



Town of Melbourne Beach



Fire Department

MONTHLY REPORT – June 2025

Incident Response

From May 5th through June 4th, the Melbourne Beach Volunteer Fire Department responded to 17 calls for service. The average number of responding volunteer personnel per paged out call for the time period listed above was 9.

Breakdown:

- 7 Fire/Rescue 911 Calls (paged out)
 - Incident #'s: 48, 49, 53, 54, 56, 61, 62
- 2 Public Assist
 - Noise in chimney (Incident # 50)
 - Odor of gasoline (Incident # 58)
- 1 Fire Drill Standby (Incident # 51)
- 1 Special Event – Pineapple Man Water Rescue & EMS Standby (Incident # 60)
- 6 Fire & Life Safety Inspections
 - Incident #'s: 46, 47, 52, 55, 57, 59

Notable Incidents

- **6/4/2025 (02:01 pm) – Aircraft Emergency in South Melbourne Beach**
 - MBVFD Marine Rescue Team (District-58 & Marine-58) responded mutual aid for reports aircraft crash in the Indian River off South Melbourne Beach. Marine-58 (boat) & Indialantic Ski-57 (jet-ski) were the first water assets to arrive on scene. Shore command confirmed that 2 victims and 1 dog were un-injured and making their way to shore. Aircraft crash site secured and assessed for additional victims, hazards, and environmental concerns. Shore command confirmed with victims that there were no other victims missing/involved with the incident. Ski-57 released and Marine-58 remained on-site to secure the scene until law enforcement arrival. The scene was turned over to Florida Fish & Wildlife & local law enforcement for investigation and clean-up.

Aid Given or Received

- 5/8/2025 – Aid Given: Rescue watercraft request in Indian River off Palm Bay
- 6/4/2025 – Aid Given: Aircraft emergency / water rescue request in Indian River off South Melbourne Beach.

Department Membership

- 32 Total Members
 - Paid Staff:
 - 1 Fire Chief (*Full-Time*)
 - 2 Maintenance Technicians (*Per-diem*)
 - Volunteer Staff:
 - 18 Certified Volunteer Firefighters
 - 9 Support Services Volunteers
 - 0 Probationary Volunteer Members
 - 4 Administrative Volunteers
 - 1 Safety Officer
 - 2 Logistics Staff
 - 1 Volunteer Fire Chaplain

Volunteer Recruitment

The Melbourne Beach Volunteer Fire Department is continuously recruiting local men and women who have a desire to serve their community. No experience is needed and all training will be provided. For more information, visit MakeMeAFirefighter.org or stop by the Melbourne Beach Fire Station (507 Ocean Avenue).

Recruitment efforts this month included: Participation in the Make Me A Firefighter Campaign as well as planning for a new recruit 30-day orientation program, which is targeted to begin later this month.

Notable Events & Updates

New Fire Engine Acquisition (Ongoing Update)

- Chief Brown, Deputy Chief Miller, and Safety Chief Micka continue working closely with the vendor and manufacturer as the build process continues for the Town's new fire engine. The estimated delivery date is still expected sometime in late August 2025, and a community push-in ceremony is being planned.

191hr Volunteer Firefighter Certification Program (Ongoing Update)

- The Department continues hosting (and teaching) a State recognized hybrid 191hr Volunteer Firefighter Certification Program. In total, 9 students from 3 separate agencies remain in the program, which is expected to finish sometime around September 2025. Their most recent session taught them master stream devices, drafting, and tactics for multi-story structures.

Grants Update (Ongoing Update)

- The Department was notified that they were not selected as a recipient for the State Farm/National Volunteer Fire Council Laptop grant.
- There have been no updates or awards for any FEMA grants over the past month, including for new the FEMA AFG grant submitted in December.
- The FEMA SAFER grant opened for submissions on May 23rd. Fire Department staff & volunteers are actively working on completing the labor-intensive grant application before the submission deadline on July 3rd.

Active Shooter & Hostile Event Training ***NEW***

- Chief Brown and multiple Fire Department volunteers attended a multi-agency active shooter / hostile event response training, hosted by the Melbourne Beach Police Department, at Gemini Elementary.

Town Hall Fire Alarm System Repair ***NEW***

- Chief Brown & Fire Department maintenance staff continued working with vendor for repair of the Town Hall fire alarm system. System is currently operational and only requires device addressing to complete the project.

Meetings & Conferences (Ongoing Update)

- Chief Brown attended the following meetings:
 - Paging coordination meeting with CII & IPD PSAP
 - P-25 radio cutover meeting with Brevard EOC & SCFCA
 - Space Coast Fire Chiefs general membership meeting
 - Records management demo with vendor Emergency Networking
 - Beach ambassador program development meeting
 - Monthly fire chaplain / fire chief check-in meeting
 - Multiple meetings with Town Manager regarding Fire Control budgeting
- Volunteer D. Maloney attended the multi-agency Marine Task Force meeting

Melbourne Beach VFD

Melbourne Beach, FL

This report was generated on 6/11/2025 3:48:19 PM



Incident Address and Type for Date Range (Landscape)

Incident Status(s): All Incident Statuses | Start Date: 05/05/2025 | End Date: 06/04/2025

INCIDENT #	DATE	LOCATION TYPE	ADDRESS	INCIDENT TYPE	ALARM	CLEARED SCENE
2025-46	05/05/2025		319 3rd AVE , Melbourne Beach, FL, 32951	Special type of incident, other	05/05/2025 10:24	05/05/2025 12:16
2025-47	05/08/2025		387 Riverview LN , Melbourne Beach, FL, 32951	Special type of incident, other	05/08/2025 13:28	05/08/2025 14:17
2025-48	05/08/2025		2990 Bay Blvd, NE , Palm Bay, FL, 32905	Watercraft rescue	05/08/2025 15:53	05/08/2025 16:03
2025-49	05/10/2025		316 4th AVE , Melbourne Beach, FL, 32951	Power line down	05/10/2025 19:19	05/10/2025 20:21
2025-50	05/13/2025		305 Cherry DR , Melbourne Beach, FL, 32951	Public service	05/13/2025 21:05	05/13/2025 21:18
2025-51	05/15/2025		2100 Oak ST , Melbourne Beach, FL, 32951	Public service	05/15/2025 09:17	05/15/2025 10:09
2025-52	05/15/2025		319 3rd AVE , Melbourne Beach, FL, 32951	Special type of incident, other	05/15/2025 13:31	05/15/2025 13:43
2025-53	05/18/2025		510 Andrews DR , Melbourne Beach, FL, 32951	Assist invalid	05/18/2025 09:04	05/18/2025 09:11
2025-54	05/20/2025		2105 Atlantic ST , Melbourne Beach, FL, 32951	Alarm system sounded due to malfunction	05/20/2025 17:23	05/20/2025 18:07
2025-55	05/22/2025		406 Hibiscus TRL , Melbourne Beach, FL, 32951	Special type of incident, other	05/22/2025 13:22	05/22/2025 14:09
2025-56	05/22/2025		411 Magnolia AVE , Melbourne Beach, FL, 32951	Unauthorized burning	05/22/2025 14:09	05/22/2025 14:18
2025-57	05/27/2025		415 Hibiscus TRL , Melbourne Beach, FL, 32951	Special type of incident, other	05/27/2025 13:21	05/27/2025 14:25
2025-58	05/27/2025	Intersection	Pine ST / Riverside Drive, Melbourne Beach, FL, 32951	HazMat release investigation w/no HazMat	05/27/2025 15:50	05/27/2025 19:46
2025-59	05/30/2025		311 Avenue A , Melbourne Beach, FL, 32951	Special type of incident, other	05/30/2025 10:26	05/30/2025 12:00
2025-60	06/01/2025		507 Ocean AVE , Melbourne Beach, FL, 32951	Cover assignment, standby, moveup	06/01/2025 06:22	06/01/2025 10:52
2025-61	06/04/2025		1802 Pine ST , Melbourne Beach, FL, 32951	Smoke detector activation, no fire - unintentional	06/04/2025 07:18	06/04/2025 07:25
2025-62	06/04/2025		3140 River Villa Way , Melbourne Beach, FL, 32951	Watercraft rescue	06/04/2025 14:01	06/04/2025 15:16

Location Type is only filled in when it is marked Intersection, Directions, or National Grid on Basic Info 3.



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Doc Id: 1251

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Melbourne Beach VFD

Melbourne Beach, FL

This report was generated on 6/11/2025 4:13:18 PM



Personnel Count per Incident for Date Range

Start Date: 05/05/2025 | End Date: 06/04/2025

INCIDENT				NUMBER OF PEOPLE		
NUMBER	DATE	INCIDENT TYPE	FDID	ON APPARATUS	NOT ON APPARATUS	TOTAL
2025-46	5/5/2025 10:24:01	900 - Special type of incident, other	19112	1	0	1
2025-47	5/8/2025 13:28:48	900 - Special type of incident, other	19112	1	0	1
** 2025-48 ***	5/8/2025 15:53:59	365 - Watercraft rescue	19112	1	6	7
** 2025-49	5/10/2025 19:19:10	444 - Power line down	19112	5	4	9
2025-50	5/13/2025 21:05:05	553 - Public service	19112	4	11	15
2025-51	5/15/2025 09:17:40	553 - Public service	19112	1	0	1
2025-52	5/15/2025 13:31:39	900 - Special type of incident, other	19112	1	0	1
** 2025-53	5/18/2025 09:04:28	554 - Assist invalid	19112	1	7	8
** 2025-54	5/20/2025 17:23:49	735 - Alarm system sounded due to malfunction	19112	5	4	9
2025-55	5/22/2025 13:22:43	900 - Special type of incident, other	19112	1	0	1
** 2025-56	5/22/2025 14:09:07	561 - Unauthorized burning	19112	6	3	9
2025-57	5/27/2025 13:21:12	900 - Special type of incident, other	19112	1	0	1
2025-58	5/27/2025 15:50:36	671 - HazMat release investigation w/no HazMat	19112	1	0	1
2025-59	5/30/2025 10:26:52	900 - Special type of incident, other	19112	1	0	1
2025-60	6/1/2025 06:22:06	571 - Cover assignment, standby, moveup	19112	15	0	15
** 2025-61	6/4/2025 07:18:16	743 - Smoke detector activation, no fire - unintentional	19112	3	5	8
** 2025-62 ***	6/4/2025 14:01:12	365 - Watercraft rescue	19112	5	10	15

TOTAL # OF INCIDENTS: 17

AVERAGES:

3.1

2.9

6.1

Total # of incidents
paged out for
volunteer response: 7

** Without EMS Assist or Service Calls:
(Paged out calls only)

3.7

5.6

9.3

Only REVIEWED incidents included

Note: Items highlighted in green are fire prevention activities (Fire Inspections, Presentations, Fire Drills, etc.)

*** Mutual Aid Provided

**** Mutual Aid Received



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FAQ – Finger pier at 6th Ave.

The addition of a finger pier will improve:

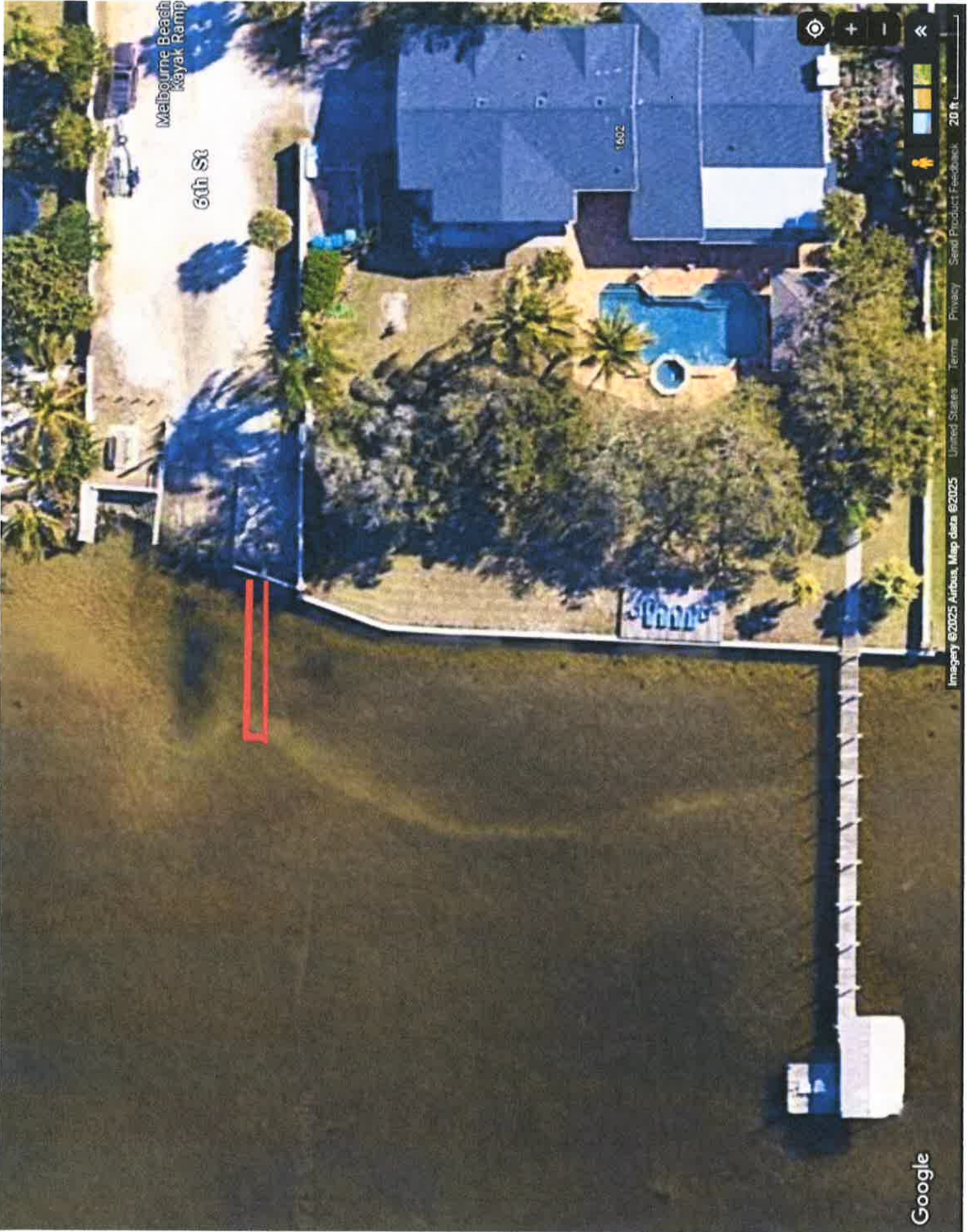
- 1) Public safety – for those launching kayaks, personal watercraft, or small boats there will no longer be a need to walk down the slippery, algae-covered ramp into the water to load guests or hold the boat while the driver parks the tow vehicle and trailer.
- 2) Reduce potential damage to kayaks/PWC/boats resulting from coming in contact with the coquina rocks and/or ramp while the driver, especially if alone, parks or retrieves the tow vehicle.

