



**City of Melbourne, Florida
Agenda
Planning and Zoning Board**

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

September 3, 2026, 6:30 p.m.

A. Opening

1. Pledge of Allegiance
2. Roll Call
3. Approval of Minutes – August 6, 2026
4. Declaration of Conflict
5. Disclosures
6. Public Comment

B. New Business

7. **Conditional Use Request (CU2026-0009) The Office Cigar Lounge Expansion:** (Public Hearing) [Applicant: Micah Rose] This Public Hearing is called to consider a Conditional Use to allow the sale and consumption of alcoholic beverages on-premises as expansion to an existing cigar bar zoned C-3 (Central Business District), located on the south side of West Eau Gallie Boulevard, east of Guava Avenue, and west of Highland Avenue (587 West Eau Gallie Boulevard, Unit 102 & 103).

8. **Finding Of Consistency (FOC2026-0008), Zoning Text Amendment (TEXT2026-0011) OEV - Outdoor Entertainment Venue District:**

This item has been postponed by staff to the September 17, 2026 meeting to complete additional revisions.

9. **Finding Of Consistency (FOC2026-0009) Melbourne Downtown Community Redevelopment Plan Amendment:** (Public Hearing) [Applicant: City of Melbourne] This public hearing is called to consider an amendment to Chapter 20, Article II, Division 3, Section 20-64 Adoption, for changes to the Downtown Melbourne Community Redevelopment Agency (CRA) Redevelopment Plan, establishing a Building Improvement Program.

C. Future/Additional Business (Staff)

D. Additional Board Member Comments

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E. Adjournment

Note: More than one member of the City Council may be in attendance at the meeting and may participate in discussions.

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by this Board, agency or meeting or hearing, he will need a record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the Community Development Department at (321-608-7500), no later than 5:00 p.m., at least 48 hours prior to the meeting.