



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

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

April 16, 2026, 6:30 p.m.

A. Opening

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

B. New Business

7. **Conditional Use Request (CU2024-0009) with Site Plan Approval (PLAN2024-0016) Circle K:** (Public Hearing) [Owner: Lemonade MM Melbourne Babcock LLC] [Applicant/Representative – Jarod Stubbs, PE, Kimley Horn & Associates, Inc] Conditional Use approval for a convenience store in a C-P (Commercial Parkway District) zoning district with site plan approval to construct a 5,200 square foot gas station with 14 fueling stations, on a 2.13±-acre developed property located on the west side of Babcock Street, south of NASA Boulevard and north of Hibiscus Boulevard (1300 South Babcock Street)
8. **Finding of Consistency (FOC2026-0003) Mayfair Community Development District Contraction:** (Public Hearing) [Owners: Melbourne Healthcare Associates, LTD, Southern Homes of Melbourne II, LLC, KL LB BUY 2 LLC, and City of Melbourne] [Applicant: Board of Supervisors, Mayfair Community Development District] [Representatives: Ginger Wald, Esquire, Billing Cochran, P.A.] Finding of Consistency amending City Code, Chapter 20, Article IX, Section 20-289 and Section 20-291, to amend the jurisdictional boundaries of the Mayfair Community Development District (CDD).
9. **Finding of Consistency (FOC2026-0004) And Zoning Text Amendment (TEXT2026-0004) Affordable Housing:** (Public Hearing) [Applicant: City of Melbourne] Finding of Consistency and Zoning Text Amendment amending City Code, Part III, Appendix B, Article V, Section 4 (G), Monitoring and Compliance.

C. Future/Additional Business (staff)

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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.