The installation of the finger pier will NOT affect:

- 1) The Town's budget – the finger will be installed and maintained by a local contractor at no charge to the town
- 2) The number of available parking spaces
- 3) Parking fees (this is a separate issue)
- 4) The number of non-MB users (this is related to parking decals)
- 5) The size of the watercraft that can be launched at the ramp and, therefore, the size of the tow vehicles – this proposal does nothing to change the size of the boat ramp
- 6) Anything to do with bicycles, bicycle parking, golf carts, golf cart parking
- 7) Pedestrians
- 8) Manatees
- 9) Nesting sea turtles (they nest on the beach)
- 10) Mangroves (there are no mangroves present today)

Privacy Concerns

There have also been questions about privacy from adjacent homeowners. The house to the south, which is the closest in proximity to the proposed finger pier already has a low, 4 foot tall section of wall separating the backyard from the boat ramp parking lot. From the parking lot, any boat ramp visitors can already plainly view the home's entire backyard and pool area. Therefore, the addition of a short finger pier will not affect the home's existing privacy. Furthermore, the house faces the Indian River which is a public waterway, so there is already no expectation of privacy.



Melbourne Beach
Kayak Ramp

6th St

1602

Google

Imagery ©2025 Airbus, Map data ©2025 United States Terms Privacy Send Product Feedback 20 ft

Town Commission Agenda Item

Section: Unfinished Business/Charter Review Committee recommendations

Meeting Date: June 18, 2025

Subject: Amend MB Town Charter to allow other Commissioners to sign official town documents

Submitted by: Robert Baldwin, Commissioner

Background:

The current Town Charter stipulates that the Mayor is to sign official town documents such as the meeting minutes, once approved by the commission, financial reports, mutual support agreements, interlocal agreements, etc.

The current mayor has chosen not to sign a number of these agreements including approved minutes going back to February 2025, but there could also arise situations where the mayor is sick or injured and unavailable.

The Commission should consider adding a charter amendment to the 2025 ballot that provides for the following official signatories in order of priority:

- 1) Mayor
- 2) Vice-mayor
- 3) Most senior Commissioner who is not the Mayor or Vice-mayor
- 4) Second most senior Commissioner who is not the Mayor or Vice-mayor
- 5) Third most senior Commissioner who is not the Mayor or Vice-mayor

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MOVEMENT

TOWN OF MELBOURNE BEACH
RESIDENTS

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Our beautiful Town is under siege!

LAWSUITS against the Town filed **by Mayor Dennington** have cost **YOU**, the taxpayers, over \$157,811.00 just in attorney fees and emails for cases that **DO NOT** benefit **YOU** as a resident.

HARASSMENT of Town staff **by Mayor Dennington** continues on a daily basis, causing key employees to quit and damaging morale of those remaining.

INCOMPETENCE **by Alison Dennington** to run effective meetings or do her job as Mayor and representative of our Town is deplorable and embarrassing.

Our motive is simple: Truth and Accuracy in the Town of Melbourne Beach

We are **NOT** the neighbors who indulge in petty gossip and personal attacks, pretending to be righteous while spreading lies and falsehoods.

We are **NOT** a platform like Nextdoor, which has become extremely unreliable for factual information for residents in small towns like ours.

What we **ARE** is a recently formed and fast-growing Political Action Committee that represents neighbors in the Town of Melbourne Beach. We have a laser sharp focus on researching, understanding and presenting factual information with documentation.

JOIN OUR MOVEMENT TODAY! Go to: www.PoliticsInParadise.com

Our objective is to uphold the quality of life that everyone in our Town deserves! Our aim is to **STOP** the never-ending threats and lawsuits against our Town by our current Mayor so we can **SAVE** the legal fees and time being **WASTED** and put our tax dollars to better use.

Look, we realize that politics is dirty business and it's hard to get involved. But we must stand together for **TRUTH** and **ACCURACY**, because it matters! It matters to the future of our Town. It matters for the safety of our residents. It matters more now than ever before!!! Please, please, please take a look at our website. Let's **STOP** the tyranny in our Town and restore peace and civility.

Truth and Accuracy Matter LLC Supports Effective Leaders for Town Commission in Melbourne Beach

From: adennington@melbournebeachfl.org
To: timz@melbournebeachfl.org
Subject: Re: Jan pence is passing packets all over my address and "All and Lephiew Dennington's Personal address"
Date: Saturday, May 24, 2025 10:52:57 AM

no offense

But I don't think I'm safe here, nor do I have any confidence in whether you or any officers will take anything seriously if it involves me.

So thank you but I think I'll get a handgun and a concealed carry permit all the same.

Sincerely,

Alison "Al" Dennington,
Mayor, Town of Melbourne Beach
In Beautiful Brevard County, Florida

Sent from iPhone
(I apologize in advance for any typos herein.)

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From: Tim Zander <timz@melbournebeachfl.org>
Sent: Saturday, May 24, 2025 10:34:25 AM
To: Alison Dennington <adennington@melbournebeachfl.org>
Subject: Re: Jan pence is passing packets all over my address and "All and Lephiew Dennington's Personal address"

Hi Mayor,

Please please please if you feel you are in a situation where you or your family is in danger, stay inside the house and call the police. Let us come and do what we do. I will have our officers do spot checks throughout the day and evening just to ensure that everyone is behaving around you.

As far as stand your ground law in Florida, yes you always have a right to defend you, your family and your house. But again, my advice is if you have time and space then call the police if you feel threatened. That law is there to protect yourself, but it tends to leave it up to a court and jury to decide if anything like that is justified. So please if you feel you are in a situation where you might feel the need to protect yourself, lock the doors, call the police and let us fight the fight for you.

As far as the social media sites and information being put out on there, I have monitored it the past couple days to ensure there isn't someone that will need to be on our radar. It's back and forth by the same people but I don't believe any laws have been broken. I will follow up with the State Attorneys office this week to ask about the information releasable laws and particularly public office and see where the line is about giving out stuff even though it might be public records. I personally have not dealt with these particular laws in the past but will research.

Again,

We want you to know that we will be keeping any eye out on your residence for a while until things simmer down. Social Media has blown up on both sides and we just want everyone to be respectful and accept everyone's boundaries. So if you see some additional officers driving by your residence this will be why. Again, please use our police department to deter anyone from doing wrong to anyone. That's what we are for.

My daughter graduated yesterday so I will be having a party for her today. So if I don't get back to you right away please have patience but always dial 911 if you feel like you are in a threatening situation. We are hear for everyone in our town and want to ensure that everyone has the right to voice their opinions either out loud or on social media but also to ensure that everyone abides by the laws of the State of Florida.

If you need anything from our PD know that we will take an un-biased look at the totality of the circumstances and give an unbiased decision, usually confirming with the SAO to ensure we are making the right decision and not missing anything. We do understand that the decisions might not always make everyone happy too.

Call us if you need anything. Thanks

Chief Tim Zander
MBPD

On May 24, 2025, at 12:04 AM, Alison Dennington
<adennington@melbournebeachfl.org> wrote:

chief

Got a lot of questions for.

I'm a little pissed the last couple of day from the Jason Judge stuff then this Pence stuff

isn't there a new law that makes this a crime now? If so I'm sure I'll find it, but wanted to ask you first. If there is - I want to press charges.

Also

Can you advise me on the ins and outs of self-defense protocol, stand your ground law, all that?

Does it include just at your door at home, or also your driveway? Yard? and your car?

How about in or out of your car even if you are t in your driveway..

Does it have to be your home personal residence, or can it another house you own and work at and spend some time there but not full time.

Is it just handguns or do rifle count too?

how about shotguns?

Can you shoot them onmy 1 time, or more than once just to be safe/sure?

Is there a minimum distance someone has to get to you before you can shoot them?

A maximum?

Like arm length?

or a couple paces

or just anywhere ON your property

Or anywhere on your property after you tell them to leave?

If you have to ask sometime to leave first does it expire?

Or is once good enough with no expiration?

Is it enough if you clearly tell them prospectively never to come on your property or near your kids?

Do you have let you know you have a weapon first? Or what kind of weapon?

Thank you

Any other info you have

Also curious about being away from home but I'm not there here.

I think im gonna get a handgun tho any tips where to buy one? I prefer rifles and shooting clays but im not living in the woods anymore!!

Back to Jan Pence-

I heard there are dozens of these flyers all over all over town being handed out by Jan Pence along with her slurring speech all the while tripping over IQ ever time she stumbles out a step after step.

She handed them on camera the other night. I didn't look at them bc personally I would be loath to touch anything she already has touched, she's kind of a nasty woman (ick).

Someone brought one to my house to let me she she was handing them out the other night, and they think she is doing so.

They said dozens of them.

She, and Judge and Kari are a lil obsessed with trolling me now

Jason Judge and Kari Ross who seem to post 10-20 things a day using my name and yesterday judge called and texted me and try to gaslight me some more and I told him several times and warned him to stay away from me, my kids and my property and he laughed it off and I told him I want kidding. Is that enough of a warning?

As to Jan she is one those Crazy stupid people - the worst kind - she's constantly tripping over her own IQ and has and probably bc she's always seems likes she's at 3 drinks by 6 pm, so there's that too.

I get that Her primary purpose is of course to defame and harass me bc she thinks she's got this aha moment - but the real aha moment will be when she realizes what an idiot she is, if she's even capable of ever realizing that (jury is defsgt out on that one)

Anyone who buys property and understands and read all the closing paperwork, (and edits or write themselves) understands how taxes go in arrears and property sold mid year is still gonna the sellers homestead which they are entitled to take when they lived there.

We don't take a homestead many property. But again she's never been the brightest bulb this absolutely false claim we took an illegal homestead on 412 Second.

We didn't by way. She's an idiot and bought herself a libel suit and more. (Property taxes are in arrears and we bought the house mid June or July, after the post, so it's not updated. The people who lived there 30 years had a homestead and they are entitled to take a homestead credit for the half the year they lived there, it's all escrow stuff with the closing agent who later on after a sale figures out who owes and uses the escrow funds in reserve etc etc - but Jan - again she's a hot-head AND stupid person so's gone off and done something incredibly stupid thinking she's so very clever. but that part my attorneys in orlando will take care of bc it's civil suit.

However - this what an I do to stop her from passing out c Flyers to god knows who, and probably saying all sorts of stupid lies - trying to gin more people to attack me and send me of the stupid "each shit and die" and "fuck you bitch" Facebook bot messages I imagine she sent.

I don't like her.
I don't trust her.
She is not a good person.
Her boyfriend also NOT a good person.
I seriously don't want them ANYWHERE near me or my kids. Or Jason Judge or who Kari. They seemed to be obsessed with trolling me. Jason called and texted he yesterday just to gaslight me more. I gave him 3 very very direct no trespass warnings in writings about him not being welcome at or on any of properties.

So question, what are my rights if either if any 3 of these loony psychos were to come on our property?

I don't like stupid crazy,
stupid crazy is dangerous.

And there has been several people who made that - "I hope something bad doesn't happen to you or your kids"

Several people

For 2 years people have said that exact phrase. The EXACT phrase.

They seem to saying more often and more if them, and delighting it when they say

it, and recruiting more to say it. so there is a little group and I know exactly who is in it and they are sharing this phrase specifically for them to say it to me to fuck with me and I want to know what are my rights if they get near me or my kids, and/or if they were to approach us at our home? What as my rights?

If you know tell them to stay the heck away from me, don't approach me, accost me, don't call me or come or come to my house, or get near my kids. bc I'm absolutely serious.

Also if what jan did was illegal under the law, I want to file a police report for it. And I get any more of these bot messages I'd like to screenshot them to you.

And When can do that tour at the range?

I prefer to moving shoot clays outside on the farm but I like but I guess

Sincerely,

Alison "Al" Dennington,
Mayor, Town of Melbourne Beach
In Beautiful Brevard County, Florida

Sent from iPhone
(I apologize in advance for any typos herein.)

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<IMG_3696.jpg>

be prohibited from carrying any legal firearm into the terminal, which firearm is encased for shipment for purposes of checking such firearm as baggage to be lawfully transported on any aircraft; or

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Under Florida law, e-mail addresses are Public Records. Therefore, do not send electronic mail to this entity if you do not want your e-mail address released in response to public record requests. Instead,

From: Alison Dennington

[<adennington@melbournebeachfl.org>](mailto:adennington@melbournebeachfl.org)

Date: May 30, 2025 at 9:28:18 AM EDT

To: Tim Zander [<timz@melbournebeachfl.org>](mailto:timz@melbournebeachfl.org)

Subject: FYI personal protection in future

Chief,

As discussed, I have purchased for myself personal protection to carry as well as lock cases for my home, car and person. I will be picking those up tomorrow (3rd day) and paying the remaining penny.

Its possible I will carry this at all time, in my car, on my person/purse, to and from meetings especially ones that might run late or get contentious. I also am trying to restrict my youngest from biking around town without an adult escort but it's hard as he's been biking for years and it's summer and he is resisting. However my husband is taking him to a family house in Tennessee soon so that'll make that easier

Is there a protocol or any suggestions for my carrying my own personal protection? If so, let me know.

I feel it would be important for you to know this - that was I was serious before - so I'm letting you know. I pick up my purchases at Frogbones tomorrow.

Sincerely,

Alison "Al" Dennington,
Mayor, Town of Melbourne Beach
In Beautiful Brevard County, Florida

From: timz@melbournebeachfl.org
To: adennington@melbournebeachfl.org
Cc: TownManager@melbournebeachfl.org
Subject: Re: FYI personal protection in future
Date: Saturday, May 31, 2025 12:15:41 PM

Yes it applies to all people holding and attending the meetings except certified Law Enforcement Officers

Sent from my iPhone

On May 31, 2025, at 7:33 AM, Alison Dennington
<adennington@melbournebeachfl.org> wrote:

Don't those apply to members of the public going into a meeting?

Sincerely,

Alison "Al" Dennington,
Mayor, Town of Melbourne Beach
In Beautiful Brevard County, Florida

Sent from iPhone
(I apologize in advance for any typos herein.)

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From: Tim Zander <timz@melbournebeachfl.org>
Sent: Friday, May 30, 2025 5:07:54 PM
To: Alison Dennington <adennington@melbournebeachfl.org>
Cc: Melbourne Beach Town Manager <TownManager@melbournebeachfl.org>
Subject: Fwd: FYI personal protection in future

Mayor,
Please see below. Firearms of any kind are not allowed in public meetings.
Thanks.

