

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning Board (P&Z)/Local Planning Agency (LPA), and City Council of the City of Melbourne, Brevard County, Florida calls for a Public Hearing to be held at Melbourne City Hall. The Hearing before the P&Z Board/LPA will be held at the Melbourne City Hall Council Chamber, located at 900 E. Strawbridge Ave., Melbourne, Florida on **October 1, 2026**, at the hour of 6:30 p.m., for the purpose of hearing all persons interested in the following requests. The hearing of all items before City Council will be held in the Council Chamber in City Hall on **October 27, 2026**, at the hour of 6:30 p.m.

PUBLIC HEARING – ZONING AMENDMENT REQUESTS (MAP2025-0015) AND (MAP2025-0016), PRELIMINARY DEVELOPMENT PLAN REQUEST (PDP2025-0001), AND DEVELOPERS AGREEMENT (DA2026-0001) THE PINES PUD:

This Public Hearing is called to consider Ordinances of the City of Melbourne, Brevard County, Florida, for the following requests on a 424.82± acre property: amending the Official Zoning Map as it relates to Ordinance 2005-120 by establishing PUD (Planned Unit Development Zoning) on two parcels for a total of 126.62± acres, and changing the existing zoning from AEU (Agricultural Estate Use) to PUD (Planned Unit Development) on one parcel totaling 298.2± acres, along with Preliminary Development Plan approval and Development Agreement for an 811-lot, single family residential subdivision on an overall 424.82± acres, located east of the Saint John's Heritage Parkway, south of the Melbourne Tillman C-63 canal, and north of the Melbourne Tillman C-65 canal, and west of the terminus of the Norfolk Parkway right-of-way.

CITY CODE REGULATIONS REGARDING PROTEST PETITIONS

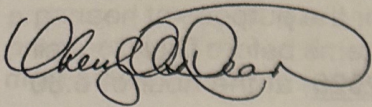
Regarding Zoning/Rezoning Requests:

Melbourne City Code, Appendix B, Article IX, Section 1 provides that In case of a protest against a proposed change of zoning signed by the owners of twenty (20) per cent or more either of the area of the lots included in such proposed change, or of those extending five hundred (500) feet in any direction shall not become effective except by the favorable vote of six-sevenths (6/7) of the City Council. **All written protests must be filed within twenty-one (21) days following the date of the public hearing before the planning and zoning board.** After submission to the City of the petition and the supporting signatures, no additional signatures may be added as supporting the petition. Once the petition and the supporting signatures have been filed with the city, any person who has signed the petition may remove his or her signature from the petition; provided, however, that to remove a signature supporting the petition, the individual must write to the City Community Development Department prior to the City Council meeting to request the removal of his or her signature from the petition. Signatures may only be removed prior to the vote on second reading of a rezoning ordinance. **However, intent to file such a petition must be presented in writing to the City Community Development Department by an individual or individuals residing within five hundred (500) feet of the proposed change within seven (7) days following the hearing before the planning and zoning board.** If no intent is filed, action may be taken by the City Council at its next regular meeting. No zoning application may be changed or revised after the public hearing.

Additional information, including a legal description and a copy of the proposal are available for viewing in the Community Development Department in the Melbourne City Hall at 900 E. Strawbridge Avenue, Melbourne, between 8:30 a.m. and 5:00 p.m., Monday through Friday.

All persons wishing to be heard should appear at these meetings in person. ALL CORRESPONDENCE REGARDING THIS APPLICATION SHOULD BE ADDRESSED TO

THE CITY CLERK. Written comments received at least three days prior to said Public Hearings will be presented to the P&Z Board and City Council for their consideration.



Signed
Cheryl Dean, AICP
Planning Manager

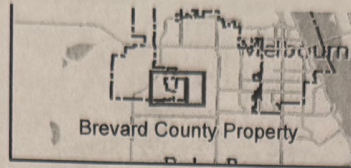
Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that: If a person decides to appeal any decision made by this Board, agency, or meeting or hearing, he will need a record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should call the Community Development Department at (321) 608-7508, not later than 48 hours prior to the hearing.

