



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

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

**April 2, 2026, 6:30 p.m.**

**A. Opening**

1. Pledge of Allegiance
2. Roll Call
3. Approval of Minutes – March 5<sup>th</sup> and 19<sup>th</sup>, 2026
4. Declaration of Conflict
5. Disclosures
6. Public Comment

**B. New Business**

7. **Conditional Use Request (CU2026-0001) The Creative Playground:** (Public Hearing) [Applicant: Joshua Lehman] [Owner: Dereck Gores] Conditional Use approval to allow the sale and consumption of alcoholic beverages (beer and wine) on premises accessory to an interactive arts and crafts business in a 1,654±-square foot unit within a 3-unit building located on 0.20±-acre developed acres, zoned C-3 (Central Business District), located on the west side of Highland Avenue, south of Eau Gallie Boulevard and north of Montreal Avenue (1416 Highland Avenue).
8. **Finding of Consistency (FOC2026-0002) Olde Eau Gallie Riverfront Community Redevelopment Plan Amendment:** (Public Hearing) [Applicant: City of Melbourne] Finding of Consistency amending City Code, Chapter 20, Article VI, Section 20-64 Adoption, for an amendment to the Olde Eau Gallie Riverfront Community Redevelopment Agency (CRA) Redevelopment Plan, updating the duration of the agency to date, per the Brevard County resolution.

**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.

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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.