Chief Tim Zander
MBPD

Section 790.06(12)(a), F.S. lists places where you cannot legally carry a concealed weapon or concealed firearm even if you have a license. For your convenience, the text from Section 790.06(12)(a), F.S.,

is below:

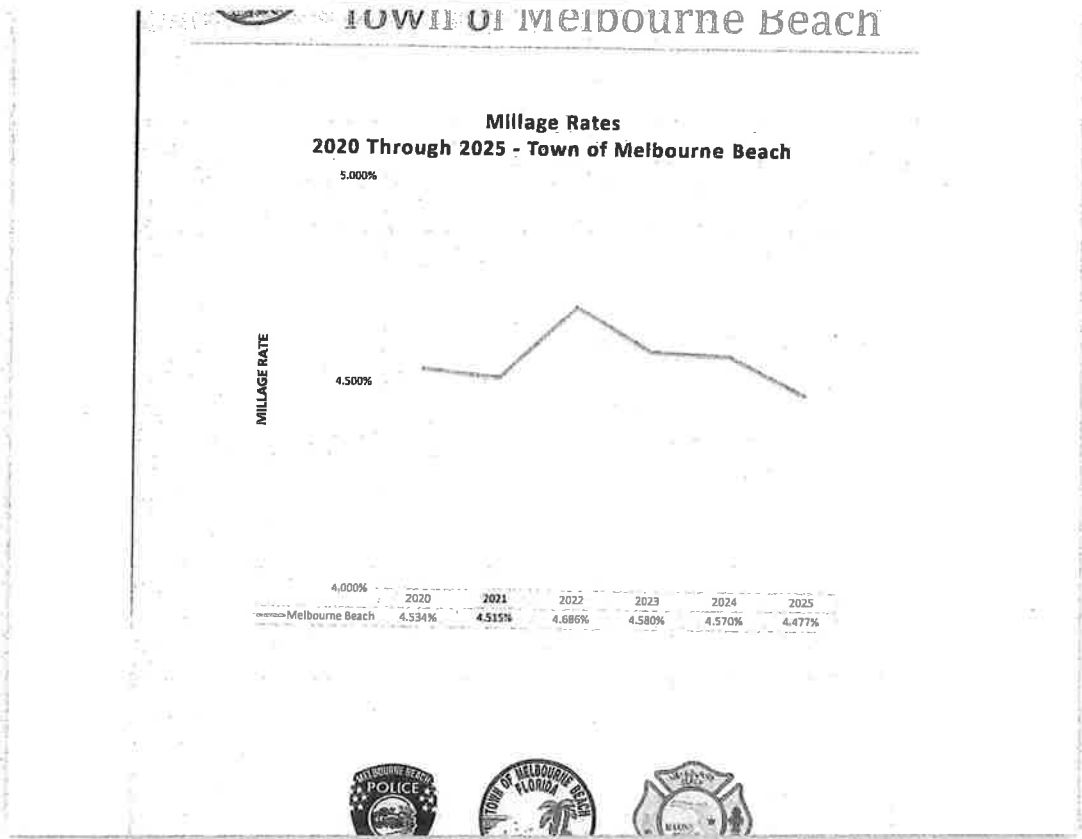
(12)(a) A license issued under this section does not authorize any person to openly carry a handgun or carry a concealed weapon or firearm into:

- Any place of nuisance as defined in s. 823.05;
- Any police, sheriff, or highway patrol station;
- Any detention facility, prison, or jail;
- Any courthouse;
- Any courtroom, except that nothing in this section would preclude a judge from carrying a concealed weapon or determining who will carry a concealed weapon in his or her courtroom;
- Any polling place;
- Any meeting of the governing body of a county, public school district, municipality, or special district;
- Any meeting of the Legislature or a committee thereof;
- Any school, college, or professional athletic event not related to firearms;
- Any elementary or secondary school facility or administration building;
- Any career center;
- Any portion of an establishment licensed to dispense alcoholic beverages for consumption on the premises, which portion of the establishment is primarily devoted to such purpose;
- Any college or university facility unless the licensee is a registered student, employee, or faculty member of such college or university and the weapon is a stun gun or nonlethal electric weapon or device designed solely for defensive purposes and the weapon does not fire a dart or projectile;
- The inside of the passenger terminal and sterile area of any airport, provided that no person shall



Millage rates sxale with 2025.pdf

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Closed Requests are Shaded

PRR #	Date	Records Provided/disposition	Request	
21-01 -AD	1/20/21	3/16/21 *3/5/21: Requestor said she forgot to follow-up on this request and make payment. Deposit paid 3/11/21 request filled 3/16/21 (7)	Extensive: Minutes, Agenda packets, Agendas & Minutes from 2016-2020 for 8 Boards	
21-02 - AD	3/18/21	Notified available to view 4/28/21 – Ms. Dennington did not respond - closed	<p>Copies of all records related to the beau jean neighborhood and lots 10, 11, 12, and 13, Beau Jean Ave, and Alden including but not limited to:</p> <ol style="list-style-type: none"> 1. Maps, 2. plats, 3. replats, 4. surveys, 5. Dedications of streets, roads, alleys, 6. Abandonment of streets, roads, alleys, 7. Easements, 8. Right-of-way 9. drawings, 10. pictures, 11. Diagrams, 12. Notes <p>4/28/21: TC notified AD that requested materials were pulled by Beth and available for her inspection. – No response from AD. AD did not respond and come view materials until 9/23/21</p>	

Closed Requests are Shaded

			<p>4/28/21: TC notified AD that requested materials were pulled by Beth and available for her inspection. – Requester did not respond or view materials until 9/23/21</p> <p>Note: New request made 9/23/21 – See 21-08-AD</p>	
21-03-AD	3/30/21	<p>Notified 4/28/21 – Ms. Dennington did <u>not respond - closed</u></p>	<p>Copies of all documents and records for permitted and unpermitted accessory structures for the last 15 years, including but not limited to:</p> <ol style="list-style-type: none"> 1. Permit applications, 2. Variances, 3. Site plans, 4. Complaints, 5. Investigations, 6. Inspections, 7. Notice of violations 8. Documents/records, maps, drawings, photos, sketches, etc. submitted with the permit application/variance/site plans, etc. 9. Emails, notes, and correspondence where any of the above were discussed whether voted or not. 10. Minutes of meetings/agendas/recordings where any of the above were discussed voted or not. <p>In addition copies of all documents and records since 1972 related to, referring to, discussing,</p> <p>permits, variances, site plans, notice of violation, investigations, inspections, promulgation of ordinances, proposed ordinances, and/or amendment of any ordinances or proposed ordinances, for sheds including but not limited to:</p> <ol style="list-style-type: none"> 11. Storage sheds, utility sheds, garden shed, misc. shed 12. Ordinances, proposed ordinances, proposed amendments, and amended ordinances, repealed ordinances (regardless of whether passed, or repealed) 13. Permit applications, 14. Variances, 15. Site plans, 	

		<p>5. Records or copies related line 25. - "see Mayor Simmons for missing information from a prior version"</p> <p>6. A copy of the letter discussed in line 26</p> <p>7. Records related to line 27 and 28 and line 190</p> <p>8. Records related to line 40 which references a document or documents referred to as "the original April 20-4 version"</p> <p>9. Records related to line 42 which references a document or set of documents with various changes and "with track changes" and a final document</p> <p>10. In March 1, 2016 minutes of PZ it is said that Town manager emailed the board and commission members "marked up land development code document for them all to review" Can I get a copy of this email and any and all responses and documents attached or discussed</p> <p>11. April 2016 PZ meeting minutes there is mention of the town attorney discussing a commission meeting held 1 hr. before "to forward the 3/15" version" to P&Z for an initial review prior to joint workshop. I would like copies of all those correspondence or emails or records related to forwarding that version and any responses including drafts and a copy of the 3/15 version and any other versions and records, documents, emails, etc. related to that version and other versions (see also discussion at same meeting by Member Williams about various different versions, and the March 1 version mentioned by Town Manager)</p> <p>12. Any communications between anyone and the Chairman or the Town manager regarding any version, edits changes, etc.</p> <p>13. May 3, 2016 PNZ minutes there is a version discussed - I would like a copy of that</p> <p>14. And there is a discussion of the board wanting a new version to show underline and strikethrough but "with no color and no comments" I would like copies of any and past versions that do have comments as discussed (implied here)</p> <p>15. I would like copies if all records related to "grandfathering"</p> <p>16. July 5, 2016 meeting regarding discussions of the LDC review and its revisions with the town attorney. I would like copies of any versions created, reviewed, or generated and leading up to meeting also and any subsequent versions leading up to and including versions generated for, reviewed or discussed at the next meeting</p>	
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Closed Requests are Shaded

			<p>16. Complaints,</p> <p>17. Investigations,</p> <p>18. Inspections,</p> <p>19. Notice of violations, and the like</p> <p>20. Any documents/records, maps, drawings, photos, sketches, etc. submitted with the permit application/variance/site plans, etc.</p> <p>21. Emails, notes, and correspondence</p> <p>22. And minutes of meetings/agendas/recordings where any of the above were discussed whether voted upon or not.</p> <p>4/28/21: (AD Notified that records ready to view) No response</p> <p><u>Requester did not respond to email sent on 4/28/21.</u></p> <p><u>Requester did not view materials until 9/23/21</u></p>	
21-04-AD	9/15/21	9/15/21	Comp Plan documents, etc.	
		By TM & TA		
21-05-AD	7/9/21	Sent to Code 7/9	All records in Code Enforcement File	
21-06-AD	9/20/21	9/27/21 & 9/3-/21	<p>Extensive (contains 18 requests)</p> <p>1. Copy of joint workshop town meeting with PNZ and BOA minutes dated September 29, 2015</p> <p>2. In the minutes on page 3 there is reference to a draft document they are reviewing (request copy of this document)</p> <p>3. In that September 29, 2015 meeting minutes V. it talks a couple times about the commission directing the town attorney give an opinion on certain things - I would like copies or pdfs of those opinions as well see line 15. Line 16. Line 17.</p> <p>4. Records or copies related line 19.</p>	

			<p>7. maps in beau jeans - Provided</p> <p>8. easements, of any kind – N/A - would be filed with clerk of court</p> <p>9. rights of way in beau jeans maps Provided</p> <p>10. road/s in beau jeans maps Provided</p> <p>11. private roads in beau jeans Provided</p> <p>12. street/s in beau jeans maps Provided</p> <p>13. alleys Provided</p> <p>14. dedications and/or —acceptance, and/or —abandonment of and/or maintenance of rights of way (for street/s, road/s, alley/s, private road/s, local/road) –</p> <p>15. ** records related to what the historical setbacks were for this neighborhood since it was established in approx 1940s- and any interpretation of the setbacks for this neighborhood, and any changes to those setbacks or after it was originally platted - i'm not looking every permit ever or variance doc - but rather records related to what the setback was when the neighborhood was platted up to now - so if in a permit or variance or other doc - if this was an issue that was discussed/mentioned/debated/interpreted, then yes, if it was not, then no)</p> <p>16. historical setbacks in beau jeans</p> <p>17. Drainage related records in beau jeans –N/A</p> <p>18. records related to any non-conformities in beau jeans</p> <p>19. any records related to the establishment of the neighborhood, any hoa and/or neighborhood organization or the platting and/or replatting and/or zoning of the neighborhood</p> <p>20. any application for, and/or proposed, and/or considered, and/or granted and/or denied of the following**where there was any issue, debate, contention regarding, a disagreement over, discussion of, or an interpretation relating to the location of a historical setback, a current setback, a new setback, a building line, a property line, a right of way, yard, side yard, front yard, or rear yard** in beau jeans and/or anywhere in the town (variances and/or non-conformities) BOA</p> <p>21. , and/or special exceptions</p> <p>22. and/or renditions</p> <p>23. and/or code enforcement</p> <p>24. and/or appeal</p> <p>25. and/or site plan</p> <p>26. and/or development order for properties in beau jeans</p>
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			<p>17. At the July 5, 2016 meeting there was discussion of a new version for the august meeting. Can I have copies of that version and also minutes from that meeting?</p> <p>18. A discussion at the July 5, 2016 meeting about Member Williams asking the town attorney about the "glitch" ordinance - and discussion of August 2 agenda - Can I have all records to this ordinance and all records and communications related to drafting and/or amending this ordinance</p>	
21-07-AD	9/21/21	9/21/21	Town's Destruction Schedule	
21-08-AD	9/23/21	Partially filled -- remainder in process Requester has been updated	<p>Extensive (contains 34 individual requests)</p> <p>Came in over a series of days in September -- October to view files with maps plats and accessory structure - info requested in 21-02 AD and 21-03-AD and submitted a new - updated request</p> <ol style="list-style-type: none"> To inspect/review the towns public records related <ul style="list-style-type: none"> any public records at all related to the Ocean Paths Corporation aka Ocean Paths Corp or its property or its initial establishment (Provided) <p>Certain public records related to property within the "beau jean" aka beau jeans" aka "beau jeans neighborhood</p> <ol style="list-style-type: none"> abstracts in beau jeans - Provided deeds in beau jeans N/A surveys in beau jeans N/A plats in beau jeans - Provided replats in beau jeans N/A 	

Closed Requests are Shaded

			<p>Policies Manuals Related to or specifically discussing any of the above</p>	
21-09-AD	9/23/21		a copy of all emails and correspondence the town clerk or manager has sent in relation to FOIA requests by or from me	
21-10-AD	9/23/21	<p>7/13/2022 @ 8:36 AM sent email estimate \$4,620.00 - closed no payment</p>	<ul style="list-style-type: none"> • copies of public records request made in 2020 and 2021 and responses (not the docs but your actual response or whoever does respond • any other correspondence sent to other agents of the town re those requests as well as • any training materials, • policies and procedures regarding how to handle handles public records requests as well as all • public records related to expenses, budgeting, and time keeping for public records request for 2020 and 2021 	
21-11-AD	9/28/21	10/26	Conflicts BOA and Code	
21-12-AD	10/14/21	<p>Cliff provided all billing on a thumb drive and emailed Dec-April</p>	<p><u>All correspondence, emails, billing, etc. for Town Attorney, Town Planner and Town Engineer</u></p>	
21-13-AD	11/11/2021	<p>8/9/22 emailed Ali estimate for Town Attorney and Town Planner emails – closed no payment</p> <p>Total emails To/From/CC Jim Simmons is 32576 emailed Ali on 7/26/2022 estimate</p>	<p>All public records related to the Prior mayor Jim Simmons for <u>—all his notes while a mayor or commissioner —and all his emails from his Town email —As well as from his "email distribution list" which he mentions in some prior minutes and meetings (regardless if from a personal email account or not) as well as any text messages related to town business or any issue before the Commission during any</u></p>	

		<p>27. additional records relating to beau jeans and/or any area/property within the town related to, discussing, defining, amending, interpreting, determining, or surveying the phrase/term "vested rights" in property in beau jeans or anywhere in town</p> <p>28. records related to, discussing, defining, amending, interpreting, determining, or surveying the term/phrase grandfathering" or being grandfathered" in/of property in beau jeans and/or anywhere in town</p> <p>29. records related to, discussing, defining, amending, interpreting, determining, or surveying the term/phrase "antiquated lots" in beau jeans and/or anywhere in town</p> <p>30. records related to, discussing, defining, amending, interpreting, determining, or surveying the term/phrase "antiquated lots" in beau jeans and/or anywhere in town</p> <p>31. records related to, discussing, defining, amending, interpreting, determining, or surveying the term/phrase "behind the building line of the side" in beau jeans and/or anywhere in town</p> <p>32. records related to, discussing, defining, amending, interpreting, determining, or surveying the definition of "corner lot"</p> <p>33. records related to, discussing, interpreting, determining, or surveying the following situation: any rights or potential rights, issues, problems, or setback, or building line, or classification of a yard, non-conformity, variance, consistency, related to any property in the town which had an existing structure built upon it prior to 1973 and which parcel is comprised of more than one lot (by way of example if the original plat has lot 1 and 2 and the subject parcel is actually all or part of lot of 1 and a portion/or all of lot 2) and when combined that parcel or part of that parcel is or may be or might be or could be considered/interpreted to a corner lot</p> <p>This includes Emails Correspondence Notes Drafts Minutes Reports</p>	
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21-17-AD	11/9/2021	Added to JustFoia 7/30/23	all public records, including correspondence, billing and payment records, emails and text messages, and recordings, including voice recordings, related to: <u>the creation of the position of "code enforcement" officer and/or "code compliance" officer, or any similar name by which the Town has used in general and, with respect to Mr. Schaefer specifically</u> <u>any advertisement for hiring of the position of "code enforcement" officer and/or "code compliance" officer, or any similar name by which the Town has used</u> <u>the process and actual hiring of any one or more "code enforcement" and/or "code compliance" officers/official/employee/agents and/or or any similar name by which the Town has used</u> <u>in general and, for Mr. Schaefer, specifically</u> <u>the salary, hours, and billing and/or payment records for/to any person or entity for services of the position of "code enforcement" officer and/or "code compliance" officer, or any similar name by which the Town has used general and, for Mr. Schaefer, specifically</u> <u>(all records on this one for last 3 years, and for 7 years before that I would like records such as yearly total in lieu of all if something like a yearly total exists)</u> <u>the training of/for (code training, and ethics training, and any other type of training) position of "code enforcement" officer and/or "code compliance" officer, or any similar name by which the Town has used</u> <u>in general and, for Mr. Schaefer, specifically</u> <u>all contracts or agreements, executed and unexecuted, and including drafts, revisions, and amendments related to the provision of services for "code enforcement" or "code compliance" or any similar name or term which the Town has used in the last 10 years</u> <u>all "complaints" related to code enforcement or code compliance in the last 10 years</u>	
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Closed Requests are Shaded

