



City of Melbourne, Florida Minutes — Planning and Zoning Board

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

July 2, 2026, 6:30 p.m.

A. Opening

1. Pledge of Allegiance.
2. Roll Call.

Present:	Chris Adams	Chair
	Stefan Hartmann	Member
	Shannon Bailey	Member
	George Lebovitz	Member
	Leigh Hinton	Alternate Member
	Dan Liparini	Alternate Member
	Ethan Packey	School Board Representative
	Richard Broome	Deputy City Attorney
	Cheryl Dean	Planning Manager
	Samantha Buck	Recording Secretary
Absent:	Nancy Garmer	Member – Excused
	Carol Hudgens	Member – Excused
	Dr. Ray Shackelford	Member

3. Approval of Minutes – May 21 2026.

Moved **Lebovitz /Bailey** to approve the minutes from May 21, 2026, as presented.

Motion carried unanimously.

4. Declaration of Conflict

There were no conflicts of interest on this item.

5. Disclosures

None.

6. Public Comment

There was no public comment.

Deputy City Attorney Broome swore in Ms. Dean.

B. New Business

7. Site Plan Approval Request (PLAN2025-0011) Thrifty Dollar Car Rental (1620 South Harbor City Boulevard):

Ms. Dean summarized the request as detailed in the staff memorandum and confirmed that this item is subject to consideration only by the Planning & Zoning Board/Local Planning Agency, since the proposed commercial development is located on land less than one acre within the Downtown Melbourne CRA.

Based on the findings presented above, for the project consisting of a 0.41± acre property zoned C-C-2, located on the west side of South Harbor City Boulevard, north of Fee Avenue and east of Tangerine Street, (1620 South Harbor City Boulevard), the Community Development Department recommends approval of site plan PLAN2025-0011, based on the findings and conditions contained in the Planning & Zoning Board memorandum.

There were no comments or questions from the Board.

Chair Adams asked why additional approval by the Historic and Architectural Review Board (HARB) was required, and Ms. Dean replied that the building design must be approved by HARB as the property is located within the Downtown Melbourne Community Redevelopment Area (CRA).

Chair Adams asked the applicant if he wished to address the Board, and he replied that he did not.

As there were no members of the public present to provide public comment, Chair Adams closed the public hearing and brought the item back to the Board for final discussion and a motion.

Moved by **Hartmann / Bailey** to recommend approval of PLAN2025-0011 based upon the findings and conditions contained in the Planning and Zoning Board memorandum.

The roll call vote went as follows:

Aye: Hinton, Bailey, Lebovitz, Hartmann, Liparini and Adams

Nay: None

Motion carried unanimously.

C. Future/Additional Business (Staff)

Ms. Dean confirmed that there will be at least two items for next meeting scheduled for July 16th. One item will require a final action by the Board, and the second will require a recommendation to City Council.

Ms. Dean reminded the Board that their annual Financial Disclosure Forms were due to be submitted the Florida Commission on Ethics by July 1st. She reminded the Board of the importance in submitted these forms in a timely manner.

D. Additional Board Member Comments

Mr. Packey reminded Ms. Dean of his request for a map of the Midtown Activity Center at the May 21st meeting.

Ms. Dean said that she will email an updated version of this map to the Board for their information.

F. Adjournment

E. The meeting was adjourned at 6:54 PM.

Cheryl A. Dean, AICP
Planning Manager

July 16, 2026
Approved by the Planning and Zoning Board