



City of Melbourne, Florida City Council Agenda

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

May 12, 2026, 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 Two through One 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**
 - a. Proclamation declaring May 2026 as "National Foster Care Month" and May 5, 2026 as "National Foster Care Day"
 - b. Presentation of Volunteer Milestone of Service Award - Peter Kostrzewa, 35 Years of Service, Zoning Board of Adjustment
 - c. Presentation by the Florida City and County Management Association celebrating the City's 100 years of Council-Manager form of government
 - d. Proclamation declaring May 10-16, 2026 as "National Police Week" and May 15, 2026 as "Peace Officers' Memorial Day"
5. **Approval of Minutes**
 - a. Reapproval of the April 14, 2026 Regular Meeting Minutes
 - b. Approval of the April 28, 2026 Regular Meeting Minutes
6. **City Manager's Report**
7. **Public Comments**

B. UNFINISHED BUSINESS

8. **Ordinance No. 2026-19, Creative Playground:** (Second Reading/Public Hearing) An ordinance granting a conditional use to allow the sale and

consumption of alcoholic beverages (beer and wine) on premises as an accessory use to an interactive arts and crafts business in a 1,654±-square foot unit within a 3-unit building located on 0.20±-acre developed acres, zoned C-3 (Central Business District), located on the west side of Highland Avenue, south of Eau Gallie Boulevard and north of Montreal Avenue (1416 Highland Avenue). (Owner - Gorezik LLC, Derek Gores) (Applicant/Representative - Joshua Lehman) (P & Z Board - 4/2/2026) (First Reading - 4/28/2026)

9. **Ordinance No. 2026-20, Olde Eau Gallie Riverfront CRA Plan Amendment:** (Second Reading/Public Hearing) An ordinance amending Chapter 20, Article VI, Olde Eau Gallie Riverfront Community Redevelopment Agency to amend the Olde Eau Gallie Riverfront Community Redevelopment Agency (CRA) Redevelopment Plan to update the duration of the Agency consistent with the Revised and Restated Interlocal Agreement with Brevard County and Brevard County Resolution No. 2026-031. (P & Z Board - 4/2/2026) (First Reading - 4/28/2026)

C. NEW BUSINESS

10. **CONSENT AGENDA:**

- a. Utilization of contract pricing for paving at the D.B. Lee Water Reclamation Facility, Concurrent Utility Services LLC, Rockledge, FL - estimated amount of \$124,131.
- b. Purchase of Verkada security cameras and an access control system for Melbourne City Hall, Project No. 10925, Atlantis Electrical Systems, LLC, Palm Bay, FL - \$316,326.

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

12. **Ordinance No. 2026-21, Circle K Convenience Store:** (First Reading/Public Hearing) Conditional Use request to allow a convenience store with gas pumps in a C-P (Commercial Parkway) zoning district with site plan approval to redevelop the 2.1± acres of property, located on the west side of South Babcock Street, south of NASA Boulevard and north of Hibiscus Boulevard (1300 South Babcock Street). (Owner - Lemonade MM Melbourne Babcock LLC) (Applicant/Representative - Jarod Stubbs, PE, Kimley Horn & Associates, Inc.) (P&Z Board - 4/16/2026)

13. **Ordinance No. 2026-22, Mayfair Community Development District Contraction:** (First Reading/Public Hearing) An ordinance amending City Code, Chapter 20, Article IX, Section 20-289 and Section 20-291, regarding a contraction to the jurisdictional boundaries of the Mayfair Community Development District. (Applicant/Representative - Mayfair Community Development District) (P&Z Board - 4/16/2026)

14. **Ordinance No. 2026-23, Modifications to Affordable Housing Development:** (First Reading/Public Hearing) An ordinance amending City Code, Appendix B, Article V, Section 4, Affordable Housing Development, to be consistent with the definition of affordable housing and application of such to Live Local Act projects as defined within Florida Statutes. (P&Z Board 4/16/2026)
15. Discussion on the City's enhanced Code Enforcement process. (Postponed - 4/14/2026, 4/28/2026)
16. Discussion of electric bicycles (e-bikes).
17. Board Appointments
 - a. Request for waiver of Sections 112.313(3) and 112.313(7), Florida Statutes, on behalf of John Huy (Affordable Housing Advisory Committee) who has a contractual relationship with the City.
 - b. Affordable Housing Advisory Committee

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.

Council Members Marcus Smith, Mark LaRusso, Mimi Hanley, Vice Mayor Julie Kennedy (alternate) and David Neuman (second 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.