



AGENDA

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Regular Meeting No. 2016-09
September 7, 2016 – 7:00 P.M.
City Hall Council Chambers

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ADOPTION OF MINUTES:

1. Regular Meeting No. 2016-08; August 3, 2016

ANNOUNCEMENTS:

OLD BUSINESS:

1. CP-15-2016 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT)

A Comprehensive Plan Future Land Use Map small scale amendment from Recreation and Open Space Use to Single Family Residential Use and Commercial Use.

Tract E, Port Malabar Unit 48, Section 24, Township 28, Range 36, Brevard County, Florida, containing 4.54 acres, more or less. (Located at the southeast intersection of Rheine Road NW and Treu Terrace NW).

NEW BUSINESS:

1. CPZ-15-2016 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT)

A zoning amendment from an RS-2, Single Family Residential District to a CC, Community Commercial District.

A portion of Tract E, Port Malabar Unit 48, Section 24, Township 28, Range 36, Brevard County, Florida, containing 2.96 acres, more or less. (Located at the southeast intersection of Rheine Road NW and Treu Terrace NW).

2. CU-22-2016 – INTERPLAN, LLC (NICOLE WEIR)

A conditional use request to allow proposed retail use in excess of 5,000 square feet of gross floor area in an NC, Neighborhood Commercial District.

A portion of Tract G, Port Malabar Unit 4, Section 25, Township 28, Range 37, Brevard County, Florida, containing 1.56 acres, more or less. (Located south of and adjacent to Port Malabar Boulevard NE, in the vicinity east of Bianca Drive NE and west of Garden Terrace NE)

3. CP-22-2016 – GANESH OF TITUSVILLE, LLC (MAHESH SHAH)

A Comprehensive Plan Future Transportation Map Series amendment to reclassify Glendale Avenue NW and Glencove Avenue NW from local streets to minor collector roadways.

4. CU-23-2016 – GANESH OF TITUSVILLE, LLC (MAHESH SHAH)

A conditional use request to allow proposed retail automotive fuel sales in an NC, Neighborhood Commercial District.

Tract E, Port Malabar Unit 44, Section 22, Township 28, Range 36, Brevard County, Florida, containing 12.19 acres, more or less. (Located at the northwest intersection of Emerson Drive NW and Glencove Avenue NW)

5. V-25-2016 – HAROLD W. FAHS

A variance request to allow a proposed concrete carport to encroach 11 feet into the 25-foot side corner setback in an RS-2, Single Family Residential District as established by Section 185.034(F)(7)(c) of the Palm Bay Code of Ordinances.

Lot 13, Block 1755, Port Malabar Unit 36, Section 11, Township 29, Range 36, Brevard County, Florida, containing .26 acres, more or less. (Located at the northeast intersection of Haryestor Avenue SW and Harper Boulevard SW, specifically at 791 Haryestor Avenue SW)

6. V-26-2016 – ERIK VERRET

A variance request to allow a proposed workshop to encroach 2 feet into the 8-foot side interior setback in an RS-2, Single Family Residential District as established by Section 185.034(F)(7)(b) of the Palm Bay Code of Ordinances.

Lot 1, Block 174, Port Malabar Unit 7, Section 31, Township 28, Range 37, Brevard County, Florida, containing .24 acres, more or less. (Located at the southwest intersection of Brescia Street NE and Asbury Avenue NE, specifically at 398 Brescia Street NE)

7. T-27-2016 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT)

A textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 184: Subdivisions, in order to allow flag lots.

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.