



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

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

February 19, 2026, 6:30 p.m.

A. Opening

1. Pledge of Allegiance.
2. Roll Call.

Present:	Chris Adams	Chair
	Dr. Ray Shackelford	Vice 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
	Todd Corwin	Planner
	Grace Sapikowski	Recording Secretary

3. Approval of Minutes – February 5th, 2026.
Moved **Bailey/Lebovitz** to approve the minutes from the February 5th, 2026 meeting.
Motion carried unanimously.
4. Declaration of Conflict
None.
5. Disclosures
None.

6. Public Comment

None.

B. New Business

7. Conditional Use Request (CU2023-0009) with Site Plan Approval (PLAN2024-0011) Wholeness to Freedom:

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

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

Jake Wise, P.E., the representative for the item, was available to answer any questions or concerns regarding the requests.

Ms. Garmer asked what classifies it as a school and are the students adults or children.

Mr. Wise identified that while the school is non-traditional, it most closely resembles a vocational school for the purposes of zoning.

Dr. Shackledford asked for clarification for the credit hour requirements.

Mr. Wise identified that there are credit hours required for graduation.

Ms. Garmer asked who will be teaching and supervising students and their credentials.

Mr. Wise clarified most of the logistics are answered in the staff report but asked for someone on the program to answer the more specific questions.

Dr. Beverly Squire-Wiggins, the program manager for Wholeness to Freedom/Still Water Ministries, was available to answer further regarding the requests.

Dr. Squire-Wiggins identified that the program is to help people in need of getting the fundamentals to be successful on their own.

Dr. Shackledford asked how many courses are needed to obtain the credits for each grade level.

Dr. Squire-Wiggins summarized their to-do tasks, credits, and that year terms may mean their journey, as it is a non-traditional school.

Ms. Garmer asked how do the women get referred to the program.

Dr. Squire-Wiggins explained there is public knowledge, online referral, and local business support.

Ms. Garmer asked how tuition is paid for if they are a non-profit organization.

Dr. Squire-Wiggins explained the church has funds set aside for scholarships, helping with basic needs to get them on their feet, but ultimately having them set goals for themselves to get jobs and be more independent on their own.

Ms. Bailey asked how does graduation work. Do the students receive a certificate or degree.

Dr. Squire-Wiggins mentioned a certificate as well as the students basic need for recognition.

Mr. Adams asked how many students are currently attending and what is the maximum occupancy.

Dr. Squire-Wiggins replied there are two attending right now, once the building is fully redone inside they can accommodate 27 adult students in the program.

As there were no further questions for the applicant, the Chair closed the Public Hearing.

Moved by **Bailey/Shackleford** to recommend approval of item CU2023-0009 based upon the findings contained in the Planning and Zoning Board memorandum.

Motion carried unanimously.

Moved by **Shackleford/Bailey** to recommend approval of item PLAN2024-0011 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 three advertised items for the March 5th, 2025 Planning and Zoning Board meeting.

Additional Board Member Comments

Several Board Members welcomed the new members, and Mr. Adams asked them to introduce themselves: Member, Stefan Hartman and Alternate Member, Leigh Hinton.

F. Adjournment

The meeting was adjourned at 7:26 p.m.

City of Melbourne, Florida
Minutes – Planning and Zoning Board
February 19, 2026

Cheryl A. Dean, AICP

3/5/26
Approved by the Planning and Zoning Board