	*	for this PRR will be <u>\$5,449.33 – closed no payment</u>	time he was Mayor and/or commissioner —for any public records related to any complaints or investigations regarding him —any public records requests that have been regarding him no time limit, i would line them as far back as you or any other person has such records	
21-14-AD	11/11/2021	Rvcd info from HR, waiting on downloading 709 emails, emailed estimate 1/17/2023 * <u>\$125.26, Closed-no payment</u>	I would like to make a public records requests for all public records, emails, text messages, any records to or from any paid or unpaid interns working for or on behalf or in connection with the Town 709	7/15/22 provided all invoices/bills related
21-15-21	11/11/2021	6/23/22 emailed actions and invoices Emailed quote for audit supporting docs - <u>\$146.67</u> Sent to PD 12/19/2022 emailed Ali for more details – closed	<ul style="list-style-type: none"> • All public records of any kind, including emails and bills related to all audits, and any findings, and any actions taken as a result of any audit for the town in the last 10 years — • all public records of any kind, including emails and bills, relating to any internal or external investigations of any employee, agent, contractor or official of the town to the fullest extent that the law permit subject to any valid exemption or exception and in which case an exemption or exception is claimed, please state so 	6/23/22 Paid \$40 for invoices and audit actions 10/31/22 paid 146.67 and picked up
21-16-AD	11/11/2021		for this request - when i say public Records of any kind, it is intended to mean anything that would be considered a public record under the statutes and case law of Florida including but not limited to emails and text messages from Town accounts and personal account, billing statements, memos, opinions, reports, and the line including outside and independent consultants or contractors working for or with the town, and including public records of the town in the possession of private persons or entities, etc Iwould like to request electronic copies of all public records, of any kind, that are <u>in electronic form</u> related to, regarding, concerning, referencing the “green light doctrine” i would like to request <u>access</u> to and the ability to <u>inspect</u> all public records that are <u>not in electronic form</u> related to, regarding, concerning, referencing the “green light doctrine”	

			<p>Mr. Schaefer, in <u>any</u> capacity he has acted as an official, agent or employee with/for the Town of Melbourne Beach in the last 10 years (** need not reproduce those produced in response to the preceding request as I'm sure there is overlap there).</p> <p><u>all text messages, emails, and correspondence, notes, memos, research, billings, statements and recordings between</u> (includes: to, from, cc-d or bcc-d)</p> <p>Mr. Morris Richardson, in <u>any</u> capacity he has acted as an official, agent or employee with/for the Town of Melbourne Beach in the last 10 years (** need not reproduce those produced in response to the preceding request as I'm sure there is overlap there).</p>	
21-18-AD	11/15/2021	Added to JustFoia 7/31/2023	<p>All correspondence including text message, whatsapp or other applications, and social media, and emails of Commissioner Runte, including any personal or work emails, to him or from him, including his private or business accounts, that discuss Town business, to the extent such records are "public records" under the law, including any messages between him and his wife, to the extent that any Town business is discussed</p> <p>and</p> <p>all correspondence, emails, text messages to or from Certified General Contractors, Inc. or any employee or agent for 2 years preceding Comm Runte running for office to current date including the date of response to this PRR and</p> <p>all public records of any kind related to Commissioner Runte's statement that he has "been asked by countless residents for this information," including but not limited to any phone records, recording, texts, social media posts, emails, or memos of discussions, ex parte or otherwise, related to these citizens complaints, inquiries that you just mentioned,</p> <p>and</p> <p>all public records of any kind related anyone responding or doing anything concerning or related to Commissioner Runte request to the Town to:</p>	

		<p><u>all "citations" drafted</u> by the Town for "code enforcement" or "code compliance" or any similar name or term which the Town has used in the last 10 years</p> <p><u>all "citations" issued</u> by the Town for "code enforcement" or "code compliance" or any similar name or term which the Town has used in the last 10 years</p> <p><u>all "citations" filed with the Clerk of the Court of Brevard County</u> by the Town for "code enforcement" or "code compliance" or any similar name or term which the Town has used</p> <p><u>all Notice/s of Violation/s (singular or plural as may be) drafted</u> by the Town for "code enforcement" or "code compliance" or any similar name or term which the Town has used in the last 10 years</p> <p><u>all Notice/s of Violation/s (singular or plural as may be) issued</u> by the Town for "code enforcement" or "code compliance" or any similar name or term which the Town has used in the last 10 years</p> <p><u>all text messages, emails, and correspondence, notes, and recordings</u> between (includes: to, from, cc-d or bcc-d) any code enforcement/compliance official/agent/officer/employee and any other person or entity regarding/relating to any issue or question of code enforcement, including but not limited to pending cases, possible future cases, contemplated cases, or past cases</p> <p><u>all text messages, emails, and correspondence, notes, memos, and recordings between</u> (includes: to, from, cc-d or bcc-d)</p>	
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Closed Requests are Shaded

			All records from the 1940's	
21-20-AD	11/19/2021	Continued access to view records in the vault		
21-21-AD (From 21-08-AD) .records related to...the term/phrase "behind the building line of the side" in beau jeans and/or anywhere in town	12/7/2021	Not Extensive- completed 12/7/2021	I have previously requested all public records relating to "building lines" All records includes notes, drawings, etc Im listening to a town commission workshop from 10-07-2020 town commission workshop meeting And there appears to be some drawings that they commissioners are referring to and/or writing upon doing the meeting	
21-22-AD	12/11/2021	Not Extensive – completed 12/14/21	the packet mentions that the state had some objections and suggestions to town revised comp plan can i get a copy of that or those docs/letter/objection/s from the state?	
21-23-AD	12/14/2021	12/20/2021	I don't have specific references like I did on this one But are other prior communications of a similar nature and like "public records" re the last Comp Plan - whichever/whenever that was? The last one I think was 2010, but I could be wrong? if so can I have a copy of that? From the most recent prior Comp Plan?	
21-24-AD	12/14/2021	12/21/2021	I've seen and heard some references and discussions to improving the roads over the last and the discussion about coming up list of roads, and prioritizing roads for improvements. I'm not sure if there is 1 document, or a couple documents, even if just drafts, so I don't know what this doc or docs would be called, but it was occurring when the last manager was here. Can I get a copy of that doc?	

			<p>"you to provide a breakdown of the number of hours by position of all time spent (with hourly pay including labor burden) related to Ms. Dennington's continued unreasonable public records requests. I have been asked by countless residents for this information, and would like to be able to provide them with an accurate estimate of the # of tax dollars spent by town residents" including up to the date upon which the Town responds to this public records request.</p>	
21-19-AD	11/15/2021	Continued access to view records in the <u>vault</u>	<p>I have previously requested several time to inspect the historical public records of the town, including any of of boards or departments, including but not limited to maps, surveys, plats, photos, including any public records related to the original incorporation of the Town, as well as original deeds, dedications of streets, roads, etc, vacation of streets, roads, alleys etc, similar records related to anything related to any prior names the Town use (village of melbourne beach, city of melbourne beach, etc), etc. Including any records of of the history board, and the historical preservation board, etc, including the records "upstairs" at Town hall or in possession of other entities (such as records located at other locations)</p> <p>And have been categorically denied.</p> <p>I am requesting again, specifically, the ability to inspect to the historical records of the Town.</p> <p>Even though the public records laws don't require I state exactly the name of the record, nor does the law require I state a purpose - the Town has made unsubstantiated arguments concerning certain specific roads, alleys, streets, and/or rights of way/setbacks/easements, regarding property I own, and which I have disputed and it has prevented my access to those public records.</p> <p>So again, I am requesting again, specifically, the ability to inspect to the <u>historical public records of the Town.</u></p> <p>Please let me know whether and when I may do so. And if you do not intend to allow me to do so, please state that also so that I <u>may proceed with legal action on the issue.</u></p>	X

Closed Requests are Shaded

			<ul style="list-style-type: none"> iCloud services, and the like for all Town officials, employees, consultants, any counsel, where public records are located, have been in the past All records of training related to any of the above, manuals, policies, procedures related to that training or in general to any of the above All contracts or agreements related to any of the above All communications and records related to seeking or securing this information All mega-data related to any of the above All records or communication related to who the current records custodian is. (Formal or informal documents, code) Dates Commissioner Runte's wife worked at WhiteBird Did she work at Rossway Swan When was there overlap in employment of Commissioner Runte's wife and Town Attorney Clifford Repperger All research, memos, notes, opinions, billing statements, and the like related to the above 	<ul style="list-style-type: none">
	April 21, 2022	Cliff emailed on May 12, 2022		<ul style="list-style-type: none">
	April 22, 2022	<p>Videos- Per Cliff exempt</p> <p>Emailed on 12/19/22 set up an appointment to see any signed minutes – <u>closed never set up an appointment</u></p>	<ul style="list-style-type: none"> All video camera footage and sound recordings and/or records of any kind of areas of Town property including around, in, or outside town hall and police station for the entire days of April 20, 2022, March 23, 24, 25, 28, 29, 30, 31, April 1, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 18, 19 from 8AM-10PM Same videos and audio records as above for every Commission meeting, regular or special, or joint meetings, or workshops including closed meetings, as well as BOA, PNZ, Code Enforcement Board, Special Magistrate from 2018, 2019, 2020, 2021, 2022 from 8AM till 2 hours after the meeting is adjourned Signed minutes for each meeting for BOA, PNZ, Code Enforcement, Special Magistrate 	
	April 25, 2022	6/27/2022	<ul style="list-style-type: none"> Copies of the photographs and all the documents that were entered during the oral part of the hearing (the ones Morris entered and Ali entered) Copy of the minutes from the Special Magistrate and a signed copy Copy of the Official File Copy of the Original Complaint 	<ul style="list-style-type: none">

Closed Requests are Shaded

			If there are several docs, feel free to tell me what they are/called and I can tell you which one or ones I'm interested in.	
21-25-AD (Taken from 21-17-AD)	Added to JustFOIA 7/31/2023	<p><u>all text messages, emails, and correspondence, notes, memos, research, billings, statements and recordings</u> <u>between</u> (includes: to, from, cc-d or bcc-d) Mr. Stewart Capps, in <i>any</i> capacity he has acted as an official, agent or employee with/for the Town of Melbourne Beach in the last 10 years</p> <ul style="list-style-type: none"> • all text messages • emails • Correspondence, notes, memos • Research • billings, statements = Provided by Finance (30 min) Excess (15 minutes) and recordings • between (includes: to, from, cc-d or bcc-d) <p>Mr. Stewart Capps, in any capacity he has acted as an official, agent or employee with/for the Town of Melbourne Beach in the last 10 years</p>		
	March 13, 2022	6/30/22	<ul style="list-style-type: none"> • Grievance letter from former Town Clerk Jennifer Torres • Associated records to the grievance letter • Former clerk Nancy Wilson's email • Email sent from Nancy Wilson yesterday 	•
	April 20, 2022	Added to JustFOIA 8/1/2023	<ul style="list-style-type: none"> • All messages (text and any messaging app or forum) regarding Elizabeth Mascaro since she first started working for the Town • Records from interview or application process • Any texts, emails, notes, memos, billing statements, descriptions, ex parte communication records, or other public records to, from, or including that discusses text messages from above request • Inventories, invoices, receipts, purchase orders, billing records, statements, reimbursement, payment records of any electronic equipment or software (mobile devices, laptops, servers, backup servers, 	•

Closed Requests are Shaded

	May 12, 2022	Was allowed upstairs in the vault May 16 th & 19 th	<ul style="list-style-type: none"> • All historical records related to 1920s, 1930s, 1940s, 1950s, etc. • Or be allowed to go upstairs 	•
	May 13, 2022	Printed 8/1/2023	<ul style="list-style-type: none"> • All communication regarding John Stone while he worked for the Town • Memos, opinions, determinations, attachments, investigations, transcripts, minutes, agendas, employment files, payments, statements, billing records • Any calendar records • Any planned or scheduled destruction of any of the above documents • Any attorney records related to the above information 	•
	May 13, 2022	Emailed current Emailed list on 7/6/22	<ul style="list-style-type: none"> • Who is the Building Official • Who has been the Building Official since 2010-present 	•
	May 14, 2022	Printed 8/1/2023	<ul style="list-style-type: none"> • All communications, notes, files, not previously provided, including emails, correspondence and texts related to 225 Fourth Ave Shed issue 	•
		May 19, 2022 9:45AM-3:30PM	<ul style="list-style-type: none"> • Accessed records stored in the vault with Mayor Hoover • Ali picked out several boxes to bring to the Masny room to inspect and scan 	•
	May 18, 2022	6/30/2022	<ul style="list-style-type: none"> • Copy of contract with BS&A Software • Copy of this year's audit and the supporting documentation 	•
	June 8, 2022		<ul style="list-style-type: none"> • Copies of records/pics at hearing with Capps – the exhibits 	•
	June 21, 2022	6/27/2022	<ul style="list-style-type: none"> • Copy of all notices of violation and notices of hearing including revised or amended. • Copy of any notice prior to the December 19, 2020 notice of violation 	•
	June 22, 2022	Emailed 6/30/2022 12/19/22 emailed Ali <u>advising there are</u>	<ul style="list-style-type: none"> • Copy of the email to Mr. Leblanc from Cliff on his bill dated 11/12/2021 • Anything related to Ali's public records requests since 2020 • Anything related to anyone's public records requests since 2018 • Anything related to or discussing the alteration of documents 	•

Closed Requests are Shaded

April 27, 2022	TM provided hard copy 5/19/2022	<ul style="list-style-type: none"> Copy of 2007 vision plan that was given to the Commission in the last year or so 	•
May 2, 2022	Emailed ready to be picked up on 5/4/2022.	<ul style="list-style-type: none"> Copy of everything in a folder labeled Form 1's Copy of everything in an election folder labeled Corey Runte Cody of everything in an election folder labeled Corey Runte - 2018 	•
May 5, 2022	May 16, 2022 11:30-1PM	<ul style="list-style-type: none"> Accessed and inspected records minus personnel files stored in the vault with Mayor Hoover 	•
May 5, 2022	Added to Just FOIA 8/1/2023	<ul style="list-style-type: none"> Inspect or electronic copies all transcripts of shade meetings for the last 7 years as long as Mr. Repperger has been Town Attorney Inspect all transcripts of shade meetings since 1973 involving writs (very or mandamus) or appeal of quasi-judicial matter (such as code, boa, permits, permit denials, zoning interpretations, development orders and TC decisions and the like Audio recordings of shade meetings Any title actions Any vacating of streets 	•
May 5, 2022	Added to Just FOIA 8/1/2023	<ul style="list-style-type: none"> All public records related to E.3 circled below All records including notes, discussions, ex parte communications, emails, memos, bills, audio recordings, video recordings, anything in the possession of an employee, consultant, contractor, board member, etc – anything from anyone touching upon E.3 circled below (E.3 is from the HPAB 10/12/2021 meeting stating "Discussion of old records and any success in locating") 	•
May 5, 2022	Added to JustFOIA 8/1/2023	<ul style="list-style-type: none"> All records related to item #3 discussing feb 2020 min approved by email including those emails, attachments, replies, etc. HPAB minutes 	•
May 5, 2022	Printed 8/1/2023	<ul style="list-style-type: none"> All records emails, correspondence, notes, regarding the shed violation at 225 4th – received original house plans file 	•

