



120 Malabar Road SE
Palm Bay, FL 32907
(321) 952-3400
www.palmbayfl.gov

Mayor
ROB MEDINA
Deputy Mayor
MIKE JAFFE
Councilmembers
KENNY JOHNSON
MIKE HAMMER
CHANDLER LANGEVIN

AGENDA

City Council Regular Meeting 2026-25

**Thursday, September 17, 2026 – 6:00 PM
Council Chambers, 120 Malabar Road SE, Palm Bay FL 32907**

CALL TO ORDER:

INVOCATION:

1. Pastor Clarence Reed – Community Bible Church, Palm Bay.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

AGENDA REVISIONS:

1. Item 8, under Public Hearings (Ordinance 2026-32) has been revised to update the Whereas clauses.
2. Item 9, under Public Hearings (Ordinance 2026-39) has been revised to remove the public notice requirement related to the City Manager's decision for Administrative variances.
3. Discussion regarding emergency communications has been added as Item 1, under Unfinished and Old Business.

PROCLAMATIONS AND RECOGNITIONS:

1. Proclamation: Human Resources Professionals Day – September 26, 2026.
2. Recognition: One (1) year of service as a City board member: Brian Higgins, Jonathon Norris – Planning and Zoning Board.
3. Recognition: Five (5) years of service as a City board member: Rebecca Ziegler – Sustainability

Advisory Board.

4. Recognition: Ten (10) years of service as a City board member: Rainer Warner – Planning and Zoning.
5. Recognition: Fifteen (15) years of service as a City board member: James Brock – Palm Bay Police and Firefighters' Pension Plan, Board of Trustees.
6. Recognition: Twenty (20) years of service as a City board member: Timothy Lancaster – Palm Bay Police and Firefighters' Pension Plan, Board of Trustees.

PUBLIC COMMENTS/RESPONSES:

Public comments will be heard by the City Council on non-agenda issues only. Speakers must complete one (1) 'Public Comment Card' and are limited to three (3) minutes, regardless of the number of issues to be heard.

APPROVAL OF CONSENT AGENDA:

There will be no separate discussion on those items listed under Consent Agenda. They will be enacted by the City Council on one motion. If discussion is desired by the City Council, that item will be removed from the Consent Agenda by Council and will be considered under the agenda heading Consideration of Items Removed from Consent Agenda.

1. Adoption of Minutes: Regular Meeting 2026-21; August 20, 2026.
2. Consideration of a First Amendment to an existing collocation ground lease with T-Mobile South, LLC, a Delaware limited liability company, located at 705 Osmosis Drive.
3. Consideration of continuing the Service Agreement with the United States Department of Homeland Security (DHS) Immigration and Customs Enforcement (ICE) 287(g) Task Force Model Program.
4. Consideration three (3) co-sponsorship requests (Viva Brevard Festival; Family Christmas Extravaganza; and Indian Kite Festival) in accordance with the Fiscal Year 2026 Co-Sponsorship Policy.
5. Consideration of travel and training for specified City employees (Police Department).

PUBLIC HEARINGS:

1. Ordinance 2026-33, amending the Fiscal Year 2025-2026 budget by appropriating and allocating certain monies (fourth budget amendment), final reading.

2. Ordinance 2026-40, vacating a portion of the rear public utility and drainage easement located within Lots 12 and 13, Block 1900, Port Malabar Unit 26 (Case VE-4-2026, Larry Charles Blanford and Mark Lamont Johnson), first reading.
3. Request by Ramon and Maria Bustamante for a variance to allow a proposed pool and pool deck to encroach the rear yard accessory structure setback, as established by Section 174.002, Table 174-1, of the Palm Bay Code of Ordinances (0.25 acres) (Case V26-00005). (Quasi-Judicial Proceeding)
4. Ordinance 2026-41, vacating a portion of the rear public utility and drainage easement located within Lot 8, Block 916, Port Malabar Unit 18 (Case VE-5-2026, Ramon and Maria Bustamante), first reading.
5. Resolution 2026-13, granting a conditional use to allow for retail automotive gas/fuel sales in CC (Community Commercial District) zoning on property located in the vicinity west of the northeast corner of St. Johns Heritage Parkway and Emerson Drive (11.73 acres) (Case CU26-00002, Ascot Palm Bay Holdings, LLC). (Quasi-Judicial Proceeding)
6. Ordinance 2026-30, amending the Code of Ordinances, Chapter 172, Development Review Procedures, Subchapter 'Part 3: Application Types', to clarify review criteria for conditional use applications (Case T26-00005, City of Palm Bay), first reading.
7. Ordinance 2026-31, amending the Code of Ordinances, Chapter 172, Development Review Procedures, Subchapter 'Part 6: Subdivision Application and Approval Process', by conforming with Chapter 177, Florida Statutes, concerning expedited approval of residential building permits prior to recordation of the final plat (Case T26-00006, City of Palm Bay), first reading.
8. Ordinance 2026-32, amending the Code of Ordinances, Chapter 51, Public Hearings, by revising the public notification process for variance requests (Case T26-00008, City of Palm Bay), first reading.
9. Ordinance 2026-39, amending the Code of Ordinances, Chapter 172, Development Review Procedures, by including provisions for review and approval processes for variances (Case T26-00008, City of Palm Bay), first reading.

CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA:

UNFINISHED AND OLD BUSINESS:

1. Discussion regarding emergency communications. (AGENDA REVISION)

COMMITTEE AND COUNCIL REPORTS:

ADMINISTRATIVE AND LEGAL REPORTS:

PUBLIC COMMENTS/RESPONSES:

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ADJOURNMENT:

Councilmembers who are members of the Space Coast Transportation Planning Organization (TPO) may discuss TPO issues which may subsequently be addressed by the TPO.

If an individual decides to appeal any decision made by the City Council with respect to any matter considered at this meeting, a record of the proceedings will be required, and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (FS 286.0105). Such person must provide a method for recording the proceedings verbatim.

Any aggrieved or adversely affected person desiring to become a party in the quasi-judicial proceeding shall provide written notice to the City Clerk which notice shall, at a minimum, set forth the aggrieved or affected person's name, address, and telephone number, indicate how the aggrieved or affected person qualifies as an aggrieved or affected person and indicate whether the aggrieved or affected person is in favor of or opposed to the requested quasi-judicial action. The required notice must be received by the Clerk no later than five (5) business days at the close of business, which is 5 p.m., before the hearing. (Section 59.03, Palm Bay Code of Ordinances).

In accordance with the Americans with Disabilities Act, persons needing special accommodations for this meeting shall, at least 48 hours prior to the meeting, contact the Office of the City Clerk at (321) 952-3414 or Florida Relay System at 711.

If you use assistive technology (such as a Braille reader, a screen reader, or TTY) and the format of any material on this website or documents contained therein interferes with your ability to access information, please contact us. To enable us to respond in a manner most helpful to you, please indicate the nature of your accessibility problem, the preferred format in which to receive the material, the web address of the requested material, and your contact information. Users who need accessibility assistance can also contact us by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

Pursuant to Council Policies and Procedures, members of the public wishing to use electronic media when addressing City Council must provide the electronic file to staff for screening no later than forty-eight (48) hours prior to the meeting.

THIS MEETING IS BROADCAST LIVE ON THE CITY'S WEBSITE AND TELEVISED ON THE

SPACE COAST GOVERNMENT TV CHANNEL.