



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

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

November 6, 2025, 6:30 p.m.

A. Opening

1. Pledge of Allegiance
2. Roll Call
3. Approval of Minutes – September 18, 2025, and October 16, 2025
4. Declaration of Conflict
5. Disclosures
6. Public Comment

B. Unfinished Business

7. **Conditional Use Request (CU2025-0002) with Site Plan Approval (PLAN2025-0006) El Car Wash:** (Public Hearing) [Owner: 925 WICKHAM LLC,] [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. New Business

8. **Comprehensive Plan Future Land Use Map Amendment *Minor Amendment* (MAP2024-0013) Zoning Amendment Request (MAP2024-0012) And Site Plan Request (PLAN2024-0019) Lansing RV Storage:** (Public Hearing) [Owner: LAWS HALL PARTNERSHIP LLP] [Applicant/Representative: Justin Archey] For a 1.83±-acre portion (Lot 4) of an overall 6.25±-acre property (Lots 3 and 4) of the Lansing Square Commercial Subdivision, located on the north side of Lansing Street, east of North Wickham Road and south of Lake Washington Road (2175 Lansing Street), the following are requested:
 - **Comprehensive Plan Amendment** – amending the future land use map classification from General Commercial to Heavy Commercial;
 - **Zoning Amendment** – amending the zoning map from C-2 (General Commercial) to M-1 (Light Industrial); and

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- **Formal Site Plan** – to develop an outdoor RV storage area on Lot 4, accessory to the existing mini-storage business.
- 9. **Conditional Use Request (CU2025-0007) Redtail Four Brewery:** (Public Hearing) [Owner: Wid T. Bell] [Applicant/Representative: Chelsea Woodard] For a 1±-acre property located on the west side of South Harbor City Boulevard, the east side of Irwin Street and south of Powell Avenue (2808 South Harbor City Boulevard), the following are requested:
 - **Conditional Use** to allow a microbrewery use in C-2 (General Commercial District) zoning; and
 - **Conditional Use** to allow for the consumption of alcohol (beer and wine) on premises in conjunction with a proposed microbrewery and pizzeria.
- 10. **Conditional Use Request (CU2025-0008) The Office Cigar Lounge:** (Public Hearing) [Owner: LJ Real Estate Holdings, LLC] [Applicant/Representative: Micah Rose] Conditional Use to allow the sale and consumption of alcoholic beverages on-premises, accessory to cigar sales, in one 670±-square foot unit located on 0.20±-acre developed acres, 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, Unit 103).
- 11. **Conditional Use Request (CU2025-0009) The Collection:** (Public Hearing) [Owner: Michael Spetko] [Applicant/Representative: Michael Hernandez] Conditional Use to allow the sale and consumption of alcoholic beverages (beer and wine) on-premises, accessory to a retail food and wine market, in a 1500±-square foot unit of a multi-tenant building zoned C-3 (Central Business District), located on the east side of Cypress Avenue, west of North Harbor City Boulevard and north of West Eau Gallie Boulevard (1385 Cypress Ave, units 101 and 103).
- 12. **Finding Of Consistency (FOC2025-0004) and Land Development Regulations Text Amendment (TEXT2025-0011) Affordable Housing Updates:** (Public Hearing) [Applicant/Representative: City of Melbourne] Finding of Consistency and Land Development Regulations text amendment amending City Code, Part III, Appendix B, Article 5, Section 4, Affordable Housing Development, for compliance with recent Florida Statute changes.
- D. **Future/Additional Business (staff)**
- E. **Additional Board Member Comments**
- F. **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

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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.