Closed Requests are Shaded

	June 28, 2022		<ul style="list-style-type: none"> All public records for the last 10 years including emails, correspondence, billing, related to the Town Attorney, Town Planner, Town Engineer, and any one or entity providing services relating to planning services, building services, enforcement services, legal services All consultant contracts and applicable Town policies or procedures All contracts, agreements, resolutions, ordinances, signed, and minutes related to Safebuilt 	
	June 28, 2022			
	June 28, 2022		<ul style="list-style-type: none"> All emails regarding 303 Beau Jean, Alison Dennington, Funoe, or the issue 	
	June 29, 2022	1/17/2023 email the agenda and minutes and asked for more details about the letter (unable to locate) – Closed no response	<ul style="list-style-type: none"> 2/6/2020 Agenda for Code Enforcement Letter to Clerk 1/31/2020 from Stewart Capps 2/6/2020 Code Enforcement Minutes 	
	July 10, 2022	July 11, 2022	<ul style="list-style-type: none"> Agenda packets for all TC meetings in June Agenda packet for July TCW 	
	July 11, 2022	July 11, 2022	<ul style="list-style-type: none"> Election Packet 	
	July 13, 2022	July 22, 2022	<ul style="list-style-type: none"> Sent resolution 2022-05 fee schedule with public records fees 	
	July 13, 2022 @ 7:13 PM	Asked for clarification 7/18/22 Ali responded 7/18/2022 – provided the same information	<ul style="list-style-type: none"> any and public records that are an "inventory" or "inventories" or similar document, catalogue or list/listing of public records of the Town of Melbourne and/or the "City of Melbourne Beach" as it was sometimes called By the Deputy Town Clerk (or any former) or by the Town Clerk (or any former) or anyone else whatsoever 	

Closed Requests are Shaded

		<u>over 200,000 emails. How would she like to proceed? - closed no response</u>		
	June 22, 2022	6/27/2022 emailed	<ul style="list-style-type: none"> All records related to an email to Elizabeth regarding billing for May 2020 which was on Cliff's bill dated 11/22/2021 	•
	June 23, 2022	We do not have – emailed on 7/1/2022	<ul style="list-style-type: none"> Copy of the door hanger from code enforcement 	•
	June 25, 2022	12/19/2022 emailed there are over 1 million emails. How would she like to proceed? – closed no response	<ul style="list-style-type: none"> April and May 2020 Town Attorney bill Any email/correspondence related to Town business Any public record of any kind regardless who has possession related to an topic , subject or issue addressed in the April and May 2020 bills 	•
	June 27, 2022	Emailed on 6/30/2022	<ul style="list-style-type: none"> Copy of all emails Cliff could not save that he is referring to in his email to the town manager 	
	June 27, 2022		<ul style="list-style-type: none"> Pre-Dec 19, 2020 notice of violation 	
	June 27, 2022	put on a thumb drive 8/22/2022	<ul style="list-style-type: none"> Policies and procedures 	
	June 27, 2022		<ul style="list-style-type: none"> All public records related to prior law firms from March, April, May 2020 	
	June 27, 2022	Thumb drive 8/4/2022	<ul style="list-style-type: none"> Resend the public records from email dated 12/8/2021 subject Public Records Request 21-09-AD 	

Closed Requests are Shaded

			<ul style="list-style-type: none">• Current and one prior contract with Safebuilt- provided in person on 7/15/2022• Current and one prior contract with BSE – do not have contracts with BSE• Current and one prior contract with Corey O’Gorman- provided in person on 7/15/2022	
7/15/2022 In Person	Kerr sent what she has access to for Cliffs bills. I provided on a USB what’s in yellow I sent a follow-up email on 7/15/2022 to our meeting		<ul style="list-style-type: none">• The emails from Cliff that have his bills attached since becoming the TA• Past 2 contracts/agreements for Town Planner, Town Attorney, Morris, Safebuilt, BSE, Capps Special Magistrate and Legal counsel for code board	
7/18/2022	Cliff replied to me I FWD to Ali on 7/22/2022		<ul style="list-style-type: none">• Email Wyatt sent or received about a conflict related to Ali, Funoe, Cliff, or Capps	
7/19/2022	Emailed on 7/25/2022		<ul style="list-style-type: none">• All public records related to PMIS22-0003	
7/26/2022	7/27/2022 emailed		<ul style="list-style-type: none">• Policies and procedures	
7/27/2022	7/27/2022 emailed		<ul style="list-style-type: none">• IT contract• Signed ordinances or resolutions enacting the Town’s Safety Manual, procedures manual, employee manual	
7/27/2022			<ul style="list-style-type: none">• All public records of any kind in the custody of the Town• All public records in the custody of any consultants• Inspect Mr. Morris and Cliff’s records on “this subject”• Transcript of the executive session	
7/28/2022	Emailed on 7/29/22		<ul style="list-style-type: none">• 2014 Town Attorney Contract• Any public record including emails to renew an agreement with any consultants/contractors and subsequent addendums, modifications, extensions• RE IT contract were any one time purchases made for services	

Closed Requests are Shaded

		<ul style="list-style-type: none"> any and public records that are "<u>reports</u>" on or about the public records of the Town of Melbourne and/or the "City of Melbourne Beach" as it was sometimes called Relating to - related to activities such as collecting or organizing or inventorying or managing or similar activities <u>By the Deputy Town Clerk (or any former) or by the Town Clerk (or any former) or anyone else whatsoever</u> 	
July 13, 2022 @ 7:39 PM		<ul style="list-style-type: none"> IT policy or similar policies and related public records - see more below the Town's in general the Town's policies and procedures that were valid and in effect from September 2020, and <u>any changes thereafter drafted, considered, passed, and/or approved, See more below</u> all non-exempt public records related to the above except. Including but not limited to the Audit findings that are discussed including but not limited to any related policies including but not limited any contracts or agreements for any IT services, whether one time or continuing, including but not limited to public records related to "Amazon Cloud" or "Amazon Cloud" Search which is where [the Town's] uploaded files reside. Policies & Procedures Manual in effect Sept 2020 New or amended policies and procedures since Sept 2020 <p>Response was reports or records the Town created</p>	
July 14, 2022	<p>Came in person on 7/15/2022 and emailed remaining items on 7/22/2022 Bills Sept 2021- current on a jump drive 10/26/2022</p>	<ul style="list-style-type: none"> Current and one prior contract with the TA- provided in person on 7/15/2022 Current and one prior contract with Morris – provided in person on 7/15/2022 Bills and invoices from Morris – emailed on 7/22/2022 Current and one prior contract with Stewart Capps as Special Magistrate and Attorney for the Town for the Code Board Bills and invoices from Stewart Capps – emailed on 7/22/22 all bills that are uploaded to our software. All bills from Sept 2021 to current – Any public records requests and documentation that we had Cliff fulfill and the reimbursement of the costs. Written conflict waiver addressed to Ali or Funoe Any public records related to insurance for malpractice or indemnity or bond related to TA 	

Closed Requests are Shaded

	7/29/2022	8/4/2022 emailed for clarification on metadata – closed	<ul style="list-style-type: none"> Inspect all hard copies and metadata for all current policies and procedures and the immediately preceding ones (2020-current) Any requests from department heads to amend policies and procedures All policies and procedures for all departments Agenda, signed minutes, and packet for the RTCM 11/20/2019 	No cost
	7/29/2022 Emailed in	8/4/2022 emailed Picked up on 8/8/22	<ul style="list-style-type: none"> Packet, agenda, and signed minutes from the RTCM 11/20/2019 Packet, agenda, and signed minutes from 1/18/2017 Metadata for all policies and procedures and drafts Town's policies and administrative procedures manual 	No cost
	8/1/2022 In person	8/4/2022 emailed items in yellow on a usb ready for pick up, asked for clarification on metadata - closed	<ul style="list-style-type: none"> Agenda Packets for all boards and Commission 2016-2020 (not Parks or EAB) (prioritize TC, PZ, Code, BOA then History Boards) 	No cost
	8/3/2022 emailed	12/19/22 emailed stating previously provided on 3/16/21. – closed no response	<ul style="list-style-type: none"> All public records requesting and exemption from Ali's public records requests 	
	8/5/2022 emailed in	Emailed 12/19/2022 Nothing specific to this request	<ul style="list-style-type: none"> Annual Compliance Statement regarding documents 	
	8/5/2022 emailed in	Emailed to come in on 8/10/22	<ul style="list-style-type: none"> Any public record related to P&Z not having an august meeting Any public records related to TCW not having an august meeting Any public records that would have been put into the august commission packet 	
	8/8/2022 emailed in	Emailed public notice for the first 2 items, 3 rd item is not done till the 12 th so there are no records yet	<ul style="list-style-type: none"> All records destruction documents Annual Compliance Statement regarding records destruction 	
	8/8/2022 emailed in	Emailed to come in on 8/10/22	<ul style="list-style-type: none"> Emails from Robert Schaefer's personal email 	paid 10/31/2022

Closed Requests are Shaded

		<ul style="list-style-type: none">Any contracts with Robert BitgoodAny contracts with Calvin, Giordino & associatesAll payment records for the Building Official	
7/28/2022	Ali came in person to view records from 1:30-2:30	<p>I pulled the following records and we inspected them:</p> <ul style="list-style-type: none">2 documents/binders of the 75 CodeCode Enforcement File on your caseSAFEBuilt contracts folderComputer Experts contracts folderCurrent folder for Computer Experts invoicesCurrent folder for Safebuilts invoicesOrdinances 1975-19962020 and 2021 public records requests folders	
7/28/2022 In Person	Put items 2-9 on jump drives 8-5-22 Emailed Safebuilt invoices on 8/9/22	<ul style="list-style-type: none">SAFEBuilt invoices FY2019-currentEverything in the SAFEBuilt folder that was turned sideways which was everything that you did not already get or were copiesEverything in the code enforcement file for your case (I emailed Code Enforcement to see if all the emails were in the file) If not I will pull all of the emails regarding the caseAll of the documents that are in the email dated 12/8/2021 at 10:44 am subject line Public Records Request 21-09-ADEverything in the Computer Experts contracts folderEverything in the current folder for Computer Experts invoicesBoth documents/binders of the 75 CodeAll documents in the ordinance books from 1975-1996All documents in the 2020 and 2021 Public Records Request folders minus the copies of the payments page	Provided 8 USBs Total Cost \$110.00 Paid and picked up on 8/8/2022
7/28/2022	7/29/2022 FWD response from Corey	<ul style="list-style-type: none">Emailed Corey O'Gorman and Cliff asking about dual office violation	

Closed Requests are Shaded

8/26/2022	Emailed a quote of \$5.00- emailed ready for pickup	<ul style="list-style-type: none"> All emails from Commissioner Runte's Commission email from August 19-26. 	
8/28/2022		<ul style="list-style-type: none"> All public records related to the two code enforcement cases on the September Agenda including metadata, emails, billings even ones not completed yet, case file, and all others 	
8/30/2022	8/30/2022 No Records home is not finished	<ul style="list-style-type: none"> C/O and final inspection for the new home at 402 River View 	No fee
8/30/2022 in person	8/31/2022 emailed	<ul style="list-style-type: none"> List of Registered Votes in the Town of Melbourne Beach Jim Simmons 2017 Candidate Oath Corey Runte's Form 1 2019-current All the documents Ali turned sideways from the 402 River View new home building file (includes all the payments) 	No fee
8/30/2022 emailed	1/17/2023 putting together a quote emailed Cliff 10/2/2023 – Invoices sent Received payment	<ul style="list-style-type: none"> All communications emails and texts for August 2022 for the Commissioners, Town Manager, Town Clerk, Town Attorney, All cell phone records of calls from public or private phones if any public business what discussed for all Commissioners, Town Attorney Town Manager, Town Clerk 	TA - \$525.00 Town - \$1,381.22
9/6/2022	9/6/2022 emailed pnz packet it is also online, no TCW meeting on 9/7/2022	<ul style="list-style-type: none"> PnZ agenda packet for the 9/6/2022 meeting TCW agenda packet for the 9/7/2022 meeting 	No fee
9/6/2022		<ul style="list-style-type: none"> All electronic copies of communications related to the spa issue All records related to the discussion of or concerning that property 	
9/7/2022		<ul style="list-style-type: none"> Email referenced in the PnZ meeting minutes Any public records related to that email Any public records related to the spa issue 	

Closed Requests are Shaded

		Emailed 4/18/2023 – ready for pickup		Emailed ready for pick up – refunded 141.43
8/9/2022 emailed in	There is no backup info for invoices emailed 12/6/22	<ul style="list-style-type: none"> The backup information/ details for Safebuilt invoices FY 2019-Current 		No Fee
8/9/2022 emailed in		<ul style="list-style-type: none"> BSE emails MT Causley emails Computer Experts emails Capps emails Richardson's emails John Stones emails 		
8/10/2022 emailed in		<ul style="list-style-type: none"> BSEs emails MT Causley's emails Computer experts emails Capps emails Richardson's emails John Stone emails 		
8/14/2022 emailed in	8/15/2022 emailed it to Ali	<ul style="list-style-type: none"> RTCM Agenda Packet for August 		
8/16/2022 emailed in	Finance emailed them on 8/16/2022	<ul style="list-style-type: none"> All attorney bills for the prior month/ the most recent billing record 		
8/16/2022 emailed in		<ul style="list-style-type: none"> All public records related to the Town Attorney July 2022 bill 		
8/16/2022 emailed in	8/18/2022 emailed and put on a USB	<ul style="list-style-type: none"> Any other bills from Morris 		

Closed Requests are Shaded

		10/26/2022 – emailed Cliff's bill		
	10/25/2022		<ul style="list-style-type: none"> All public records related to trainings, educational materials, certifications, registrations for anyone in 2021 or 2022 	
	10/25/2022	10/26/2022- emailed	<ul style="list-style-type: none"> Copy of this list of public records requests from Ali 	No Fee
	11/6/2022		<ul style="list-style-type: none"> All records related to Chapter 23 of the policies and procedures or manual or whatever you call it 	
	11/7/2022	Emailed in, 11/15 asked for clarification - closed	<ul style="list-style-type: none"> Unknown public records request 	
	11/13/2022		<ul style="list-style-type: none"> Inspect all records related to Artemis 	
	11/18/2022	Emailed doc 12/6	<ul style="list-style-type: none"> Signed special meeting minutes for August 30, 2022 	No Fee
	11/28/2022 – req was emailed to finance, then fwd to TC	Previously sent on 8/16 and 10/26, forwarded the same emails	<ul style="list-style-type: none"> Town Attorney September 2022 bill Town Attorney July 2022 bill 	No fee
	11/29/2022	June was provided on USB given on 10/31, emailed again on 11/30. Emailed everything on 11/30	<ul style="list-style-type: none"> Town Attorney bill for June 2022 Town Attorney bill for October 2022 Any Glen Thomas bills Any Katherine lady bills Any bills from the Ford something law firm for 2022 	No Fee

