



City of Melbourne, Florida City Council Agenda

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

December 9, 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 Five through Four 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** - Pastor Lucas Almeida, Central Baptist Church
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Proclamations and Presentations**
 - a. Proclamation declaring December 21, 2025 as "National Homeless Persons' Memorial Day."
 - b. Presentation of Volunteer Milestone of Service Award - Rhodie Humbert, Citizens' Advisory Board, 30 Years of Service
 - c. Presentation of Volunteer Milestone of Service Award - Charles Jackson, Zoning Board of Adjustment, 50 Years of Service (Postponed - 11/25/2025)
5. **Approval of Minutes** - November 25, 2025 Workshop Meeting and Regular Meeting
6. **City Manager's Report**
7. **Public Comments**

B. UNFINISHED BUSINESS

8. **Ordinance No. 2025-41 (AV2025-0002):** (First Reading/Public Hearing)
An ordinance vacating a bike path easement between 2465 Wild Wood Drive and 2455 Wild Wood Drive. (Postponed - 9/11/2025, 10/14/2025)

9. Consideration of proposals for disposition of 0.08 acres of City property abutting 1015 W.H. Jackson Street. (Public Hearing) (Postponed - 10/28/2025)
10. **Ordinance No. 2025-52, El Car Wash:** (Second 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.) (First Reading - 11/25/2025)
11. **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) (Postponed - 11/25/2025)
 - 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.)
12. **Ordinance No. 2025-55, Redtail Four Brewery:** (Second 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) (First Reading - 11/25/2025)

13. **Ordinance No. 2025-56, The Office Cigar Lounge:** (Second 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) (First Reading - 11/25/2025)
14. **Ordinance No. 2025-57, The Collection:** (Second 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) (First Reading - 11/25/2025)
15. **Ordinance No. 2025-58, Affordable Housing Updates:** (Second 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) (First Reading - 11/25/2025)
16. **Ordinance No. 2025-59, Water and Sewer Impact Fees:** (Second 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. (First Reading - 11/25/2025)

C. NEW BUSINESS

17. Utilization of the City's Horizontal Directional Drilling Services Contract to construct a sewer force main from Lift Station No. 11 to Manhole 153, Project No. 32019, Concurrent Environmental Services LLC, Rockledge, FL - \$212,157.51.
18. **CONSENT AGENDA:**
 - a. First Amendment to the License Agreement between the City of Melbourne and Montrose Environmental Solutions, Inc., to install and maintain three additional groundwater monitoring wells in a designated area of Fee Avenue Park, 115 East Fee Avenue.

- b. Continuing Contract for Professional Engineering Services for Hydraulic Modeling and Permitting with CHA Consulting, Inc., Winter Springs, FL.
 - c. Purchase of three replacement 250 HP reuse pumps for the D.B. Lee Water Reclamation Facility, R.C. Beach & Associates, Inc., Clearwater, FL — total estimated cost of \$263,354.
 - d. Contract award for wrecker services at unit costs, Imperial Towing of Brevard LLC, Melbourne, FL - estimated annual cost of \$33,000 and an estimated contract cost of \$198,000.
 - e. Contract award for traffic signal repair for emergency work, Traffic Control Devices, Inc., Altamonte Springs, FL.
 - f. Amendment to the contract award for Continuing Water, Wastewater & Stormwater Repairs for Emergency and Non-Emergency Work modifying the award from Hinterland Group, Inc. to Hinterland Group, LLC.
 - g. Professional Services selection for the Facilities Condition Assessment and Master Plan and authorization to negotiate a contract.
 - h. Agreement for medical physicals and scans for the Police Department, Life Scan Wellness Centers, Tampa, FL - amount not to exceed \$111,056.
 - i. **Resolution No. 4392:** A resolution authorizing the City Manager to submit a grant application to the U.S. Department of Justice for the FY 2025 Bulletproof Vest Partnership for the purchase of 63 vests for the Melbourne Police Department and 10 vests for the Melbourne Airport Authority Police Department.
 - j. **Resolution No. 4393:** A resolution adopting the 'Brevard Prepares Local Mitigation Strategy Development Plan' and providing a commitment to continue participation in the steering committee.
19. **ITEMS REMOVED FROM THE CONSENT AGENDA**
20. **Ordinance No. 2025-60 (AV2025-0004):** (First Reading/Public Hearing)
An ordinance vacating a three-foot-wide by 40-foot-long portion of the 10-foot-wide public utility and drainage easement that runs along the east lot line of Lot 68 of the Rio Villa Unit III plat (3093 Rio Bonita Street).
21. Selection of health care services provider and authorization to negotiate a contract with United Healthcare Insurance Company, Inc., Hartford, CT.

