



City of Melbourne, Florida City Council Agenda

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

July 8, 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** - Reverend Joseph Valentine, Macedonia Missionary Baptist Church
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Proclamations and Presentations**
 - a. Proclamation declaring July 2025 as "Parks and Recreation Month."
5. **Approval of Minutes** - June 10, 2025 Regular Meeting
6. **City Manager's Report**
7. **Public Comments**

B. UNFINISHED BUSINESS

8. **Ordinance No. 2025-16, 4025 Fair Point Lane:** (Second Reading/Public Hearing) Ordinance providing for a zoning amendment from REU (Rural Estate Use District) zoning to AEU (Agricultural Estate Use District) on 3.62± acres located on the south side of Fair Point Lane, west of Turtle Mound Road and north of Parkway Drive.
(Owner/Applicant/Representative - Christopher Neisler) (P&Z Board - 2/20/2025) (First Reading - 3/11/2025) (Continued - 3/25/2025)
(Withdrawn by Applicant)

9. Discussion on the City's land development permitting process.
(Requested by Council Member Marcus Smith) (Postponed - 5/13/2025, 5/27/2025, and 6/10/2025)
10. **Ordinance No. 2025-29** (Second Reading/Public Hearing) An ordinance amending the duties and composition of the Beautification and Energy Efficiency Board. (First Reading - 6/10/2025)

C. NEW BUSINESS

11. CONSENT AGENDA:

- a. Memorandum of Agreement between the Tallahassee Police Department and the City of Melbourne to have the authority to perform certain functions on the Electronic License and Vehicle Information System (ELVIS).
- b. Sixth Amendment to increase contract pricing by \$17,945.32 annually for various City facilities, Clean Space, Inc., Coral Springs, FL - estimated annual amount of \$242,222.40 and estimated remaining contract amount of \$1,211,112.
- c. Contract award for the purchase of reverse osmosis pre-filter cartridges for the Water Production Division, Harn RO Systems, Inc., Venice, FL - estimated annual cost of \$32,375 and estimated total contract cost of \$194,250.
- d. Contract awards for the purchase of liquid oxygen for the Water Production Division, Airgas USA, LLC, Dallas, TX, as the primary vendor - estimated annual cost of \$320,736 and estimated contract cost of \$1,924,416, and VertAir Inc., New Hyde Park, NY, as the secondary vendor.
- e. Renewal of a three-year Microsoft Enterprise Agreement for Office 365 and Windows/SQL server operating software licenses with cloud storage, Insight Public Sector, Chandler, AZ - annual cost of \$353,527.95 and a total contract amount \$1,060,583.85.
- f. Professional Engineering Services selection for Utilities, and authorization to negotiate a contract with DRMP, Inc., Melbourne, FL, Infrastructure Engineering, LLC, Indian Harbour Beach, FL, and Wade Trim, Inc., Melbourne, FL.
- g. Professional Engineering Services selection for Site/Civil and authorization to negotiate a contract with DRMP, Inc., Melbourne, FL and Kimley-Horn & Associates, Inc., Melbourne, FL.

- h. Professional Engineering Services selection for Infrastructure Engineering and authorization to negotiate a contract with DRMP, Inc., Melbourne, FL and AtkinsRealis USA, Inc., Melbourne, FL.
- i. Professional Engineering Services selection for Geotechnical Laboratory and authorization to negotiate a contract with Ardaman & Associates, Inc., Cocoa, FL.
- j. Professional Engineering Services selection for Survey and authorization to negotiate a contract with DRMP, Inc., Melbourne, FL and Haley Ward, Inc., Melbourne, FL.
- k. **Resolution No. 4358:** A resolution approving the first amendment to the lease agreement between the City of Melbourne and Senator Debbie Mayfield for office space in City Hall.
- l. **Resolution No. 4359:** A resolution providing for a change in the September 2025 City Council regular meeting schedule.
- m. **Resolution No. 4360:** A resolution designating those persons authorized to sign checks and transact business pertaining to the City of Melbourne bank and investment accounts on behalf of the City.
- n. **Resolution No. 4361:** A resolution adopting the name "Groveland Drive" for a private driveway within the Groveland Mobile Home Park.

