



City of Melbourne, Florida City Council Agenda

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

September 24, 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 Six through Five 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** - Mayor Paul Alfrey
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Proclamations and Presentations**
5. **Approval of Minutes** - September 11, 2025 Budget Public Hearing and Regular Meeting
6. **City Manager's Report**
7. **Public Comments**

B. UNFINISHED BUSINESS

8. **Ordinance No. 2025-42, Ordinance No. 2025-43, and Ordinance No. 2025-44, Melbourne Architectural:** (Second 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) (First Reading - 9/11/2025)

- a. **Ordinance No. 2025-42/ANNX2025-0004:** (Second 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. (First Reading - 9/11/2025)
 - b. **Ordinance No. 2025-43/MAP2025-0011:** (Second Reading/Public Hearing) An ordinance establishing an Industrial Future Land Use. (First Reading - 9/11/2025)
 - c. **Ordinance No. 2025-44/MAP2025-0012:** (Second Reading/Public Hearing) An ordinance establishing M-1 (Light Industrial) zoning. (First Reading - 9/11/2025)
9. **Ordinance No. 2025-45, Van Beers Bottle and Tap:** (Second 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) (First Reading - 9/11/2025)
10. **Ordinance No. 2025-46, Utility Rates:** (Second 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. (First Reading - 9/11/2025)

C. NEW BUSINESS

11. **CONSENT AGENDA:**
- a. Contract award for DNA Processing and Database Services, Bode Cellmark Forensics, Inc., Lorton, VA - estimated annual cost of \$30,000; total estimated contract cost of \$150,000.
 - b. Purchase of duty handguns and accessories for the Police Department, Lawmen's & Shooters' Supply, Inc., Titusville, FL - \$201,800.
 - c. Purchase of two Ford Interceptor Hybrid pursuit-rated SUVs for the Police Department, Duval Ford, Jacksonville, FL - \$89,976.
 - d. Purchase of five replacement lift station generators for the Lift Stations Division, Tradewinds Power Corp., Miami, FL - \$330,230.

- e. Contract award for the purchase of anhydrous ammonia with a lease of two bulk storage tanks for the Water Production Division, Airgas Specialty Products, Inc.- estimated annual cost of \$148,800; total estimated contract cost of \$892,800.
- f. Contract award for trenchless rehabilitation and maintenance of pipeline infrastructure (cured-in-place pipe lining) for the Wastewater Collections Division, Insituform Technologies, LLC, Chesterfield, MO - estimated annual amount of \$1,000,000.
- g. Purchase of 14,108 meter box lids, Ferguson Enterprises, LLC, dba Ferguson Waterworks, Melbourne, FL - \$302,898.76.
- h. **Resolution No. 4380:** A resolution amending the date of the first regular City Council meeting in November from November 11, 2025 to November 13, 2025.
- i. **Resolution No. 4381:** A resolution providing for the cancellation of the December 23, 2025 regular City Council meeting.
- j. **Resolution No. 4382:** A resolution approving the Fifth Renewal of the Lease Agreement between the City of Melbourne and the Girl Scouts Citrus Council, Inc. for property located in Front Street Park and authorizing the City Manager to execute the agreement.

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

- 13. **Ordinance No. 2025-47, Comprehensive Plan Text Amendment (CPA-2018-07) Platt Ranch Community Activity Center:** (First Reading/Public Hearing) An ordinance amending Future Land Use Element Policy 1.11.6 of the Comprehensive Plan, providing for the exclusion of a 300+/- acre portion of the Platt Ranch Community Activity Center from conceptual master plan and utility provision agreement requirements. (Owner - F. Carlyle Platt Partnership, LLLP) (Applicant/ Representative - Ana Saunders, P.E., LJA Engineering, Inc.) (P&Z Board - 11/15/18)
- 14. **Ordinance No. 2025-48, Fire Inspections** (First Reading) An ordinance amending the fee schedule for periodic fire inspections as described in Section 28-46, revising the language in Section 28-49, and clarifying the timeframe for submitting electronic reports for the fire protection systems.
- 15. Discussion regarding large group feedings in City parks.
- 16. Request for waiver of Florida Statutes Sections 112.313(3) and 112.313(7), on behalf of multiple volunteer advisory board members who have a contractual relationship with the City.
- 17. Selection of Exceptional Citizen Award for third quarter 2025.

18. Discussion regarding the renaming of Cypress Avenue to Charlie Kirk Lane. (Requested by Mayor Paul Alfrey)

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.