



**City of Melbourne, Florida  
Minutes — 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.

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

3. Approval of Minutes – March 5<sup>th</sup> and March 19<sup>th</sup> 2026.

Moved **Hudgens/Garmer** to approve the minutes from March 5<sup>th</sup> and March 19<sup>th</sup>, 2026.

Motion carried unanimously.

4. Declaration of Conflict

None.

5. Disclosures

Mr. Hinton was in the area, stopped into the business and asked an employee what type of business it was, but was not swayed in any direction.

6. Public Comment

None.

## B. New Business

### 7. Conditional Use Request (CU2026-0001) The Creative Playground:

Mr. Corwin summarized the request as detailed in the staff memorandum and confirmed that the Board will be making one recommendation on this item, which will be forwarded 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.

Mr. Adams asked if there would be any designated parking spots for the business.

Mr. Corwin explained that City code does not require additional parking, since it is located downtown Eau Gallie public parking is available.

The Chairman opened the Public Hearing and asked whether the applicant would like to speak.

The applicants for the item, Mr. Josh Lehman and Mrs. Nicole Lehman, emphasized their love for art and were available for additional questions.

Mr. Derek Gores, owner of the property, explained the need for art in our community as it is a way of storytelling and culture. He considers beer and wine “creative juices” and fully endorses the business.

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

Moved by **Shackleford/Garner** to recommend approval of item CU2026-0001 based upon the findings contained in the Planning and Zoning Board memorandum.

Motion carried unanimously.

**8. Finding of Consistency (FOC2026-0002) Olde Eau Gallie Riverfront Community Redevelopment Plan Amendment:**

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

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

Mr. Hartmann asked if this budget is solely for this project.

Mr. McKinzie stated yes.

Mr. Hartmann asked if there was anything else set aside for future projects.

Mr. McKinzie explained there will not be anything funded after this project.

Mr. Hinton asked if the City had asked the County for approval of funding.

Mr. McKinzie stated yes.

Mr. Hartmann asked why the hotel is not funding the garage project.

Mr. McKinzie explained they are just partners, but it is a city-funded job.

Mr. Adams asked if there will be parking reserved for the City.

Mr. McKinzie stated yes.

Ms. Hudgens asked who the partners were in the project.

Mr. McKinzie stated that a hotel will share the parking garage with public parking.

Ms. Garmer asked whether there were previous public hearings about this decision.

Mr. McKinzie stated there were meetings held last November and December.

Ms. Dean clarified that the agreement comes first; in the future, there will be a site plan for approval in the future.

Ms. Garmer said having the CRA advisory board is therefore useless now.

Mr. McKinzie reiterated that there will be meetings for approval and for CRA and Eau Gallie updates, but no longer a budget set aside for additional projects.

The Chairman opened the Public Hearing.

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

Moved by **Hudgens/Hinton** to recommend approval of item FOC2026-0002 based upon the findings contained in the Planning and Zoning Board memorandum.

The vote carried as follows:

Aye: Adams, Shackelford, Hudgens, Hartman, Hinton, Liparini

Naye: Garmer

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

Ms. Dean mentioned there are a few items advertised for the April 16<sup>th</sup>, 2026 Planning and Zoning Board meeting.

**Additional Board Member Comments**

Mr. Broome provided a follow-up to the Southeast Seafood Products case, where the courts upheld the Planning and Zoning Board decision regarding the decision of the Building Official to condemn the building located at 1547 Maple Avenue (formerly a sushi restaurant) (APPEAL2025-0001).

**F. Adjournment**

The meeting was adjourned at 7:09 p.m.

*Cheryl A. Dean, AICP*

**4/16/26**  
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Approved by the Planning and Zoning Board