22. **Ordinance No. 2025-61, Ordinance No. 2025-62, and Ordinance No. 2025-63, The Preserve Multi-Family Residential:** (First Reading/Public Hearing) Ordinances providing for an annexation, comprehensive plan amendment, zoning amendment, with site plan approval on an overall 17.65±-acre property, located on the west side of North Wickham Road, north of Post Road, at Preserve Drive/Pebble Creek Street. (Owner – Shannash Properties, Inc. Stephen Novacki) (Applicant- Kimley Horn; Tyler Enright, P.E.) (Representative - Land Development Strategies, LLC; Kelly Delmonico) (P&Z Board – 11/20/2025)
- a. **Ordinance No. 2025-61/ANNX2024-0009:** (First Reading/Public Hearing) Annexation of 17.65± acres of undeveloped property into the City of Melbourne Corporate City limits.
 - b. **Ordinance No. 2025-62/MAP2024-0030:** (First Reading/Public Hearing) An ordinance establishing Mixed Use Future Land Use on a 17.65±-acre undeveloped property.
 - c. **Ordinance No. 2025-63/MAP2024-0031:** (First Reading/Public Hearing) An ordinance establishing R-2 (One-, Two-, and Multiple-Family Dwelling Medium Density District) zoning on a 17.65±-acre undeveloped property.
 - d. **Site Plan Approval (PLAN2024-0026):** A request for site plan approval on 17.65± acres. (To be considered by City Council during the second reading of the ordinance.)
23. **Subdivision Variance Request (SDV2025-0002) Babcock Townhomes:** (Public Hearing) Request for a subdivision variance on a 0.17±-acre portion of an overall 1.88± acre property, zoned C-1 (Neighborhood Commercial District) and R-1AA (Single-Family Low Density Residential District) located on the southeast corner of South Babcock Street and Avenue D, west of Grove Lane. (Owner - Grove Lane, LLC) (Applicant - Doug Engle) (Representative - Robert Robb, Robb & Taylor Engineering) (P&Z Board - 11/20/2025)
24. Interlocal Agreement with Brevard County to extend the termination date of the Olde Eau Gallie Riverfront Community Redevelopment Agency for construction of a public parking garage.

Council will convene as the Olde Eau Gallie Riverfront Community Redevelopment Agency for the following item:

- a. Consideration and approval of the Revised and Restated Interlocal Agreement between the City of Melbourne, Olde Eau Gallie Riverfront Community Redevelopment Agency, and Brevard County.

Council will reconvene for the remaining items.

- b. Consideration and approval of the Revised and Restated Interlocal Agreement between the City of Melbourne, Olde Eau Gallie Riverfront Community Redevelopment Agency, and Brevard County.
- 25. Public-Private Partnership (P3) Unsolicited Detailed Proposal (Revised) for Eau Gallie Joint-Use Parking Garage and Hotel Project at 1551 Highland Avenue. (First Public Hearing)
 - 26. **Ordinance No. 2025-64, Reasonable Accommodation – Certified Recovery Residences:** (First Reading/Public Hearing) An ordinance amending City Code Appendix D, Chapter 1, Article I, by creating Section 1.02, entitled “Reasonable Accommodation - Certified Recovery Residences,” as it relates to new Florida Statute requirements. (Applicant - City of Melbourne) (P&Z Board - 11/20/2025)
 - 27. Appointment of two members to the Planning and Zoning Board.

D. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS

E. ADJOURNMENT

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

Vice Mayor Julie Kennedy and Council Members Marcus Smith, Mimi Hanley, 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.