



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

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

**November 20, 2025, 6:30 p.m.**

**A. Opening**

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

**B. Unfinished Business**

**C. New Business**

7. **Annexation Request (ANNX2024-0009) Comprehensive Plan Future Land Use Map Amendment \*Minor Amendment\* (MAP2024-0030) Zoning Amendment Request (Map2024-0031) Site Plan Request (PLAN2024-0026) And Waiver Of Visual Screen (WVS2025-0001) The Preserve Multi-Family Residential: (Public Hearing) [Owner: Shannash Properties, Inc. Stephen Novacki] [Applicant: Kimley Horn; Tyler Enright, P.E.] [Representative: Land Development Strategies, LLC; Kelly Delmonico] For a 17.65± acre site, located on the west side of North Wickham Road, north of Post Road, at Preserve Drive/Pebble Creek Street, the following actions are requested:**

- **Annexation** into the City of Melbourne corporate limits;
- **Comprehensive Plan Amendment** – Establishing a Mixed Use Future Land Use Map classification;
- **Zoning Amendment** – Establishing R-2 (One-, Two-, and Multiple-Family Dwelling Medium Density District) zoning;
- **Site Plan approval** for a 264-unit multi-family, apartment complex at an overall density of 15± units per acre; and
- **Waiver of Visual Screen** – to install 335± linear feet of 6-foot-tall, opaque, vinyl fence in lieu of the code-required 6-foot-tall masonry wall.

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8. **Subdivision Variance Approval Request (SDV2025-0002) Babcock Townhomes (411 South Babcock Street):** (Public Hearing) [Owner: Grove Lane, LLC] [Applicant/Representative: Chelsea Woodard] A subdivision variance request on a 0.17±-acre portion of an overall 1.88± acre development to allow for the construction of a shared stormwater pond without platting a Tract, located on the southeast corner of South Babcock Street and Avenue D, west of Grove Lane.
  9. **Finding of Consistency (FOC2025-0005) and Land Development Regulations Amendment (TEXT2025-0012) Reasonable Accommodation – Certified Recovery Residences:** (Public Hearing) [Applicant: City of Melbourne] Finding of Consistency and Land Development Regulations Text Amendment to Amend City Code Part III, Appendix D, Chapter 1, Article I, by creating Section 1.02, entitled “Reasonable Accommodation - Certified Recovery Residences,” as it relates to changes made to Florida Statutes.
- 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 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.