**THE PINES PUD
LOCATION MAP**
MAP2025-0016 | MAP2025-0015 | PDP2025-0001

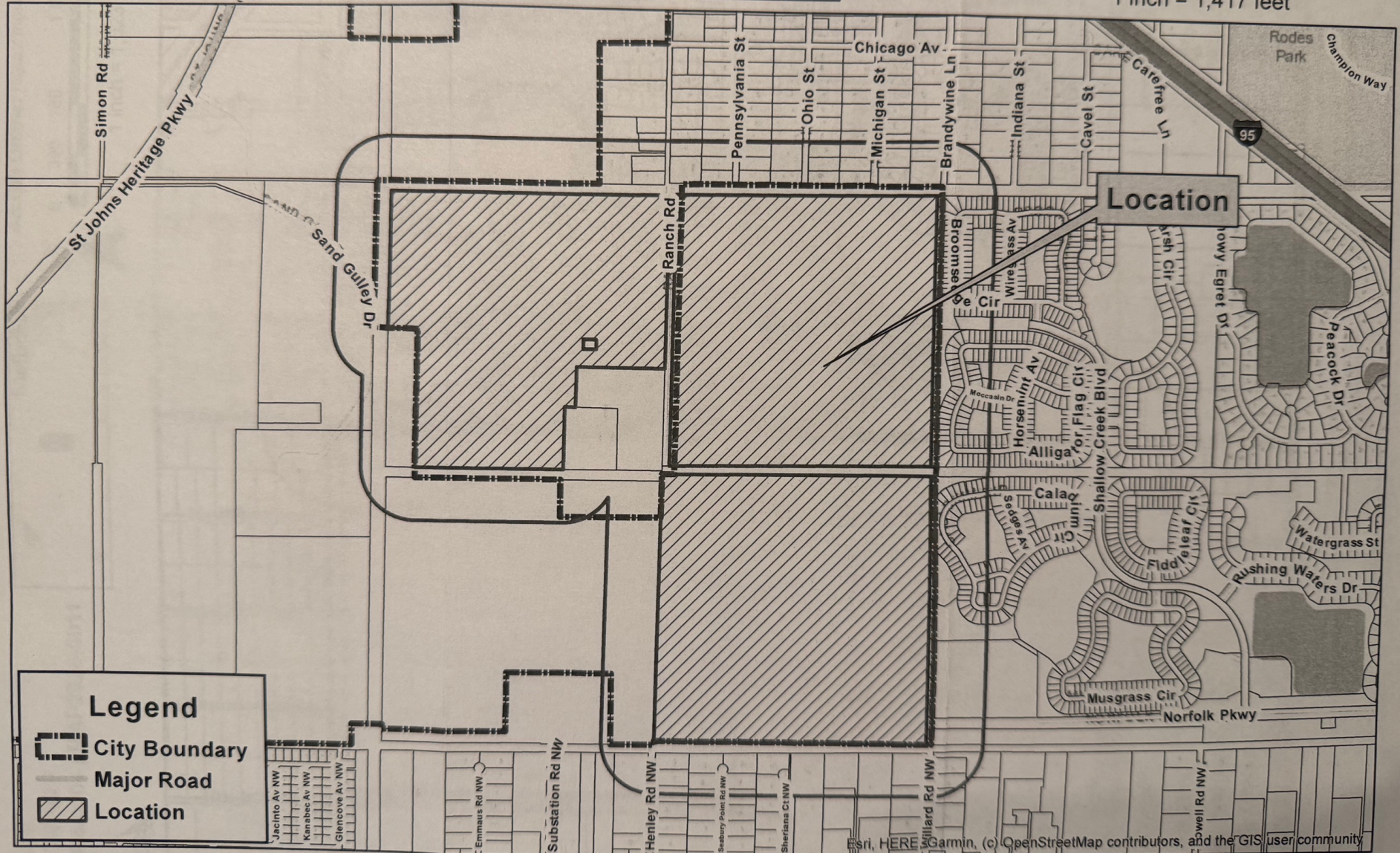
mGIS

City of
Melbourne
The Harbor City



GIS Portal: <https://maps.mlbfl.org/arcgis>
ArcGIS Online: <https://mgis.maps.arcgis.com>

1,300 0 1,300
Feet
1 inch = 1,417 feet



Legend

- City Boundary
- Major Road
- Location

DISCLAIMER: Illustrative purposes only.
No warranties, expressed or implied, are
provided for the property records and mapping
data herein or for their use or interpretation by the
User. The City of Melbourne assumes no liability
for any damages, losses, costs or expenses,
including but not limited to attorney's fees,
arising from any User's use or misuse of the
property records or mapping data provided herein.

