



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

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

October 16, 2025, 6:30 p.m.

A. Opening

1. Pledge of Allegiance
2. Roll Call
3. Approval of Minutes – September 18, 2025
4. Declaration of Conflict
5. Disclosures
6. Public Comment

B. New Business

7. **Conditional Use Request (PPLAT2025-0001) with Site Plan Approval (PLAN2025-0006) El Car Wash:** (Public Hearing) [Owner: 925 WICKHAM LLC, David Freedman] [Applicant/Representative: Jordan Draper, P.E.] Conditional use request to allow a car wash in the C-2 (General Commercial) zoning district with site plan approval for demolition of an existing retail store and the construction of a new single-bay car wash along with associated improvements on 2.54± developed acres, located on the east side of North Wickham Road, north of Sarno Road, and south of West Eau Gallie Boulevard (925 N. Wickham Road).

C. Future/Additional Business

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.