



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

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

**March 19, 2026, 6:30 p.m.**

### A. Opening

1. Pledge of Allegiance.
2. Roll Call.

Present:	Chris Adams	Chair
	George Lebovitz	Member
	Shannon Bailey	Member
	Nancy Garmer	Member
	Carol Hudgens	Member
	Stefan Hartman	Member
	Leigh Hinton	Alternate Member
	Ethan Packey	School Board Representative
	Richard Broome	Deputy City Attorney
	Cheryl Dean	Planning Manager
	Sandy Ramseth	Planner
	Grace Sapikowski	Recording Secretary
Absent:	Dr. Ray Shackelford	Vice Chair (Excused)
	Daniel Liparini	Alternate Member (Excused)

3. Approval of Minutes – March 5<sup>th</sup>, 2026. [Not available]
4. Declaration of Conflict  
None.
5. Disclosures  
None.

6. Public Comment

None.

**B. New Business**

**7. Finding of Consistency (FOC2026-0001), Land Development Regulations Text Amendment (TEXT2026-0001) Certificate of Occupancy:**

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

Ms. Ramseth referenced the findings contained in the Planning and Zoning Board agenda memorandum. She stated that based upon findings for the amendment, staff recommends approval.

Mr. Hinton asked for clarification on the bonding process to obtain a Certificate of Completion and a Certificate of Occupancy.

Ms. Ramseth explains that landscaping requirements would be an example.

The Chairman opened the Public Hearing.

As there were no comments from the public, the Chair closed the Public Hearing.

Moved by **Garmer/Bailey** to recommend approval of item FOC2026-0001 based upon the findings contained in the Planning and Zoning Board memorandum.

Motion carried unanimously.

Moved by **Garmer/Bailey** to recommend approval of item TEXT2026-0001 based upon the findings contained in the Planning and Zoning Board memorandum.

Motion carried unanimously.

**C. Future/Additional Business (Staff)**

Ms. Dean mentioned there are a few items advertised for the April 2<sup>nd</sup>, 2026 Planning and Zoning Board meeting.

**Additional Board Member Comments**

None.

**F. Adjournment**

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The meeting was adjourned at 6:50 p.m.

*Cheryl A. Dean, AICP*

**4/2/26**

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Approved by the Planning and Zoning Board