Closed Requests are Shaded

9/14/2022	9/14/2022 emailed	<ul style="list-style-type: none"> Police Pension Agenda Packet 	No Fee
9/20/2022	9/21/2022 emailed	<ul style="list-style-type: none"> All attorney bills for August 	No Fee
9/21/2022 – during commission meeting	emailed for clarification on 9/22 - closed	<ul style="list-style-type: none"> Possibly asking for emails related to a dock proposal by either Tom Davis or the Fire Department? 	
9/26/2022 – emailed to TM and Finance, then fwd to Town Clerk		<ul style="list-style-type: none"> All public records used to create the 2021 utilization report (see email) All backup data, communication, and supporting information for the report 	
10/17/2022	10/17/2022	<ul style="list-style-type: none"> RTCM Agenda Packet 	No Fee
10/17/2022	Emailed response on 12/20/2022	<ul style="list-style-type: none"> Inspect all records related to code complaints in 2022 for 402 River View Any records related to any inquiry, follow-up, investigation, research, etc anything and everything on 402 River View 	No Fee
10/19/2022	Emailed response on 12/20/2022	<ul style="list-style-type: none"> All records related to her code complaint on 402 River View Lane 	No Fee
10/19/2022	Emailed on 12/6 no records. Asked for an update on 12/20, same response and FWD previous email	<ul style="list-style-type: none"> Corey Runte's lease for where he is living right now 	No Fee
10/25/2022	10/25/2022 – asked for clarification, believe the request is just for the bills	<ul style="list-style-type: none"> Any legal bills for September More to the request see email- 	No Fee

Closed Requests are Shaded

	1/18/2023		<ul style="list-style-type: none"> Estimate or a policy to public records email and text message search, retrieval and per electronic communication record review cost. 	
	1/20/2023		<ul style="list-style-type: none"> Any records related to the employment terms, policies, and the termination of employment for Tom and Robert Schaefer Discussion, decisions, deliberations Any grievances from anyone filed in 2022 or 2023 minus Jennifer Torres and Tom Davis grievances from 2022 – employees and public Contracts / agreements with BS&A, emails and communication with them, bills Codification company contracts/agreements, emails and communication with them, bills All records related to the software glitch for w-2 and 1099s and any other tax form that need to be redone for tax year 2022 and the prior redoes 2021 and before 	
	2/4/2023 Emailed in	Emailed back a follow-up ? 2/6/2023 - closed	<ul style="list-style-type: none"> Copy of this list of public records requests. 	No fee
	2/4/2023 Emailed in	Emailed back a follow-up ? 2/6/2023 - closed	<ul style="list-style-type: none"> Inspect anything related to the February 1, 2023 TCW meeting, emails, drafts, documents 	No fee
	2/6/2023 Emailed in	Emailed on 2/6/2023	<ul style="list-style-type: none"> Email that was sent to cliff on 1/17/2023 to get a quote for a couple public records requests Any communication to or from anyone to take an action related to any public records requests in this document Any bills mentioning any of these public records requests Any public records requests made in 2022 and 2023 and any responses or documents created for any oral public records request and the responsive records 	No fee
	2/6/2023 Emailed in	Emailed on 2/6/2023		

Closed Requests are Shaded

11/30/2022		<ul style="list-style-type: none"> Any and all public records related to the Jennifer Torres Grievance Engagement agreement of contract with FordHarrison law firm 	
12/6/2022	Emailed on 12/6	<ul style="list-style-type: none"> Abstain from vote form 8B 	No Fee
12/20/2022		<ul style="list-style-type: none"> Commissioners, Town Manager, Town Clerk, Town Attorney emails from September, October, and November All attorney bills for November Corey Runte's check for his qualifying fee. 	
1/4/2023	Emailed on 1/4/2023	<ul style="list-style-type: none"> January 4th Special Meeting Agenda and Packet January 4th Workshop materials 	No Fee
1/4/2023	Emailed on 1/4/2023	<ul style="list-style-type: none"> Packet or any documents, materials, emails or records for workshop meeting January 4th 	No Fee
1/10/2023		<ul style="list-style-type: none"> Any records discussing Cliff working for West Melbourne 	
1/13/2023 Emailed in see email at 12:25pm		<ul style="list-style-type: none"> Any public records related to any policies, procedures, or practices related to training, storing, searching, or responding to public records request List of all phone numbers 2020, 2021, 2022 Policies on using personal devices for communication All records related to retention, and current location records are stored Inspect text, sms, icloud messages, etc from any phone personal or public with or from the Town Attorney 2021, 2022, 2023 	
1/15/2023 Emailed in at 4:43 1/19/2023	putting together a quote, emailed Cliff	<ul style="list-style-type: none"> Emails for September, October, and November 2022 for the Commissioners, Town Manager, Town Clerk, Town Attorney, All attorneys bills for November 2022 Runte's Qualifying Check 	

Closed Requests are Shaded

2023-28	9/8/2023	9/8/2023	<ul style="list-style-type: none"> correct the eeb site and provide a copy of the missing docs July 1, 2020 July 15, 2020 there were 2 different meetings But the Town wdb site has July 1, 2020 docs as if it were July 1 and July 15 in other words where are the REAL July 15, 2020 documents? Agenda? Packet? Signed minutes? 	
2023-30	9/13/2023	9/13/2023	<ul style="list-style-type: none"> are there any handbooks or manuals? other than ones i originally received from the Town? The town doesnt have local handbooks the State and County DO Where can i find a list of all current brevard county handbooks related to elections, campaigns, electioneering, candidates, etc? I was told you had that. So im confused? And some sort of special login for candidates after they have qualified Not true?? 	
2023-33	9/19/2023	9/20/2023	<ul style="list-style-type: none"> Certificate of occupancy and final inspection and approval record for 402 Riverview Lane 	

Closed Requests are Shaded

	2/7/2023 Emailed in	Emailed on 2/7/2023	<ul style="list-style-type: none"> Responses or follow-up to the email that was sent to Cliff on 1/17/2023 	No fee
	2/15/2023 emailed in	Emailed on 3/1/2023 Emailed on 3/9/2023 ready for pick up	<ul style="list-style-type: none"> Any records related to when we docs posted to the website for the 2/15/2023 RTCM Any records related to when I received the docs related to the RTCM 2/15/2023 Any records related to when I sent them to the Town Commission and why I didn't respond to Ali's request. 	No Fee
	7/19/2023 – from aty to Cliff to me	7/20/2023	<ul style="list-style-type: none"> This spreadsheet. 	No fee
	8/18/2023 – emailed in		<ul style="list-style-type: none"> electronic file of the recordings for both July 12, 2023 public meetings 	No fee
	8/18/2023 – emailed in		<ul style="list-style-type: none"> electronic file of the recordings for both July 12, 2023 public meetings 	No fee
2023-21	8/18/2023		<ul style="list-style-type: none"> electronic file of the recordings for both July 12, 2023 public meetings Meeting minutes July 12, 2023 – 2 meetings 	No fee
2023-24	8/23/2023	8/24/2023 sent invoice	<ul style="list-style-type: none"> Discussions, communications, billing statements related to any discussion of any of the current candidates for office. Anything to do with challenges or discussion of challenges or issues of any kind related to paperwork, qualifications, candidacy, campaigns 	\$8.98
2023-25	8/24/2023	8/24/2023	<ul style="list-style-type: none"> Audio recordings for Commission meetings 8/17/2022, 8/30/2022, 9/21/2022, 10/19/2022 Signed Minutes for Commission meetings 8/17/2022, 8/30/2022, 9/21/2022, 10/19/2022 	No fee

Melbourne Beach Town Clerk

From: Bryan Troy <btroyhomefinance@gmail.com>
Sent: Wednesday, June 18, 2025 2:10 PM
To: Melbourne Beach Town Clerk
Subject: Public comments to read tonight

Hello, I will not be available to attend tonight's meeting and would like to request the below speech to be read.

My name is Bryan Troy 509 Hibiscus Trail and I speak out of deep concern for the health and future of our town.

At the heart of any strong community is leadership rooted in respect, cooperation, and accountability. Unfortunately, under our current mayor, we have seen the exact opposite. Her leadership style has become undeniably confrontational, divisive, and, frankly, dangerous.

This is not just about political disagreements or policy differences — it's about behavior that is wholly unfit for public office.

Let's be clear: this mayor has made it a habit to threaten those who challenge her — even going so far as to reference the "Stand Your Ground" law against members of our own community. That's not leadership. That's intimidation. THIS intimidation and unhinged behavior has led to residents being wanded and patted down at the meeting you sit in tonight and EVERYONE should be outraged and concerned.

She has verbally attacked, publicly shamed, and in some cases sued nearly every pillar of our local government — past and present commissioners, police chiefs, town managers, building officials, even residents. Anyone who dares to disagree with her becomes a target.

When outcomes don't go her way, she doesn't seek compromise or reflection — she seeks retribution. Through lawsuits, accusations, and baseless claims, she's created a toxic environment that is stalling our progress and corroding the trust of our citizens.

We are tired. Tired of the chaos. Tired of the lawsuits. Tired of the bullying. And most of all, tired of the damage being done to a town we love.

Leadership should not be about ego or control — it should be about service. And it's clear this mayor is not serving the town, but rather using it as a platform for personal vendettas and power struggles.

Tonight, on behalf of many concerned residents, I respectfully ask that the mayor do what is right for this community and resign from office. We need a fresh start — one built on integrity, cooperation, and a shared commitment to rebuilding trust and moving forward together.

Thank you.

Good evening, members of the Town Commission. My name is Thomas Downs, and my wife Jan and I live at 200 Riverside Drive. I speak to you tonight not only as a resident but as a concerned member of our community. Recent public records have revealed alarming police footage and troubling correspondence regarding Mayor Dennington's hostility towards numerous Town citizens, including myself and my wife. These PRR's led me to discover Al Dennington's verbose letter to the Florida Attorney General's Office denying FPL access to their power pole in her back yard while threatening Florida **Stand Your Ground laws**. These letters are attached.

Despite never having met her, Mayor Dennington has spread slanderous rumors about us. As an elderly couple—I'm on permanent disability and battling cancer—we have dedicated ourselves to serving our community through Meals on Wheels for over ten years. Our love for Mel Beach stems from the wonderful stories we've heard from neighbors who cherish living here.

However, it's clear that the Mayor's lack of leadership and inexperience in municipal government are creating significant challenges for our town. Additionally, a small group of misinformed individuals are spreading divisive and dishonest comments online that do not represent our town's values. This group seems intent on fostering division rather than unity in an attempt to push their personal agendas.

Having briefly worked in a small town in Vermont, I understand the dedication required by our Town Manager and staff—they deserve our appreciation for their hard work in often thankless roles.

It's disheartening to see Mayor Dennington express disdain toward constituents while initiating lawsuits against the very town she serves. Such actions create conflict, waste taxpayer dollars, and contribute nothing constructive to our community.

Moreover, her inability to conduct effective meetings has discouraged resident participation; what used to be two-hour sessions now drag on up to six hours with little accomplished. Her behavior towards fellow commissioners is unprofessional—she frequently interrupts and insults them when they disagree with her agenda.

In closing, it's time for Mayor Dennington to resign so someone who truly loves and respects our amazing town can take her place. Thank you for your time.

Melanie Griswold

From: attorney.general@myfloridalegal.com
Sent: Monday, September 25, 2023 3:01 PM
To: Melanie Griswold
Subject: From the Florida Attorney General's Office

To: Chief Melanie Griswold
Melbourne Beach Police Department

Dear Chief Griswold,

The Florida Attorney General's Office received the attached correspondence from Melbourne Beach resident "A Dennington" expressing concerns with his experiencing involving individual purporting to be from his utility company.

In their narrative, there is an excerpt that reads *"But Im gonna call police if they come back and its a stand your ground state too right?"* Therefore, our office thought it best to observe caution and forward this correspondence to your office to ensure that you were aware of the concerns.

If you have any questions, please call me directly at (850) 414-3992, or email our office at agencyresponse@myfloridalegal.com.

Sincerely,

Rob Sparks
Office of Citizen Services
Florida Attorney General's Office
PL01 The Capitol
Tallahassee, Florida 32399-1050
Toll-free in FL: (866) 966-7226
Outside Florida: (850) 414-3990
Website: <http://myfloridalegal.com>

PLEASE DO NOT REPLY TO THIS E-MAIL. THIS ADDRESS IS FOR PROCESSING ONLY.

INTERNET MESSAGE RECEIVED BY THE ATTORNEY GENERAL'S OFFICE ON 09/25/2023

A Dennington
413 Surf rd
Melbourne Beach, FL 32951
Phone: (321) 616-3825
Email: a.dennington@icloud.com

Subject: property Trespass fraud, threats/unlawful attempt to enter backyard claim to be FPL but NOT and threatened me - company georgia plates and co NOT reg to do business in florida

RE: FPL - Next
413 surf rd
Melbourne Beach, FL 32951
Phone: (321) 616-3825
Website: www.fpl.com
Transaction Date: 9/25/2023

Amount Paid: \$3000+ per year

Some men tried to enter my backyard without notice, prior or at the time, hostile and threatening, scared crap out of me and my dog, they said they "were FPL" but they were not. There are reports online locally of some people being robbed by people wearing hardhats claiming to be fpl - gaining entry to backyard then robbing people/assaulting them. They had no fpl truck, they had no paperwork, FPL never sent a notice. I sent 2 emails to the website listed online - for FPL to report this - BOTH emails returned as email addresses undeliverable. Also no phone number for FPL to verify authorization. I've spent 1.5 hours on phone with fpl - they can't get me any info to verify - finally they gave me - FPL general number - 305-552-3552. BUT call number - No one answers. You are given a recording with 6 options, I write them all down - BUT try ANY one of those 6 options - You are not transferred ever, it just keeps constantly replaying - giving you options 1-6, but again try to press 1 or 2 or 3 - it won't actually accept your option nor transfer - just repeats - dead end prerecorded option list - I tried it with pressing # even tho doesn't say to, I tried without, I tried *, and zero - NO option that works - It's literally a number to recording option dead end meant to frustrate people to hang up. The emails online on their website - abuse@fpl.com and report businessfraud@nee.com - these ALSO don't operate even tho FPL website says to report things to them to these emails - they are dead end email - I have pictures, screenshots and videos. The company with Georgia plates is not registered in Florida. but the man threatened me - giving illegal "legal advice" saying if I did not let him enter my yard to check my pole and something happened FPL was not liable. I said - FPL can enter - you can't until FPL tells me you are legit. They left. But I'm gonna call police if they come back and it's a stand your ground state too right? truck said Osmose Utility Services Inc - Osmose Inc registration expired 20 years ago and no "Osmose Utility Service, Inc." is registered in Florida. And the truck had Georgia plates - 2 of the 3 looked like convict day laborers - NOT too btw - no idea if ANYONE was background checked first by FPL or otherwise. Nor if they had workers comp? I'm entitled to know if someone is or isn't authorized before letting in my backyard. for my safety. ANYONE can claim to "be FPL" or to "work for FPL" but aren't we citizens entitled to verify it if we haven't gotten notice FROM fpl? And to do so without threats? And shouldn't FPL as a big bus in this state be required to have a dedicated number and email that ACTUALLY works for us TO verify. Isn't it fraud for them to publish numbers that don't work, emails that don't work??

