



AGENDA

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Regular Meeting No. 2016-04

April 6, 2016 – 7:00 P.M.

City Hall Council Chambers

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ADOPTION OF MINUTES:

1. Regular Meeting No. 2016-03; March 2, 2016

ANNOUNCEMENTS:

SCHOOL COORDINATION BUSINESS:

1. PUD-10-2016 – PALM BAY 2, LCC (JAKE WISE, REP.)

A final Planned Unit Development (PUD) request to allow a multiple-family development called The Terraces in an RM-20, Multiple-Family Residential District.

Tax Parcel 517, Section 30, Township 28, Range 38, Brevard County, Florida, containing 6.86 acres, more or less. (Located west of and adjacent to Dixie Highway NE, in the vicinity north of Riverview Drive NE and south of Overlook Drive NE)

NEW BUSINESS:

1. V-7-2016 – CARLA HANLON

A variance request to allow an existing home to encroach 18 feet into the 25-foot side corner setback and a proposed fence to encroach 25 feet into the 25-foot side corner setback in an RS-1, Single Family Residential District as established by Section 185.033(F)(7)(c) and Section 185.118.

Lot 8, Block K, Highland Shores Estates, Section 26, Township 28, Range 37, Brevard County, Florida, containing .24 acres, more or less. (Located at the southwest intersection of Glenham Drive NE and Lemon Street NE, specifically at 1140 Glenham Drive NE)

2. V-8-2016 – EDDIE AND MELISSA EDWARDS

A variance request to allow a proposed garage to encroach 7 feet into the 10-foot rear accessory structure setback and 10 feet into the 25-foot side corner setback in an RE, Estate Residential District as established by Section 185.032(F)(7)(c)&(d) of the Palm Bay Code of Ordinances.

Tax Parcel 255, Section 29, Township 28, Range 37, Brevard County, Florida, containing .38 acres, more or less. (Located at the southwest corner of Pepper Street NE and Sierra Place NE, specifically at 700 Pepper Street NE)

3. V-9-2016 – SUTTON PROPERTIES OF PALM BAY II, LLC (FRED E. SUTTON)

A variance request to reduce the minimum width requirement of an existing off-street parking area from 10-feet to 9-feet in a CC, Community Commercial District as established by Section 185.140(B)(2) of the Palm Bay Code of Ordinances.

Tax Parcel 13, Section 22, Township 28, Range 37, Brevard County, Florida, containing 1.53 acres, more or less. (Located north of and adjacent to Palm Bay Road NE, in the vicinity east of Manor Drive NE and west of Bottlebrush Drive NE, specifically at 2135 Palm Bay Road NE)

4. CU-11-2016 - CUMBERLAND FARMS, INC. (KATHLEEN A. SOUSA)

A conditional use request for a proposed convenience store to allow retail automotive gasoline/fuel sales in an HC, Highway Commercial District.

Tax Parcel 256, Section 22, Township 28, Range 37, Brevard County, Florida, containing 1.01 acres, more or less. (Located at the northeast intersection of Palm Bay Road NE and Babcock Street NE, specifically at 1705 Palm Bay Road NE)

5. V-12-2016 - CUMBERLAND FARMS, INC. (KATHLEEN A. SOUSA)

A variance request to allow a proposed fuel pump canopy to encroach the 50-foot front accessory structure setback by a maximum of 20.9 feet; a request to allow a reduction in the required landscape buffer from 10 feet to 0 feet; a request to allow a proposed underground gasoline storage tank relief from the 40-foot separation setback by a maximum of 34.5 feet; a request to allow relief from the 10-foot front parking setback by a maximum of 7 feet; and a request to allow a proposed detached sign relief from the 10-foot front and side interior setbacks by a maximum of 10 feet, as established by Sections 185.118; 185.140, 185.044(D)(1)(c); 185.044(F)(7)(a); and 178.12 in the HC, Highway Commercial District.

