



AGENDA

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Regular Meeting 2020-14
December 2, 2020 – 7:00 P.M.
City Hall Council Chambers

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ADOPTION OF MINUTES:

1. Regular Meeting 2020-13; November 4, 2020

ANNOUNCEMENTS:

OLD BUSINESS:

1. **T-20-2020 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT – REQUESTED BY COUNCILMAN JEFF BAILEY)**

A textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 170: Construction Codes and Regulations, Section 170.005 Adopted, to exempt accessory structures associated with a single-family residence, that meet certain criteria, from the requirement of obtaining a building permit and to adopt the 7th Edition of the Florida Building Code.

2. **T-33-2020 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT – REQUESTED BY COUNCILMAN JEFF BAILEY)**

A textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 185: Zoning Code, Section 185.052 RC, Restricted Commercial District, to modify front yard building parking setbacks, and to reduce the minimum side corner building setback.

3. **T-34-2020 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT – REQUESTED BY DEPUTY MAYOR KENNY JOHNSON)**

A textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 185: Zoning Code, Sections 185.006 Definitions and 185.042 NC, Neighborhood Commercial District, to modify provisions for the NC district.

NEW BUSINESS:

1. ****CU-29-2020 – M. DAVID MOALLEM
(MATT CASON, CONCEPT DEVELOPMENT INC., REP.)**

A conditional use to increase the maximum building square footage from 5,000 square feet to a proposed 10,700 square feet in an NC, Neighborhood Commercial District.

A portion of Tract D, Port Malabar Unit 32, Section 13, Township 29, Range 36, Brevard County, Florida, containing 2.96 acres, more or less. (Located west of and adjacent to De Groodt Road SW, in the vicinity south of Sexton Road SW)

2. ****FS-2-2020 – SABAL PALM SQUARE - 2501 LLC (BRUCE MOIA, P.E., REP.)
(REQUEST TO CONTINUE TO JANUARY 6, 2021)**

Final plat for a proposed 3-lot commercial development called Sabal Palm Square.

Tax Parcel 755, Section 21, Township 28, Range 37, Brevard County, Florida, containing 1.37 acres, more or less. (Located in the vicinity of the southwest corner of Babcock Street NE and Palm Bay Road NE)

3. **CP-10-2020 – SKA PROPERTIES, LLC
(DEAN MEAD ATTORNEYS AT LAW, REP.)**

A large-scale Comprehensive Plan Future Land Use Map amendment from Single Family Residential Use to Multiple-Family Residential Use.

Tax Parcel 761, Section 23, Township 28, Range 37, Brevard County, Florida, containing 15.52 acres, more or less. (Located west of and adjacent to Glenham Drive NE, in the vicinity south of Palmetto Street NE)

4. ****CPZ-10-2020 – SKA PROPERTIES, LLC
(DEAN MEAD ATTORNEYS AT LAW, REP.)**

A zoning amendment from an RS-1, Single Family Residential District to an RM-10, Single-, Two-, Multiple-Family Residential District.

Tax Parcel 761, Section 23, Township 28, Range 37, Brevard County, Florida, containing 15.52 acres, more or less. (Located west of and adjacent to Glenham Drive NE, in the vicinity south of Palmetto Street NE)

5. ****FD-36-2020 – GARDENS AT WATERSTONE PHASE I –
WATERSTONE FARMS, LLC / PB&J GARDEN INVESTMENT,
LLC (JAKE WISE, P.E. AND ROCHELLE LAWANDALES,
FAICP, REPS.)**

Final Development Plan for a PUD, Planned Unit Development to allow a proposed 154 single-family residential development called Gardens at Waterstone Phase I.

Tax Parcel 250 and a portion of Tax Parcel 500 of Section 4, Township 30, Range 37, and a portion of Tract 1 of San Sebastian Farms Subdivision, Section 5, Township 30, Range 37, Brevard County, Florida, containing 44.65 acres, more or less. (Located west of and adjacent to Mara Loma Boulevard SE and south of Melbourne Tillman Water Control District Canal 38)

6. ****CU-37-2020 – BABCOCK LLC (ROBERT V. SCHWERER, ESQ. AND
HASSAN KAMAL, P.E., REPS.)
(REQUEST TO CONTINUE TO JANUARY 6, 2021)**

An amendment to a previously approved conditional use (Resolution 2019-02) to expand the existing mining excavation of a borrow pit in a GU, General Use Holding District.

A portion of Lot 24, San Sebastian Farms, Section 21, Township 30, Range 37, Brevard County, Florida, containing 113.67 acres, more or less. (Located at the northwest corner of Babcock Street SE and Centerlane Road SE)

7. ****Z-38-2020 – SAMUEL GUINTO AND MICHELLE D. GUINTO**

A zoning change from an IU, Institutional Use District to an RS-2, Single Family Residential District.

Tract K, Port Malabar Unit 16, Section 17, Township 29, Range 37, Brevard County, Florida, containing 1.0 acre, more or less. (Located west of and adjacent to Zanzibar Road SE, and east of Melbourne-Tillman Water Control District Canal 42 R-1)

OTHER BUSINESS:

ADJOURNMENT:

If an individual decides to appeal any decision made by the Planning and Zoning

;Board/Local Planning Agency with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (FS 286.0105). Such person must provide a method for recording the proceedings verbatim.

Any aggrieved or adversely affected person desiring to become a party in the quasi-judicial proceeding shall provide written notice to the city clerk which notice shall, at a minimum, set forth the aggrieved or affected person's name, address, and telephone number, indicate how the aggrieved or affected person qualifies as an aggrieved or affected person and indicate whether the aggrieved or affected person is in favor of or opposed to the requested quasi-judicial action. The required notice must be received by the clerk no later than five (5) business days at the close of business, which is 5 p.m., before the hearing. (§ 59.03, Palm Bay Code of Ordinances)

In accordance with the Americans with Disabilities Act, persons needing special accommodations for this meeting shall, at least 48 hours prior to the meeting, contact the Land Development Division at (321) 733-3042 or Florida Relay System at 711.

****Quasi-Judicial Proceeding.**