



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

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

September 18, 2025, 6:30 p.m.

A. Opening

1. Pledge of Allegiance
2. Roll Call
3. Approval of Minutes – August 7, 2025, and August 21, 2025
4. Declaration of Conflict
5. Disclosures
6. Public Comment

B. New Business

7. **Preliminary Plat Request (PPLAT2025-0001) Torrence Townhome Subdivision:** (Public Hearing) [Owner: Torrence Lane LLC, Mike Grogan] [Applicant/Representative: Vaheed B. Teimouri, P.E.] Preliminary plat approval to construct an eight-lot subdivision at an overall density of 14.67± units per acre, on a 0.545±-acre property zoned R-2 (One, Two, and Multiple-Family Dwelling Medium Density District) located on the south side of Torrence Lane, west of North Harbor City Boulevard and east of the FEC Railway.

C. Future/Additional Business

8. City Clerk/City Attorney Board Training Refresher

D. Additional Board Member Comments

E. Adjournment

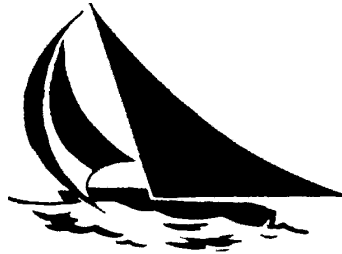
Note: More than one member of the City Council may be in attendance at the meeting and may participate in discussions.

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 insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by

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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.



City of Melbourne
Community Development Department

ITEM NO. 7

PPLAT2025-0001

PRELIMINARY PLAT REQUEST

**TORRENCE TOWNHOMES
SUBDIVISION**