Tax Parcel 256, Section 22, Township 28, Range 37, Brevard County, Florida, containing 1.01 acres, more or less. (Located at the northeast intersection of Palm Bay Road NE and Babcock Street NE, specifically at 1705 Palm Bay Road NE)

6. V-13-2016 - DIMITRIOS MAKOS

A variance request to allow an existing home to encroach 2.3 feet into the 25-foot side corner setback and a proposed 6-foot high fence to encroach 12.3 feet into the 25-foot side corner setback in an RS-1, Single Family Residential District as established by Section 185.033(F)(7)(c).

Lot 13, Block 323, Port Malabar Unit 9, Section 5, Township 29, Range 37, Brevard County, Florida, containing .25 acres, more or less. (Located at the northeast intersection of Durango Street SE and Cavern Avenue SE, specifically at 1001 Durango Street SE)

7. CP-3-2016 - WATERSTONE HOLDINGS, LLC (BENJAMIN E. JEFFERIES)

A Comprehensive Plan Future Land Use Map amendment from Single Family Residential Use to Commercial.

A portion of Tax Parcel 1, Section 4, Township 30, Range 37, Brevard County, Florida, containing 9.99 acres more or less. (Located west of and adjacent to Babcock Street SE, in the vicinity south of Mara Loma SE)

8. CP-4-2016 - CYPRESS BAY FARMS, LLC (BENJAMIN E. JEFFERIES)

A Comprehensive Plan Future Land Use Map amendment from Single Family Residential Use to Commercial.

A portion of Tax Parcel 500, Section 3, Township 30, Range 37, Brevard County, Florida, containing 9.59 acres, more or less. (Located east of and adjacent to Babcock Street SE, in the vicinity south of Mara Loma Boulevard SE)

9. CP-5-2016 - CYPRESS BAY FARMS, LLC (BENJAMIN E. JEFFERIES)

A Comprehensive Plan Future Land Use Map amendment from Single Family Residential Use to Commercial.

A portion of Tax Parcel 251, Section 3, Township 30, Range 37, Brevard County, Florida, containing 3.54 acres, more or less. (Located east of and adjacent to Babcock Street SE, in the vicinity south of Mara Loma Boulevard SE)

10. CP-6-2016 - WATERSTONE HOLDINGS, LLC (BENJAMIN E. JEFFERIES)

A Comprehensive Plan Future Land Use Map amendment from Single Family Residential Use to Commercial.

A portion of Tax Parcel 1, Section 4, Township 30, Range 37, Brevard County, Florida, containing 6.28 acres, more or less. (Located west of and adjacent to Babcock Street SE, in the vicinity south of Mara Loma Boulevard SE)

11. CP-7-2016 - BABCOCK STORAGE SOUTH, LLC (DEAN LACORTE)

A Comprehensive Plan Future Land Use Map amendment from Utilities Use to Industrial Use.

Tax Parcel 8, Section 4, Township 29, Range 37, Brevard County, Florida, containing 3.13 acres, more or less. (Located west of and adjacent to Babcock Street SE, in the vicinity south of Agora Circle SE and north of Convair Street SE)

12. CPZ-7-2016 - BABCOCK STORAGE SOUTH, LLC (DEAN LACORTE)

A zoning amendment request from an IU, Institutional Use District to an LI, Light Industrial and Warehouse District.

Tax Parcel 8, Section 4, Township 29, Range 37, Brevard County, Florida, containing 3.13 acres, more or less. (Located west of and adjacent to Babcock Street SE, in the vicinity south of Agora Circle SE and north of Convair Street SE)

13. T-14-2016 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT)

A textual amendment to the Code of Ordinances, Title IX, General Regulations, Chapter 185: Zoning, Section 185.006 Definitions, in order to define Mobile Vending.

14. T-15-2016 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT)

A textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 174: Floodplain and Stormwater Management; Chapter 179: Streets and Other Rights-of-Way; Chapter 182: Public Improvements; and Chapter 184: Subdivisions, in order to update particular sections within these chapters.

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.