Title: THE PINES PUD
Author: Olivia Bachtold
Department/Division: Community Development Department
Last Updated: 9/16/2026 12:18:37 PM
Document Name: The PINES PUD LOCATION Map

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

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GIS Division
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Melbourne, FL 32901
P: (321) 608.7700
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PUBLIC HEARING – ANNEXATION (ANNX2026-0004) & COMPREHENSIVE PLAN AMENDMENT

***MINOR AMENDMENT* (MAP2026-0011), THE PINES:** This Public Hearing is called to consider Ordinances of the City of Melbourne, Brevard County, Florida, for the following requests on a 5.97± acre property: annexation and amending the Melbourne Comprehensive Plan, Future Land Use Map, as it relates to Ordinance No. 2009-48, by establishing a Mixed Use Future Land Use, located east of the Saint John's Heritage Parkway, south of the Melbourne Tillman C-63 canal, and north of the Melbourne Tillman C-65 canal, and west of the terminus of the Norfolk Parkway right-of-way.

CITY CODE REGULATIONS REGARDING PROTEST PETITIONS

Regarding Comprehensive Plan Amendments:

The Melbourne Land Development Code, Chapter 4, Section 4.12 provides that **A proposed change of land use**, as depicted upon the future land use map, or a proposed addition, deletion, or amendment to a site specific policy, all as set forth in the future land use element, **affecting an individual and identifiable parcel of land**, **may be protested by the fee simple owners of twenty (20) per cent or more of the land area inside or outside of the city and extending five hundred (500) feet in all directions from all boundaries of the real property subject to the proposed amendment** to the comprehensive plan (public streets and roadways owned by a governmental entity or property owned by the city shall not be considered).

Upon filing of a protest in proper form and substance, no amendment shall be made to the future land use map and no site specific policy affecting an individual and identifiable parcel of land shall be created, amended, or deleted from the future land use element and **except upon a favorable vote of six-sevenths (6/7) of the City Council** (a comprehensive plan amendment may be approved for transmittal purposes to the state division of economic opportunity or upon first reading of an ordinance of adoption by less than a six-sevenths (6/7) favorable vote of the City Council).

A notice of intent to file a written protest must be filed WITHIN TWO (2) WORKING DAYS of the close of the board's public hearing as set forth in **Section 4.09** hereof. The notice of intent must be **executed by a property owner of land within five hundred (500) feet of the real property which is the subject of the notice of intent**. The notice of intent must generally describe the location of the property that is the subject of the protest, the name of the protestor, a statement that the protestor intends to file a petition as set forth herein, and must generally describe the property owned by the protestor within the five hundred (500) foot area referenced above. **The notice of intent must be delivered in person to or be received by mail by the City Community Development Director within the two (2) working day time period referenced above.**

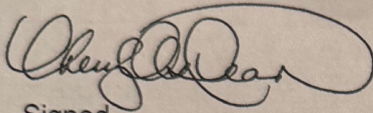
A written protest must be in the form of a petition, which **PETITION SHALL INCLUDE:** A **clear and concise statement** that the signatories of said petition intend to invoke this subsection (d) requiring a six-sevenths (6/7) vote of the City Council to adopt a comprehensive plan change, **the proposed comprehensive plan amendment being protested**, the general **description of the location of the real property subject to the protest**, the **printed name and address of all protestors** executing the petition, and **a description of the real property located within the protest area owned by the protestors**. **ALL PROTESTORS MUST SIGN THE PETITION**. If a parcel of land is owned by two (2) persons or legal entities but only **one (1) fee simple owner signs the petition**, the parcel of land owned by the protestor shall be counted towards meeting the above referenced twenty (20) per cent requirement above. **All written protest petitions must be filed in person or received by mail within seven (7) calendar days of the close of the board's public hearing as set forth in Section 4.09 hereof.** All protest petitions must be filed with the city's development

director. After the close of the seven (7) calendar day time period referenced above no new signatories may join in or execute a protest petition, but a protestor who has executed a protest petition may at any time up until final passage of the ordinance of adoption of the comprehensive plan change request in writing that his signature be deleted from the protest petition.

In determining **whether a protestor executing a petition is in fact a fee simple owner** of real property able to protest as provided herein, the city shall use the **latest ad valorem tax rolls prepared by Brevard County** and on file at city hall at the time of receipt of the protest petition or more current evidence of ownership in the form of **a deed submitted to the city by the protestor**.

