



City of Melbourne, Florida City Council Agenda

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

September 11, 2025

**This meeting will begin immediately following adjournment of the 5:30 p.m.
Budget Public Hearing.**

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** - Vice Mayor David Neuman
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Proclamations and Presentations**
5. **Approval of Minutes** - August 26, 2025 Regular Meeting
6. **City Manager's Report**
7. **Public Comments**

B. UNFINISHED BUSINESS

8. **Ordinance No. 2025-40 (AV2025-0001):** (Second Reading/Public Hearing) An ordinance vacating a portion of the public utility and drainage easement along the west lot line of 1627 Sweetwood Drive. (First Reading - 8/26/2025)

C. NEW BUSINESS

9. Work Order No. 24-05 to the Asphalt and Milling Annual Resurfacing Program, for the Front St. Civic Center South Parking Lots Repaving, Project No. 12423, VA Paving, Inc., Cocoa, FL - \$56,333.

10. **CONSENT AGENDA:**

- a. Purchase of two 80KW mobile backup generators for the Lift Stations Division, Tradewinds Power Corp, Miami, FL - total estimated amount of \$254,948.
- b. Conversion of four tennis courts into 12 permanent pickleball courts at Jimmy Moore Park, Project No. 70025, Sports Surfaces, LLC, West Palm Beach, FL - \$93,400.
- c. Purchase of 13,440 water meter retrofits, Badger Meter, Inc., Milwaukee, WI - \$2,208,326.
- d. Purchase of 13,000 meter box lids, Morsco, Inc. d/b/a Fortiline Waterworks, Daytona Beach, FL - \$302,900.

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

12. **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.

13. **Ordinance No. 2025-42, Ordinance No. 2025-43, and Ordinance No. 2025-44, Melbourne Architectural:** (First Reading/Public Hearing) Ordinances providing for annexation of 1.43± acres of real property, and a Comprehensive Plan amendment and zoning designation on 1.07± acre portion of the property, located on the east side of East Drive, south of Dow Road, and north of Ellis Road. (Owner/Applicant - T D & K Holdings, LLC, Tom Soyk) (Representative - David Baggett, P.E., Haley Ward, Inc.) (P&Z Board - 8/21/2025)
- a. **Ordinance No. 2025-42/ANNX2025-0004:** (First Reading/Public Hearing) An ordinance providing for the annexation of 1.07± acres of developed property, and 0.36± acres of adjacent road and canal right-of-way into the City of Melbourne corporate limits.
 - b. **Ordinance No. 2025-43/MAP2025-0011:** (First Reading/Public Hearing) An ordinance establishing an Industrial Future Land Use.
 - c. **Ordinance No. 2025-44/MAP2025-0012:** (First Reading/Public Hearing) An ordinance establishing M-1 (Light Industrial) zoning.

14. **Ordinance No. 2025-45, Van Beers Bottle and Tap:** (First Reading/Public Hearing) An ordinance granting a conditional use (CU2025-0005) to allow consumption of alcohol (beer and wine) on premises on a 0.26±-acre parcel zoned C-3 (Central Business District) located on the south side of East New Haven Avenue, west of Grant Place and east of Livingston Street. (Owner - Hynes Properties LLC/Diane Hynes) (Applicant/Representative - Jay Van Schaick) (P&Z Board - 8/21/2025)
15. **Subdivision Variance Request (SDV2025-0001) Mayfair East Phase One:** (Public Hearing) A request granting three variances from the Subdivision Regulations per Appendix D, Chapter 8, for property consisting of 192.96± acres, zoned C-1 (Neighborhood Commercial District) and PUD (Planned Unit Development District) located south of Florida Avenue, north of Pirate Lane/Eber Road, and west of Lipscomb Street. (Owners - KL LB BUY, LLC; Southern Homes of Melbourne II LLC) (Applicant/Representative - Jake Wise, Construction Engineering Group) (P&Z Board - 8/21/2025)
16. **Ordinance No. 2025-46, Utility Rates:** (First Reading/Public Hearing) An ordinance amending previously scheduled utility rate increases; amending City Code, Chapter 58, Utilities; amending Section 58-133, Water Service Rates; and amending Section 58-243, Sewer Service Rates.
17. Waiver of competitive bid for disposition of city-owned property located at 695 E. University Boulevard.
18. Consideration of the City's proposed 2026 State Legislative Priorities.

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.