



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

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

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

A. Opening

1. Pledge of Allegiance
2. Roll Call
3. Approval of Minutes – February 19, 2026
4. Declaration of Conflict
5. Disclosures
6. Public Comment

B. New Business

7. **Annexation (ANNX2026-0002), Comprehensive Plan Future Land Use Map Amendment *Minor Amendment* (MAP2026-0005) and Zoning Amendment Request (MAP2026-0006) 1634 Pine Hill Drive:** for the following requests on a 0.20±-acre property, located on the north side of Pine Hill Drive, east of North Wickham Road, and south of Kingston Lane, the following is requested:
 - Annexation into the City of Melbourne corporate limits;
 - Comprehensive Plan Amendment – establishing a Low-Density Residential Future Land Use Map classification.
 - Zoning Amendment – establishing R-1A (Single-Family Low Density Residential District) zoning.
8. **Annexation (ANNX2025-0006), Comprehensive Plan Amendment *Major Amendment* (MAP2025-0014), The Pines West PUD:** for the following requests on a 120.65±-acre property, located east of the Saint John’s Heritage Parkway, south of the Melbourne Tillman C-63 canal, and north of the Melbourne Tillman C-64 canal, the following is requested:
 - Annexation into the City of Melbourne corporate limits;
 - Comprehensive Plan Amendment – establishing a Low-Density Residential Future Land Use Map classification.

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9. **Finding of Consistency (FOC2026-0001), Land Development Regulations Text Amendment (TEXT2026-0001) Certificate of Occupancy:** Finding of Consistency and a Land Development Regulations Text Amendment, Florida, amending City Code Part III, Appendix D, Chapter 13, Buildings and Building Regulations, Article II, Building, Certificate of Occupancy Requirements. ***[STAFF IS REQUESTING POSTPONEMENT TO THE MARCH 19, 2026 PLANNING AND ZONING BOARD MEETING]***

- C. **Future/Additional Business (staff)**
- 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 ensure 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.