



**City of Melbourne, Florida  
Minutes — 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.

Present:

Chris Adams	Chair
Dr. Ray Shackelford	Vice Chair
Shannon Bailey	Member
Nancy Garmer	Member
Carol Hudgens	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
Grace Sapikowski	Recording Secretary

Absent:

George Lebovitz	Member
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3. Approval of Minutes – February 19<sup>th</sup>, 2026.  
Moved **Shackelford/Hudgens** to approve the minutes from the February 19<sup>th</sup>, 2026 meeting.  
Motion carried unanimously.
4. Declaration of Conflict  
None.

5. Disclosures

None.

6. Public Comment

None.

**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:**

Mr. Corwin summarized the request as detailed in the staff memorandum and confirmed that the Board will be making three recommendations on this item, which will be forwarded on 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 why the annexation was only for one house and asked for confirmation that the adjacent houses were in unincorporated Brevard County.

Mr. Corwin explained some residents may wait until it is completely necessary to annex such as connection to water and sewer. There are two ways to annex into the City of Melbourne: through voluntary application or through a referendum vote of an area of residents.

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

The applicant was present in the audience and was available for any questions from the Board.

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

Moved by **Shackleford/Garmer** to recommend approval of item ANNX2026-0002 based upon the findings contained in the Planning and Zoning Board memorandum.

Motion carried unanimously.

Moved by **Garmer/Bailey** to recommend approval of item MAP2026-0005 based upon the findings contained in the Planning and Zoning Board memorandum.

Motion carried unanimously.

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Moved by **Garmer/Shackelford** to recommend approval of item MAP2026-0006 based upon the findings contained in the Planning and Zoning Board memorandum.

Motion carried unanimously.

**8. Annexation (ANNX2025-0006), Comprehensive Plan Amendment \*Major Amendment\* (MAP2025-0014), The Pines West PUD:**

Mr. Corwin 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.

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

Dr. Shackelford asked staff whether the property is eligible for tax abatement.

Mr. Corwin explained this process is typically eligible within the Community Redevelopment Area.

Ms. Garmer asked Mr. Corwin for clarification about access from Ranch Road and how will it be enforced throughout the development.

Mr. Corwin identified that Ranch Road is not a public right-of-way.

The Chairman opened the Public Hearing and asked if the applicant wished to speak.

Ms. Ana Saunders P.E., LJA, Melbourne, Florida, (the representative for the item), was available to answer any questions or concerns regarding the requests. Ms Saunders identified that the proposed development received a St. Johns River Water Management District permit and a Melbourne-Tillman permit. She stated that the traffic study is being coordinated with the City of Melbourne, Brevard County and West Melbourne and she confirmed that all access would be to Norfolk Parkway and that there would be no access on the Florida Gas property or to Ranch Road.

The Chairman opened the Public Hearing.

Mike Pastore, 3080 Pennsylvania Street, identified that he had lived in the neighborhood for 47 years. Mr. Pastore is against the proposed development, and did not understand why a development would split construction between power lines.

Ralph Seifert, 2891 Indiana Street, expressed his concerns regarding traffic from his subdivision at State Road 192 and Brandywine.

Dr. Shackelford asked Mr. Seifert whether he is for or against the proposed request.

Mr. Seifert explained he won't get in the way of development; he knows it will happen regardless; he requested some paint lines on Brandywine.

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Robert Johannessen, 2990 Indiana Street, stated that Mr. Corwin had covered many of his questions and was primarily concerned about access to his neighborhood.

Ms. Garmer asked how often the gates to the Florida Gas property are open and if the road is public or private.

Mr. Johannessen explained that it is a private road and the gate is no longer open.

Mr. Adams asked if the neighborhood had already had a discussion with the developers to try to work together.

Mr. Johannessen said that the neighborhood has not had any discussions as of yet.

Mr. Hinton asked Mr. Johannessen to summarize his key points for being against the development

Mr. Johannessen asked for the City to prohibit access to Ranch Road.

Mr. Packey explained to Mr. Johannessen that the developer has shown where the proposed access will be from, which is the street east of Saint Johns Heritage Parkway.

Mr. Johannessen reiterated his concern about the City prohibiting access to their neighborhood.

Rosa Torres, 2901 Indiana Street, stated that her neighborhood is a dead end.

Mary Johannessen, 2990 Indiana Street, identified that she had lived in the neighborhood for 37 years. She referenced the traffic issues and that the area should remain rural residential.

Mr. Adams asked the applicant if they wished to clarify additional questions asked.

Ms. Saunders returned to lecturn and stated there will be no connection to Ranch Road as they are prohibited from accessing it. Per the future developer's agreement, there will be access to Ranch Road. Norfolk Parkway is where improvements will be made.

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

Mr. Hartman supported rural ranch properties "out there".

Ms. Garmer said that the developer is acting in good faith and supports the request because it meets requirements.

Moved by **Shackleford/Garmer** to recommend approval of item ANNX2025-0006 based upon the findings contained in the Planning and Zoning Board memorandum.

**The roll call vote went as follows:**

**Aye:** Hinton, Garmer, Sheckelford, Hudgens

**Nay:** Bailey, Hartman, Adams

Motion carried 4-3.

Moved by **Hudgens/Shackleford** to recommend approval of item MAP2025-0014 based upon the findings contained in the Planning and Zoning Board memorandum.

**The roll call vote went as follows:**

**Aye:** Hinton, Garmer, Sheckelford, Hudgens

**Nay:** Bailey, Hartman, Adams

Motion carried 4-3.

9. **Finding of Consistency (FOC2026-0001), Land Development Regulations Text Amendment (TEXT2026-0001) Certificate of Occupancy: [STAFF REQUESTS POSTPONEMENT TO THE MARCH 19, 2026 PLANNING AND ZONING BOARD MEETING]**

Moved **Hudgens/Bailey** approval to postpone to the March 19<sup>th</sup>, 2026 meeting.

Motion carried unanimously.

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

Ms. Dean mentioned there is one item advertised for the March 19<sup>th</sup>, 2025 Planning and Zoning Board meeting.

### **Additional Board Member Comments**

None.

### **F. Adjournment**

The meeting was adjourned at 7:52 p.m.

*Cheryl A. Dean, AICP*

4/2/26  
Approved by the Planning and Zoning Board