12. **ITEMS REMOVED FROM THE CONSENT AGENDA**

- 13. **Ordinance No. 2025-30:** (First Reading/Public Hearing) An ordinance amending Chapter 52, entitled "Streets, Sidewalks and Other Public Places," by renaming Atlantic Park Drive, between South Babcock Street and Dr. Martin Luther King, Jr. Boulevard to "Joseph Pellicano Drive". (Applicant - Melbourne City Council)
- 14. **Ordinance No. 2025-31, Ordinance No. 2025-32, and Ordinance No. 2025-33, Gatorfin Warehouse:** (First Reading/Public Hearing) Ordinances providing for annexation, Comprehensive Plan amendment, and zoning designation on 0.92± acres located on the east side of West Drive, west of East Drive, and north of Ellis Road. (Owner - Steve Young - Gatorfin, LLC) (Applicant/Representative - Cydney Maksymow) (P&Z Board - 6/5/2025)
 - a. **Ordinance No. 2025-31/ANNX2025-0003:** (First Reading/Public Hearing) An ordinance providing for the annexation of 0.92± acres of real property into the City of Melbourne corporate limits.

- b. **Ordinance No. 2025-32/MAP2025-0010:** (First Reading/Public Hearing) An ordinance establishing an Industrial Future Land Use.
 - c. **Ordinance No. 2025-33/MAP2025-0009:** (First Reading/Public Hearing) An ordinance establishing M-1 (Light Industrial) zoning.
- 15. **Ordinance No. 2025-34, Lamb & Co Fish Market:** (First Reading/Public Hearing) An ordinance granting a conditional use (CU2025-0001) to allow consumption of alcohol (beer and wine) on premises in one unit of a multi-tenant building on a 0.47±-acre parcel zoned C-2 (General Commercial District) located on the east side of Cypress Avenue, north of Orange Street and south of West Eau Gallie Boulevard. (Owner - Avigdor Landman Living Trust/Vicky Landman) (Applicant/Representative - Leigh Hinton) (P&Z Board - 6/5/2025)
- 16. **Ordinance No. 2025-35, Fire Station 72:** (First Reading/Public Hearing) An ordinance providing for a Comprehensive Plan amendment (MAP2024-0025) with site plan approval (PLAN2024-0020) on an overall 20.4±-acre parcel, zoned I-1 (Institutional District) located on the south side of Sarno Road, east of North Wickham Road and west of Iroquois Avenue. (Owner/Applicant - City of Melbourne) (Representative - Joby Balint, PGAL, Inc) (P&Z Board - 6/5/2025)
 - a. **Ordinance No. 2025-35/MAP2024-0025:** (First Reading/Public Hearing) An ordinance changing the existing Recreation Future Land Use to Public/Institutional Future Land Use.
 - b. **Site Plan (PLAN2024-0020):** (Public Hearing) A request for site plan approval on 20.4±-acre developed property (to be considered at the second reading of the ordinance).
- 17. **Ordinance No. 2025-36, Aurora Mini-Storage:** (First Reading/Public Hearing) An ordinance granting a conditional use (CU2024-0008) to allow for a mini-storage facility on 2.08± acres, in conjunction with a site plan (PLAN2024-0014) on property zoned C-1 (Neighborhood Commercial), located on the north side of Aurora Road, east of Glenwood Drive and west of Mosswood Drive. (Applicant/Representative - Robert Robb, P.E.) (Owner: Mike Maguire, Aurora Place, LLC) (P&Z Board - 6/19/2025)
- 18. **Ordinance No. 2025-37, Golf Courses Advisory Board:** (First Reading) An ordinance providing for the dissolution of the Golf Courses Advisory Board.

19. Public-Private Partnership (P3) Unsolicited Detailed Proposal terms for a future development agreement between the City, Olde Eau Gallie Riverfront CRA and Melbourne Hospitality Holdings, LLC for the construction of a joint-use parking facility located at 1551 Highland Avenue and associated hotel located at 1463 Highland Avenue.
 - a. Preliminary review of Public-Private Partnership (P3) Unsolicited Detailed Proposal terms between the City, Olde Eau Gallie Riverfront CRA and Melbourne Hospitality Holdings, LLC for the construction of a joint-use parking facility.
 - b. Authorization for City staff to re-negotiate the terms of the Interlocal Agreement between the City of Melbourne, Olde Eau Gallie Riverfront Community Redevelopment Agency and Brevard County.

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.