



**City of Melbourne, Florida
Minutes — Planning and Zoning Board**

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

February 5, 2026, 6:30 p.m.

A. Opening

Mr. Broome called meeting to order, as the Chairman and Vice Chairman were absent, nominations were held for the Acting Chairman for the meeting.

Ms. Huges and Dr. Shackelford nominated George Lebovitz.

Moved **Bailey/Adams** to nominate George Lebovitz as Acting Chairman for the meeting.

Motion carried unanimously.

1. Pledge of Allegiance.
2. Roll Call.

Present:	George Lebovitz	Acting Chair, Member
	Dr. Ray Shackelford	Member
	Chris Adams	Member
	Shannon Bailey	Member
	Nancy Garmer	Alternate Member
	Carol Hudgens	Alternate Member
	Ethan Packey	School Board Representative
	Richard Broome	Deputy City Attorney
	Cheryl Dean	Planning Manager
	Todd Corwin	Planner
	Grace Sapikowski	Recording Secretary

3. Approval of Minutes – December 18, 2025.
Moved **Adams/Shackelford** to approve the minutes from the December 18, 2025 meeting.

Motion carried unanimously.

4. Declaration of Conflict

None.

5. Disclosures

None.

6. Public Comment

None.

B. New Business

7. Annexation (ANNX2025-0005), Comprehensive Plan Amendment Minor Amendment* (MAP2026-0002), Zoning Request (MAP2026-0001) Aloha Pet-Bird Hospital

Mr. Corwin summarized the request as detailed in the staff memorandum and confirmed that the Board will be making three recommendations on this item, all which will be forwarded on to City Council for ordinance consideration.

Mr. Corwin referenced the findings contained in the Planning and Zoning Board agenda memorandum. He stated that based upon the findings, staff recommends approval.

The Chairman opened the Public Hearing, and asked if the applicant wished to speak.

Frank Plata, P.E., the representative for the item, was available to answer any questions or concerns regarding the request.

Mr. Adams asked if the building was occupied or not occupied.

Mr. Plata replied that the building is occupied and the hospital has been there for 30± years.

Ms. Garmer asked if the buildings had an internal connection.

Mr. Plata identified that the buildings were roofed together but separated by concrete walls with a door, then elaborated on the reasoning for the annexation.

Ms. Hudgens asked for more information about the previous restaurant on the adjacent property to the east.

Mr. Plata stated there are two different owners: one involved with the hospital, and one who is not. If the property owners of Aloha are able to purchase the former restaurant parcel, they will eventually annex.

Mr. Lebovitz asked for more clarification on what type of “pet” hospital care is provided and if it relates to the local endangered wildlife sanctuary. Discussion ensued regarding connection between Aloha and the local wildlife hospital.

Mr. Plata explained that it is a domestic “pet” and rehabilitation hospital, and they also help with adoptions.

As there were no further questions for the applicant, the Chair closed the Public Hearing.

Moved by **Bailey/Adams** to recommend approval of item (ANNX2025-0005) based upon the findings contained in the Planning and Zoning Board memorandum.

Motion carried unanimously.

Moved by **Bailey/Adams** to recommend approval of item (MAP2026-0002) based upon the findings contained in the Planning and Zoning Board memorandum.

Motion carried unanimously.

Moved by **Bailey/Adams** to recommend approval of item (MAP2026-0001) based upon the findings contained in the Planning and Zoning Board memorandum.

Motion carried unanimously.

C. Future/Additional Business (Staff)

Ms. Dean mentioned there is at least one item ready for the February 19th, 2026 Planning and Zoning Board meeting.

D. Additional Board Member Comments

Discussion ensued regarding the re-election of Chair and Vice-Chair for 2026, attendance, vacancies (as there were only four eligible board members at the meeting), and general updates within the Board.

Mr. Broome stated that there are usually opening nominations/discussions that take place every year, so he left it to the Board’s discretion on how to proceed.

Nominations and Elections of Board Chair

Ms. Garmer nominated Chris Adams for Chair.

Mr. Adams said he would accept the nomination.

Mr. Lebovitz nominated Dr. Shackelford for Chair.

Dr. Shackelford accepted the nomination.

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A roll call vote was taken as follows:

Mr. Adams for Chair: Bailey, Garmer, Adams

Dr. Shackelford for Chair: Lebovitz, Shackelford, Huges

As there was a tie vote, Dr. Shackelford offered to withdraw his acceptance for nomination as Chair, if the board members would accept him as Vice Chair.

Mr. Adams is the new Chair for 2026 for the Planning and Zoning Board.

Ms. Bailey made motion to nominate Dr. Shackelford for Vice-Chair, seconded by Ms. Hudgens.

As there were no other nominations, the Board voted unanimously on Dr. Shackelford to be the 2026 Vice-Chair for the Planning and Zoning Board.

Motion carried unanimously.

F. Adjournment

The meeting was adjourned at 7:13 p.m.

Cheryl A. Dean, AICP

2/19/26

Approved by the Planning and Zoning Board