/2025)
21. Council Appointments for 2025-2026
 - a. Vice Mayor
 - b. Airport Authority
 - c. Space Coast League of Cities
22. Board Appointments
 - a. Melbourne Housing Authority
 - b. Zoning Board of Adjustment

D. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS

E. ADJOURNMENT

Mayor Paul Alfrey, Vice Mayor David Neuman and Council Member Mark LaRusso, as members of the Airport Authority Board, may discuss Airport Authority issues, which may subsequently be addressed by the Airport Authority.

Council Members Marcus Smith, Mimi Hanley, Julie Kennedy and Mark LaRusso (alternate), as members of the Space Coast Transportation Planning Organization (SCTPO), may discuss SCTPO issues, which may subsequently be addressed by the SCTPO.

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearing, he will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office (321-608-7220) at least 48 hours prior to the meeting.