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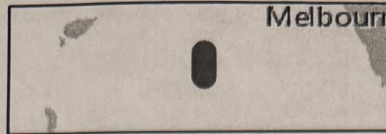
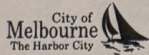
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Cheryl Dean, AICP
Planning Manager

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**THE PINES
LOCATION MAP
ANNX2026-0004 | MAP2026-0011**

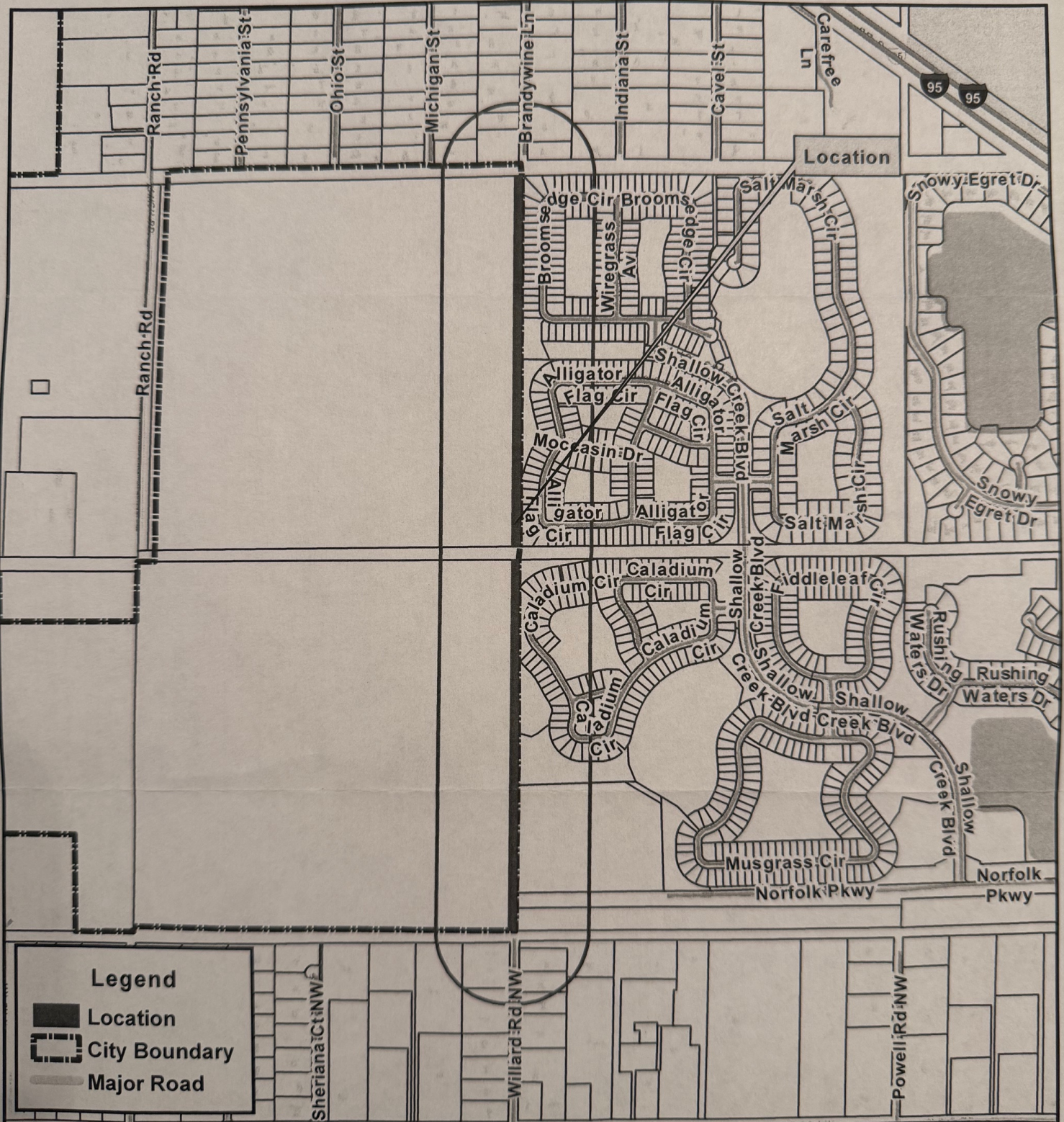


ArcGIS Online: <https://mgis.maps.arcgis.cc>



0 390 780 1,560 2,340 Feet

1 inch = 1,023 feet



Title: THE PINES ANNEXATION

Author: Olivia Bachtold

Department/Division: Community Development Department

Last Updated: 9/16/2026 11:38:11 AM

Document Name: PINES PUD ANN2026-0004 MAP2026-0011 Location Map

Document Location: \\ad.mlbfl.org\Shares\mlbfl_groups\COMMUNITY_DEVELOPMENT\PEIP&ZBOARD2026\Maps\WXD\PINES PUD ANN2026-0004 MAP2026-0011 Location Map.mxd