Melanie Griswold

From: Melanie Griswold
Sent: Tuesday, September 26, 2023 8:55 AM
To: agencyresponse@myfloridalegal.com
Subject: FW: From the Florida Attorney General's Office

Dear Rob Sparks,

I am very familiar with Allison Dennington. Thank you for sending this information. I am unsure why she would send her complaint to the Office of Citizen Services

Florida Attorney General's Office, and not her local Police Department first. I appreciate the concerns you have, as well as my Officers.

I will ensure our dispatch is aware if we receive a call to her residence.

Respectfully,
Chief Melanie Griswold



Melanie Griswold

Chief of Police
Melbourne Beach Police Dept.
507 Ocean Avenue
Melbourne Beach, Fl. 32909
Office (321) 723-4343
Cell (321) 288-0468

Melbourne Beach employees will serve its residents, businesses and visitors through leadership, partnership and provisions of effective community-focused services that emphasize safety, efficiency and quality of life.-Staff

Under Florida Law, email addresses are Public Records. If you do not want your e-mail address released in response to public record requests, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

Melbourne Beach Town Clerk

From: Mary Frances Weerts <maryfran502@gmail.com>
Sent: Wednesday, June 18, 2025 3:47 PM
To: Melbourne Beach Town Clerk; deputytownclerk@melbournebeachfl.org
Subject: 6th Street Ramp Upgrade request for Commissioners mtg 6/18/2025

Hi Amber,

If there is time please read my letter when appropriate time allows. I am not in town and unable to do so. Thank you for all you do! I appreciate you!

To all Melbourne beach Commissioners,

I'm reaching out to ask for your support regarding the proposed upgrades to the 6th Street ramp. This project would significantly improve access and safety for all users, while also enhancing the overall functionality.

What makes this opportunity particularly special is the generous offer from local resident Mike Kalajian, who has volunteered to donate his time and expertise at no cost to the city. This kind of partnership presents a rare chance to make a meaningful improvement without adding financial strain on public resources—With budget concerns already heightened, especially in light of recent legal expenses exceeding \$160,000 from the Mayor's lawsuits, opportunities like this are more valuable than ever- it is a "win-win" that supports both fiscal responsibility and the public good.

Thank you for taking the time to consider this. I truly hope you'll lend your support to help move this project forward.

Mary Weerts

400 Driftwood Ave,

Melbourne Beach

Melbourne Beach Town Clerk

From: Keena Schwinn <keena@schwinns.com>
Sent: Wednesday, June 18, 2025 11:30 AM
To: Melbourne Beach Town Clerk
Subject: please have my letter read

Hello,

Could you please read my comments at tonight's meeting:

I am a resident at 503 4th avenue in Melbourne Beach and it came to my attention this morning that the town's commission will be hearing about, or perhaps voting on, upgrades to the 6th avenue boat ramp which is two blocks away from me. I would like to know what those proposals are and to voice my concern about any upgrades or additions that will increase traffic in our pedestrian congested area. I have a daughter with autism who has no awareness of traffic safety. We have a gate on our property to protect her, but it is not fool-proof and she has run out several times before, including a time when a random driver picked her up blocks away to protect her until I could get there. Anything that would increase traffic on Pine, especially if it leads to larger pick-ups towing boats, would be of great concern to us and to her safety. We also have neighbors around us with small children and lots of elderly and pets walking. Please register my opposition.

Caterina (Keena) Schwinn
503 4th ave.
Melbourne Beach

Melbourne Beach Town Clerk

From: Keena Schwinn <keena@schwinns.com>
Sent: Wednesday, June 18, 2025 4:10 PM
To: Melbourne Beach Town Clerk
Subject: RE: please have my letter read

Hi Amber,

Can you also enter the following, in case I can't make it down for the meeting because of my daughter's needs:

Before anything is voted in or approved, I would request the town conduct a study to see if adding a dock at the 6th avenue boat ramp will increase car/truck traffic in our neighborhood. It is essential to have an understanding of how this will impact our local roads before we vote it in. There must be other areas in the state that have made such additions and could give us an idea of how it impacts houses that abut the ramp and the roads around it.

Sincerely,

Caterina Schwinn

From: Melbourne Beach Town Clerk [mailto:TownClerk@melbournebeachfl.org]
Sent: Wednesday, June 18, 2025 11:41 AM
To: Keena Schwinn
Subject: RE: please have my letter read

Good Morning,

I have received your public comment to be read during the boat ramp agenda item at tonight's Regular Town Commission Meeting.

Sincerely,

Amber Brown, CMC

Town Clerk



Town of Melbourne Beach
507 Ocean Avenue
Melbourne Beach, FL 32951
(321)724-5860

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone.

CONFIDENTIALITY NOTICE: This electronic transmission, including any attachments, may contain confidential information that is legally privileged and exempt from disclosure. The information is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient or any employee/agent responsible for delivering the message to that recipient,

Dear Commissioners and Melbourne Beach residents,

June 18, 2025

I am writing as a local resident to express my concerns to the proposed construction of a dock at the end of Sixth Avenue. This idea was brought up during public comment at the May 21st town commission meeting. I personally know, like and respect every person that stood up and spoke about their interest to have a 30 foot dock and do recognize that their feelings are valid, however I was surprised that the people who want this dock and we consider friends have not texted called or knocked on our door to see how the people who would be most affected by this change, felt. As it stands, the individuals that I know requesting this dock do not reside in the immediate vicinity and would not be directly affected by the disturbances or risks introduced to the neighborhood.

Billy and I are very reasonable people and understand the appeal of increasing public access to the water, however I respectfully urge you to really think about this proposed project due to several significant concerns regarding safety, privacy, enforcement, and the overall impact on our neighborhood and the environment. It's a very different scenario for the individuals proposing the dock versus those who live right there. People (including non-residents) will launch their boats, go and have a great day on the water, and then go home while those living nearby will never get away from it and be affected 24 hours, 365 days a year. You may or may not care about that but I urge you to consider both sides.

The area in question is a quiet, residential neighborhood, and the addition of a dock invites increased traffic from boats that are not only sizable—often exceeding 20 feet—but also frequently operated by non-residents. Pine Street is currently one of the busiest pedestrian and bicycling streets in Melbourne Beach. Every day there are children biking to school, walkers, joggers and bikers of all ages moving up and down our street and in order to back your boat into the 6th Avenue ramp, you are backing up blindly and not able to see on Pine which is extremely dangerous already. Can you imagine even more traffic to that area? We live adjacent to the ramp and know how busy and unmonitored this area is currently. This influx brings with it elevated safety concerns, noise levels, potential trespassing and a loss of the peace and privacy that Melbourne Beach residents have long cherished.

This area is also home to a variety of wildlife, including ducks, dolphins, herons, and many other species that rely on the existing natural shoreline for feeding, nesting, and migration. The addition of a dock—and the inevitable increase in boat traffic and human activity—poses a direct threat to these animals and their fragile habitats by creating more noise, pollution, and physical danger for the wildlife that resides there. Preserving and protecting our natural

surroundings should be a top priority. Once disturbed, these environments are difficult—if not impossible—to restore.

Next the question of oversight is also critical. Who will be responsible for monitoring vessel size and ensuring adherence to dock rules? Without clear and consistent enforcement, it is highly likely that the dock will be misused. There is currently no plan in place to prevent boaters from tying up for extended periods of time or even overnight, creating not just a nuisance but also a liability risk. The proposed dock also poses safety concerns. Increased activity without appropriate supervision could result in accidents. Who would be held responsible in such a case? Additionally it was mentioned that the dock would potentially be needed to help people with disabilities getting on and off boats, which opens up the door to having handicap parking designated to be ADA compliant which would further reduce the current area for car and trailer parking.

Another crucial consideration is the long-term financial burden that a public dock entails. In a coastal town like Melbourne Beach, structures like this are highly vulnerable to damage from hurricanes and tropical storms. Each storm season brings a real risk of destruction or deterioration, requiring frequent repairs, rebuilds, and ongoing maintenance. This represents a recurring and potentially significant expense to the town and its taxpayers—year after year—with no guarantee of sustained benefit to the overall community.

From my understand one of the concerns driving this proposal is that users do not want their passengers to get wet while boarding; fortunately a few practical solutions already exists. The long public pier located nearby can be used to pick up passengers, it has a low platform deck which can easily accommodate people getting in and out of their boats safely while keeping dry. Additionally, we are very blessed to have a large designated structured boat ramp less than 3 miles away from Melbourne Beach on Front Street that takes just minutes to get to. There is ample parking, plenty of long dock space for people to get on and off their boats safely, proper lighting and bathrooms. Both of these options offer solutions to residents who are seeking a more safe and dry access without compromising the peace and safety of our quiet neighborhood and residential shoreline.

Again, we try to always look at both sides of a situation and understand where others are coming from - we strive to find practical solutions to problems. However, in this situation, it is especially difficult. Once something like this is built and suffers inevitable storm damage, there will naturally be calls to rebuild it—often bigger, stronger, or with added features. While no one may intend for that to happen now, it is the predictable consequence of introducing permanent infrastructure to a location that was never intended to support it. That kind of expansion, though

gradual and well-meaning, could fundamentally change the character of this quiet residential street. It's also important to remember that this area was originally intended for non-motorized, small watercraft such as kayaks, paddleboards and very small john boats.

For a moment before closing, I would like for everyone to take a moment and put themselves in our position, would they like a public 30-foot dock adjacent to their property? I ask you to consider this honestly and with empathy—and to respect the neighbors who do live in close proximity to this proposed development who ultimately will bear the brunt of its consequences. While the intention behind the dock may be rooted in enhancing community access, the actual consequences of its construction will disproportionately affect the local residents who live nearby and have made this area their home. Some people have said in the past “you bought a house beside a boat ramp” but the actual fact is that we purchased a home next to a kayak launch which is how it is still listed on Google maps today. We love seeing the boats coming and going, but the reality is that this area was never intended to be more than it is now, It's simply a slightly larger parcel of land in between 2 houses in a residential neighborhood. I strongly urge the Commission to prioritize the interests of the immediate community and come up with ways to preserve the small 6th avenue boat ramp access.

Thank you for your attention to this matter and for your continued service to our town.
Respectfully,

Allison Stephens
1508 Pine St. Melbourne Beach, FL 32951

Melbourne Beach Town Clerk

From: Kelli Turner - Talent Development Coach <kelli@turnertalent.com>
Sent: Wednesday, June 18, 2025 9:42 AM
To: Melbourne Beach Town Clerk
Subject: Meeting Agenda RE BOAT RAMP

Our commissioner answered our email and said we can r Request that the below be read and it would be entered into the public comment. Thank you.

To our commissioners:

We are in full support of the boat ramp on 6th avenue and have used it FOR YEARS!

We hope our commissioners will also be in support of the rebuilding of the boat ramp, especially since

a resident has offered this for free!

Thanks!

Kelli Turner & Gary Turner
420 Sunset Blvd. MB



Talent Management & Development
Casting • Coaching • Connections

www.Turnertalent.com General Questions: Info@TurnerTalent.com

Melbourne Beach Town Clerk

Subject:

FW: opposition to new dock at kayak park

From: Tim & Heather Chambers <tjc.beachside@gmail.com>

Date: June 17, 2025 at 7:39:10 PM EDT

To: Melbourne Beach Town Manager <TownManager@melbournebeachfl.org>, Dawn Barlow <dbarlow@melbournebeachfl.org>

Cc: Alison Dennington <adennington@melbournebeachfl.org>

Subject: opposition to new dock at kayak park

Town Manager & Vice Mayor,

I would like to voice my opposition to the proposed dock at 6th & Pine.

A few quick bullet points:

- Cost of repairs and maintenance – I understand someone has volunteered to construct the dockage at no cost to town. Who is going to reconstruct and repair it after a storm? That boat ramp is continually damaged during hurricane season. Are taxpayers going to be reasonable for maintaining it along with the Ryckman Pier we already have 2500 feet away?
- Parking along Pine Street – Weekend vehicles and trailers are already blocking Pine on the weekends. Where are you going to put the additional vehicles that are just hanging out on the dock or meeting to get on a boat? Again, there are parking and loading docks a couple of blocks away that also generate revenue for the town from non-residents.
- Danger to kayakers and paddle boarders – This boat ramp does accommodate small motorboats but the intention of it (and the park's actual name) is for kayakers, while paddleboarders enjoy its use also. People get in the water to use their vessels. Now if a pier is there, people will fish off it and leave hooks and other dangerous things in the water that people can step on while using their vessels.

I love this quaint town and am not opposed to growth and changes. But I feel this project is lessening the kayak launch area that we already have and that residents enjoy. Anything you add to this area is already accessible a couple blocks away at Ryckman Pier which was built for fishing and docking boats. Why do you need another area for these activities just a couple a blocks away?

My family uses both parks for their intended purposes and feel no need to upgrade the kayak park. It will not add value to the town and in the end could cost the town quite a bit of repair and maintenance costs – when it's simply not needed. The only value it will add is to AirBnB listings saying there is a dock on the river within walking distance.

I am presently out of town and can't attend the meeting. Please accept this letter as my official opposition to this new "pet" project.

Best regards,

Timothy Chambers
501 2nd Ave
Melbourne Beach, FL

Melbourne Beach Town Clerk

Subject: FW: opposition to new dock at kayak park

From: Tim & Heather Chambers <chambers.beachside@gmail.com>
Sent: Tuesday, June 17, 2025 7:38:43 PM
To: Melbourne Beach Town Manager <TownManager@melbournebeachfl.org>; Dawn Barlow <dbarlow@melbournebeachfl.org>
Cc: Alison Dennington <adennington@melbournebeachfl.org>
Subject: opposition to new dock at kayak park

Town Manager & Vice Mayor,

I would like to voice my opposition to the proposed dock at 6th & Pine.

A few quick bullet points:

- Cost of repairs and maintenance – I understand someone has volunteered to construct the dockage at no cost to town. Who is going to reconstruct and repair it after a storm? That boat ramp is continually damaged during hurricane season. Are taxpayers going to be reasonable for maintaining it along with the Ryckman Pier we already have 2500 feet away?
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My family uses both parks for their intended purposes and feel no need to upgrade the kayak park. It will not add value to the town and in the end could cost the town quite a bit of repair and maintenance costs – when it's simply not needed. The only value it will add is to AirBnB listings saying there is a dock on the river within walking distance.

I am presently out of town and can't attend the meeting. Please accept this letter as my official opposition to this new "pet" project.

Best regards,

Heather Chambers
501 2nd Ave
Melbourne Beach, FL

Melbourne Beach Town Clerk

From: ANDY ATKINSON <aaosler@aol.com>
Sent: Tuesday, June 17, 2025 9:52 AM
To: Melbourne Beach Town Manager; Dawn Barlow; Melbourne Beach Town Clerk
Subject: Pubic comment for boat dock - Andy Atkinson

Andrew Atkinson
1602 Pine St.

I am unable to be present at the meeting and request that my comment be read aloud during the public comment section of the meeting 06/18/2025 Thank you!

Dear commissioners,

I am writing to you to voice my concerns about the plans for sixth Avenue boat ramp. Most of my concerns were already forwarded to you from my wife Carolyn.

Since we live right next to the boat ramp, I obviously do not want the dock for privacy and security purposes. I also think it is a very bad decision for the town in general. There are so many unintended consequences that will result from a 30 foot dock which is completely unnecessary.

I believe this plan will invite an enormous increase in traffic at the ramp site. It is already a zoo on the weekends. It is a very small area that can only hold for vehicles with trailers. Where will all the other trailers go? What will prevent others who do not live in Melbourne Beach to dock their boat and tie up for the day or even the day before?

