



AGENDA

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Regular Meeting 2022-02

February 2, 2022 - 7:00 PM

City Hall Council Chambers, 120 Malabar Road SE

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ADOPTION OF MINUTES:

1. Regular Meeting 2022-01; January 5, 2022

ANNOUNCEMENTS:

OLD/UNFINISHED BUSINESS:

1. **CP-3-2022 - M. David Moallem, Emiland Corporation - A small-scale Comprehensive Plan Future Land Use Map amendment from Multiple-Family Residential Use to Commercial Use. Lots 8 and 9, Block 1991, Section 3, Township 29, Range 37, Brevard County, Florida, containing approximately 1.02 acres. Located east of and adjacent to Martin Road SE, west of and adjacent to Thor Avenue NE**
2. ****CPZ-3-2022 - M. David Moallem, Emiland Corporation - A Zoning amendment from an RM-20, Multiple-Family Residential District to a GC, General Commercial District. Lots 8 and 9, Block 1991, Section 3, Township 29, Range 37, Brevard County, Florida, containing approximately 1.02 acres. Located east of and adjacent to Martin Road SE, west of and adjacent to Thor Avenue NE**

NEW BUSINESS:

1. ****V-5-2022 - Daniel Dilozenzo - A Variance to allow a proposed garage to encroach 6 feet into the 10-foot rear accessory structure setback, as established by Section 185.118(A)(4) of the Palm Bay Code of Ordinances. Lot 9, Block 2363, Port Malabar Unit 45, Section 29, Township 28, Range 37, Brevard County, Florida, containing approximately .46 acres. Located west of and adjacent to Vega Court NE, in the vicinity west of Nevada Drive NE, specifically at 751 Vega Court NE**
2. ****CU-6-2022 - Malabar Storage – Willard Palmer (BSE Consultants, Inc., Rep.) - A Conditional Use to allow a proposed self-storage facility in a CC, Community Commercial District. Tax Parcel 750, Section 32, Township 28, Range 36, Brevard County, Florida, containing approximately 9.75 acres. Located north of and adjacent to**

Malabar Road SW, in the vicinity west of St. Johns Heritage Parkway NW

3. **CP-7-2022 - M. David Moallem - A small-scale Comprehensive Plan Future Land Use Map amendment from Recreation and Open Space Use to Single Family Residential Use. Tract C, Port Malabar Unit 28, Section 33, Township 28, Range 37, Brevard County, Florida, containing approximately 1.86 acres. Located north of and adjacent to Lara Street NE, in the vicinity east of Roman Avenue NE**
4. ****FD-7-2022 - Cypress Bay Commercial Center – A Final Development Plan to allow a proposed PUD for an 8-lot commercial development called Cypress Bay Commercial Center. Tax Parcel 251 and Part of Tax Parcel 500, Section 3, Township 30, Range 37, Brevard County, Florida, containing approximately 28.49 acres. Located east of and adjacent to Babcock Street SE, in the vicinity north of Davis Lane SE**
5. **CP-6-2022 - Palm Bay Number 3 - Robert Kittleson, Kit Investment of Florida / Carlos Gonzalez, Riverview Holdings Group, LLC / Eric Henry, Engineer Realty, LLC / Patrick and Kathleen Svoboda (Chad Riddle, WGI, Inc., Rep.) - A small-scale Comprehensive Plan Future Land Use Map amendment from Commercial Use and Multiple-Family Residential Use to Bayfront Mixed Use Village. Tract C, Port Malabar Unit 1, Section 25, Township 28, Range 37 along with Tax Parcels 503, 505, 507, and 544 of Section 30, Township 28, Range 38, Brevard County, Florida, containing approximately 12.4 acres. West of and adjacent to Dixie Highway NE, in the vicinity south of Vignoles Avenue NE**
6. ****CPZ-6-2022 - Palm Bay Number 3 - Robert Kittleson, Kit Investment of Florida / Carlos Gonzalez, Riverview Holdings Group, LLC / Eric Henry, Engineer Realty, LLC / Patrick and Kathleen Svoboda (Chad Riddle, WGI, Inc., Rep.) - A Zoning amendment from an HC, Highway Commercial District and an RM-10, Single-, Two-, Multiple-Family Residential District to a BMU, Bayfront Mixed Use Village District. Tract C, Port Malabar Unit 1, Section 25, Township 28, Range 37 along with Tax Parcels 503, 505, 507, and 544 of Section 30, Township 28, Range 38, Brevard County, Florida, containing approximately 12.4 acres. West of and adjacent to Dixie Highway NE, in the vicinity south of Vignoles Avenue NE**
7. **CP-8-2022 - Palm Vista Everland "Triangle" - Pace Drive Holdings, LLC, authorized manager Gregory Pettibon, Lennar Homes (Kimberly Rezanka, Esq., Lacy Lyons Rezanka, Rep.) - A small-scale Comprehensive Plan Future Land Use Map amendment from Agricultural (Brevard County) to Single Family Residential Use. Tax Parcel 500, Section 28, Township 28, Range 36, Brevard County, Florida, containing approximately .21 acres. Located in the vicinity east of St. Johns Heritage Parkway NW and north of Melbourne-Tillman Water Control District Canal C-1**
8. ****CPZ-8-2022 - Palm Vista Everland "Triangle" - Pace Drive Holdings, LLC, authorized manager Gregory Pettibon, Lennar Homes (Kimberly Rezanka, Esq., Lacy Lyons Rezanka, Rep.) - A Zoning amendment from General Use (Brevard County) to a PUD, Planned Unit Development. Tax Parcel 500, Section 28, Township 28, Range 36, Brevard County, Florida, containing approximately .21 acres. Located in the vicinity east of St. Johns Heritage Parkway NW and north of Melbourne-Tillman Water Control District Canal C-1**

OTHER BUSINESS:

1. **Presentation of draft Vision Plan 2040 by S&ME, Chris Dougherty**

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. (Section 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.

If you use assistive technology (such as a Braille reader, a screen reader, or TTY) and the format of any material on this website or documents contained therein interferes with your ability to access information, please contact us. To enable us to respond in a manner most helpful to you, please indicate the nature of your accessibility problem, the preferred format in which to receive the material, the web address of the requested material, and your contact information. Users who need accessibility assistance can also contact us by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

****Quasi-Judicial Proceeding.**