I have heard that there will be rules that only Melbourne Beach residence can use the ramp. Who is going to do that enforcement?

This would be an increase burden on our police. Contrary to other comments that I've heard there is a significant amount of out-of-town activity already, and dock of that length will clearly invite all kinds of other activity aside from boating - people fishing, hanging out at night, etc. - again who is going to do that policing if there are rules in place?

I understand someone has offered to put the dock in free of charge and supposedly maintenance. Is that in writing? What is the town's recourse if that person moves away or relocates?

What is the environmental impact of this dock and has that been studied? Would the blue wall be removed? Would you have to climb over it to get to the dock? What will be the liabilities for the town for such a plan?

In summary, I believe this idea is inappropriate for a residential area, impractical and not the right thing for the town. Please consider your neighbors when you consider this plan.

Thank you for your time,

Andy Atkinson

Melbourne Beach Town Clerk

From: Carolyn <carolynfatkinson@gmail.com>
Sent: Tuesday, June 17, 2025 8:42 AM
To: Melbourne Beach Town Clerk; Dawn Barlow
Subject: Please read for public comment concern boat ramp development

Please read for public comment on 6/18/2025

Carolyn Feltus-Atkinson
1602 Pine Street

Dear Melbourne Beach Commisioners,

I am writing to express my concern about the recent talk of putting a boat dock at the 6th Avenue access. My biggest concerns are privacy and safety.

My house is on the south side of the access so I have a special concern for myself and my family but I believe this is bad for the town as well, with cost and liability concerns in addition.

When we moved to 1602 Pine St in 1995 there was a small access for kayaks , canoes and jet skis. We had a 17 foot boat which we couldn't launch and that was fine, we took it to Front street, just across the bridge.

Since that time the pavers were replaced with a concrete ramp allowing larger boats to access. In order to launch, often the vehicle must back the boat blind across Pine Street, an obvious hazard for the cars, carts, bikes and pedestrians and pets that are coming down Pine. Our town prides itself on its walkability and this is dangerous already. Adding a dock will only increase this danger with more and larger boat traffic. In addition there will be people on the dock that will likely fall, jump and get injured. Liability should be researched here. Additional policing will also be needed.

Even if there is a generous donation of the dock there is still upkeep and the inevitable replacement costs after storms. No one can guarantee they would be in a position to assume that responsibility or even be living in this town at that time.

Privacy is another concern. For the neighbors for many streets around 6th there will be more people launching but also more people that will just be coming from other places to tie up at a dock and remain there. Additionally if the access is full of trailers there will be people parking on the streets - another navigation hazard. We already have a majority use by non-residents. This brings up noise concerns as well as safety and upkeep of the area. This is clearly a different use than was originally intended - neighborhood access for small craft and for enjoying the sunset. We have a pier to enjoy just six streets north. A boat launched at 6th could certainly pick up passengers there if that is desired.

Others who are proposing this for convenience are not going to feel the effects in loss of privacy, noise concerns and safety.

I would ask that you think about the neighbors that would be very much affected by this major change.

Very Sincerely,
Carolyn Feltus-Atkinson

Melbourne Beach Town Clerk

Subject: FW: Public comment for meeting scheduled for 6/18/25 regarding 6th Ave pier

From: Georgene Wawrzyniak <gdw0315@gmail.com>

Date: June 16, 2025 at 9:38:19 PM EDT

To: Melbourne Beach Town Manager <TownManager@melbournebeachfl.org>, Dawn Barlow <dbarlow@melbournebeachfl.org>

Subject: Re: Public comment for meeting scheduled for 6/18/25 regarding 6th Ave pier

******I am unable to attend the meeting but I am requesting my letter to be read at the meeting during public comments. Thank you for your attention to this matter.**

Dear Melbourne Beach Commissioners,

I have recently had the opportunity to review the upcoming agenda for the town meeting that will take place on 6/18/2025.

I have concerns regarding the proposed pier for the 6th Avenue access. I reviewed the proposal and I am concerned that there has not been enough research on how this will affect the houses not only adjacent to the access road but also to the surrounding home in the area.

I went to the access and reviewed the site plan but I feel there are other options that should be explored. The north access is a carved out area that can easily accommodate a floating dock or a relatively small landing area that could easily allow for a boater to put their watercraft in and temporarily tie up so they can park their vehicles and still safely board their watercraft thus eliminating the need for a long pier.

Since I live only one house away from the access ramp, I have witnessed on multiple occasions people struggling to back up on Pine Street and block the local traffic to load and unload their boats or other watercraft. With a long pier there is also the concern that this may encourage others that are not local to dock up to a pier and then head to the beach for the day. The parking area is already a crowded situation and this may cause people to park their cars and trailers on the street.

As we all know, the water in the Indian River is very shallow and a pier can create an illusion that the water is deeper than it is and people can be tempted to jump in and be injured. This is a liability issue for the town and should be carefully looked at.

Even though there is a generous donation for the building of the dock being proposed, as we have all witnessed in the past, hurricanes and storms can cause a lot of damage and unless there is some sort of an endowment fund that will guarantee the repairs for the future, a promise of good faith is not really a reliable plan for our town.

In closing I would like to voice that I understand how slippery the access ramp can get, I feel that more research is needed before we can entertain this permanent change. There has to be more options that must be investigated thoroughly.

Respectfully submitted,

Georgene Dahab Wawrzyniak

1616 Pine Street.

Melbourne Beach Town Clerk

From: Patty Maier <pmaier500@gmail.com>
Sent: Wednesday, June 18, 2025 5:22 PM
To: Melbourne Beach Town Clerk
Subject: Strongly Oppose the Sixth Ave Dock

The question why we should build a new dock in our residential neighborhood?

Why build a dock on Sixth Ave when we already have a dock on Ocean Avenue?

Ocean Avenue is where the public areas are located. We have a dock already where the public park is and where the public playground and the tennis courts are so to keep our residential areas residential we should not be building a public dock in our residential areas.

We always hear about keeping MB residential correct?

So why change now?

Name another town that does this???

We don't need the noise or the parties and the traffic including the traffic from people who don't live in Melbourne Beach!! Did anyone think of the fact that the parking areas on the beach on 1 Ave to 6th Ave are used heavily by out of towners?

Do we want this same problem in our quiet residential area?

Do we want out of towners coming and destroying our residential neighborhood areas by those who pay no taxes whatsoever?

Better idea is to keep it the way it is.

Let people from our neighborhood who want to use a dock to use the dock on Ocean Ave.

Thank you

Bob and Patty Maier

Melbourne Beach Resident

“STAR” INTERVIEWING CONCEPT

- ❖ Past history predicts future history.
- ❖ Interviewing and candidate selection is an art not a science.
- ❖ People are people. They are not machines.
- ❖ The “perfect” candidate may not be the “right” person for the job.
- ❖ #1 concern is “fit”. The best fit for Melbourne Beach may not be the best fit for Melbourne, Cocoa or Orlando. But then, the person who has been in Melbourne may want the style of Melbourne Beach.
- ❖ Have one person, perhaps the initial interviewer, designated to “lay out” the position.
- ❖ Actual experiences and situations are important not the “what if” hypothetical situations.
- ❖ These techniques will help the interviewer understand the full responsibilities of the interviewee’s past jobs.
- ❖ A candidate’s behavior is what is important.
- ❖ Open-ended questions are best. “Can you tell of a difficult customer service issue in your job that you had to deal with and how you dealt with it?”
- ❖ People often embellish their values and experiences on a resume. Afterall, they are selling themselves.
- ❖ Take notes during your conversation. Interviews and interviewees will blend.
- ❖ You can’t know or size a person up in 15 seconds.
- ❖ My best interview amount of time was 35-40 minutes long.
- ❖ If you are talking, then you are not interviewing.
- ❖ Silence is an interviewing technique.
- ❖ Ask if your candidate has any questions at the end of the interview. Are their questions applicable, pertinent and appropriate?
- ❖ Interviewees may be schooled in the STAR interviewing concept.

“STAR” INTERVIEWING CONCEPT

“STAR” = Situation Task Action Result

Each story has a beginning, middle and end.

“We look to the Town Manager to lead the budget process with the Commissioners. If you have new Commissioners, who lack this experience, how have you handled this.”

“Tell me about your experiences dealing with the budget process.”

“Tell me of your experience when a grievance has been filed against you or a member of your team.”

“Do you have experience dealing with a resident who has been said “no” to. Tell me about a couple of those occasions.”

“Give me an example of....”

“Describe a situation....”

“Tell me about the time when....”

“Have you ever....”

“What do you do when....”

Every story has a beginning, middle and end.

But first, what are the personality traits you are searching for?

“STAR” INTERVIEWING CONCEPT

Personality Traits

- Adaptability
- Administrative skills
- Analytical reasoning
- Attention to detail
- Collaboration
- Communication skills
 - Written, Oral, Listening, Cognitive
- Conflict resolution
- Creativity
- Critical Thinking, like cognitive skills
- Data Analysis
- Decision-making skills
- Empathy
- Flexibility
- Judgment
- Leadership
- Math
- Motivation
- Negotiation skills
- Organizational skills
- Problem solving
- Project Management
- Self-motivation
- Stress Management
- Teamwork
- Time management
- Work ethic

“STAR” INTERVIEWING CONCEPT

How do you use this concept?

First, decide what 10-12 personality traits are most important to this job. Yes, other characteristics are important, but those chosen are most important.

You will probably not be able to focus on all characteristics during the interview. This can be a team effort whereby certain interviewers are assigned to focus on certain traits.

After the interview immediately “score” the personality traits and answers as “n/a, 1,2,3,4,5” with 5 being the highest score.

Use the same scoring to assess how each interviewee did compared to other interviewees. Rank your interviewees against each other, 1,2,3, etc.

Compare scores and notes with other interviewers.

Scoring can be relative. Certain people may score candidates higher than others. Each interviewer’s scoring patterns will probably indicate this over multiple interviews.

Is the highest scoring person worth a higher compensation than a lower scoring person? Perhaps, but if the “fit” for the job appears to be very good, then you perhaps should want that person.

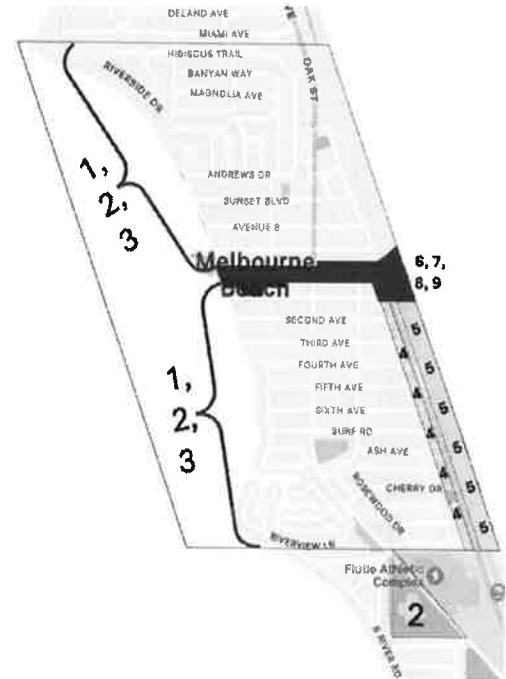
Does the highest scoring person win? “Fit”, which may be determined by “gut feel” may override the highest score.

How does the “right” person fit into the salary and benefit offerings of this position? Answer is in the experience and interviewer’s perception of that person filling the job best.

Reinstating Rental Protections to Melbourne Beach Residents In Zones 1,2&3

According to AirDNA, (<https://www.airdna.co>), Melbourne Beach:

- Short-Term Rental (STR) listings have doubled over the last 3 years
- 80% offer minimum stay of six (6) days or less, 50.5% offer three (3) days or less
- Other: Almost 5% of Melbourne Beach properties are SLT.



Short Term Rentals (STR's), are impacted by

- **Land Development Code (LDC), Appendix A**
 - **Chapter 1A, General Provisions** – Definition of Terms (which includes Dwellings), permitting, fees and process for variances.
 - **Chapter 7A - Zoning Code** – District boundaries, permitted dwelling types, their uses and prohibited uses
- **Note: Vacation Rentals, Chapter 74** deals with rules and regulations, not property use or duration.

Melbourne Beach CODE OF ORDINANCES.

<https://codelibrary.amlegal.com/codes/melbournebeach/latest/overview>

Land Development Code AS OF June 16, 2025

5-RMO OCEANFRONT MULTI-FAMILY DISTRICT

Residences between Atlantic St. (A1A) and the ocean. Preservation of area natural features and amenities.

ALLOWS: Multi and single-family residences, Townhouses, offices, K-12 schools, government parks/beaches, home occupations, electric substations.

PROHIBITED USES: Anything marijuana related, RENTALS LESS THAN 1 MONTH

All other uses not specifically or provisionally permitted herein.

4-RM MULTI-FAMILY RESIDENTIAL DISTRICT

Promote and protect medium-density residential development with a variety of housing types.

ALLOWS: Multi and single-family residences, Townhouses, home occupations.

PROHIBITED USES: Anything marijuana related, RENTALS LESS THAN 1 MONTH

All other uses not specifically or provisionally permitted herein.

1-RS, 2-RS, 3-RS SINGLE-FAMILY RESIDENTIAL DISTRICT

Promote and protect low-density high-quality residential development.

ALLOWS: Single-family residences, home occupations, Electric Substations, K-12 schools.

PROHIBITED USES: Anything marijuana related,

All other uses not specifically or provisionally permitted herein.



If a property USE isn't specifically defined in LDC, it's prohibited.

LDC defined rental use in Zones 4&5 which therefore allowed them.

This is consistent with Indialantic.

COMMISSION NEXT STEPS

Assuming each commissioner agrees with the vast majority of Melbourne Beach residents that we don't want short-term rentals, reaffirm that our current LDC codes allow them in Zones 4 & 5, but don't allow them in Zones 1,2, & 3 (consistent with Indialantic). This should be the Town's stated position moving forward.

IMMEDIATELY SUSPEND ISSUING RENTAL CERTIFICATES FOR ZONES 1, 2, & 3.

BUT WE DO NEED TO COMPROMISE, BELOW IS A SUGGESTION:

Through no fault of their own, we have let property owners in Zones 1,2, & 3 conduct short-term rentals. They should be grandfathered, but differently:

- Owner occupied STR's can remain until property changes title
- Resident owned STR's can remain in effect for 5 years
- Non-resident, LLC's, Trusts or other company owned properties can remain in effect for 3 years

This will be a benefit to current STR owners as it will limit vacation rental supply allowing them to get maximum rental revenue.

COLLECT RELEVANT DATA THAT ENSURES OUR POSITION HOLDS UP TO LEGAL SCRUTINY

During the December 17th, 2024, council meeting, our Town Attorney, Ryan Knight committed to getting relevant data around short-term rentals.

- First confirm our Land Development Code in 2011 PRIOR to the state passing HB 883 qualifies for the grandfather exemption.
- If it does, collect all relevant information that supports the Town's desired outcome to eliminate short-term rentals in Zones 1,2 & 3.
 - If necessary, create position paper (argument) to support this position.
- If necessary, collect all data that would be used to refute our position.
 - If necessary, create position paper (argument) to repudiate this position.

COMMISSION

- Pass motion for Mr. Knight to compile and disseminate all relevant data to town council in next 30 days.
- ~~Don't need opinions at this point, just the legally relevant data.~~
- The commission can determine next steps and hopefully a plan of action to clear this up in a timely manner so we can all move on to other issues affecting our Town.