



AGENDA

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Regular Meeting No. 2016-10
October 5, 2016 – 7:00 P.M.
City Hall Council Chambers

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ADOPTION OF MINUTES:

1. Regular Meeting No. 2016-09; September 7, 2016

ANNOUNCEMENTS:

OLD BUSINESS:

1. ♣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)

2. 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.

3. ♣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.

A portion of Tract E, Port Malabar Unit 44, Section 22, Township 28, Range 36, Brevard County, Florida, containing 1.58 acres, more or less. (Located at the northwest intersection of Emerson Drive NW and Glencove Avenue NW)

4. ♣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)

NEW BUSINESS:

1. ♣V-24-2016 – LOUIS RONALD PROPHETE

A variance request to allow a proposed shed to encroach 15 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 30, Block 2285, Port Malabar Unit 44, Section 22, Township 28, Range 36, Brevard County, Florida, containing .29 acres, more or less. (Located at the northwest intersection of Havre Street NW and Lamplighter Drive NW, specifically at 1307 Havre Street NW)

2. ♣CU-28-2016 – THE HADY FAMILY LIMITED PARTNERSHIP
(AHMED M. EL-MAHDAWY, REP.)

A conditional use request for a Planned Industrial Development in an LI, Light Industrial and Warehousing District.

Tract B and C, Sleepy Hollow Subdivision, Section 22, Township 28, Range 37, Brevard County, Florida, containing 5.2 acres, more or less. (Located at the northwest and southwest intersections of Clearmont Street NE and Gunpowder Drive NE, specifically at 1270 and 1240 Clearmont Street NE)

3. ♣CU-29-2016 – SUNSHINE PETRO, INC. (BRUCE MOIA, REP.)

A conditional use request to allow proposed retail automotive fuel sales in a CC, Community Commercial District.

A portion of Tax Parcel 540, Section 15, Township 29, Range 37, Brevard County, Florida, containing 1.50 acres, more or less. (Located at the northeast intersection of Babcock Street SE and Valkaria Road)

4. PUD-30-2016 – KEW, LLC (PHILIP NOHRR, REP.)

A Final Planned Unit Development (PUD) request to allow a proposed self-storage facility within the Bayside Lakes Office Park.

Lots 1, 2, 5. and a portion of Tract A, Section 20, Township 29, Range 37, containing 5.08 acres, more or less. (Located south of and adjacent to Bayside Lakes Boulevard SE, in the vicinity between Eldron Boulevard SE and Dateland Road SE)

5. ♣CU-31-2016 – CUMBERLAND FARMS, INC. (MATTHEW KAHN, REP.)

A conditional use request to allow proposed retail automotive fuel sales in a CC, Community Commercial District.

Tax Parcel 759.1, Section 36, Township 28, Range 36, Brevard County, Florida, containing 1.43 acres, more or less. (Located at the northeast intersection of Minton Road and Malabar Road, specifically at 6375 Minton Road NE)

6. ♣V-32-2016 – CUMBERLAND FARMS, INC. (MATTHEW KAHN, REP.)

A variance request to allow a proposed Cumberland Farms site to encroach 5.6 feet into the 10-foot side-corner parking setback and to reduce the minimum number of required parking spaces from 25 spaces to 21 spaces in a CC, Community Commercial District.

Tax Parcel 759.1, Section 36, Township 28, Range 36, Brevard County, Florida, containing 1.43 acres, more or less. (Located at the northeast intersection of Minton Road and Malabar Road, specifically at 6375 Minton Road NE)

7. ♣V-33-2016 – JOHNNY R. IMES

A variance request to allow a proposed free-standing garage to encroach 8 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 15, Block 264, Port Malabar Unit 8, Section 31, Township 28, Range 37, Brevard County, Florida, containing .24 acres, more or less. (Located at the northeast intersection of Del Alto Street NE and Dinner Street NE, specifically at 433 Del Alto Avenue NE)

8. T-34-2016 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT)

A textual amendment to the Code of Ordinances, Title XX, Utilities Code, Chapter 202: Reclaimed Water, Section 202.10, Use of Reclaimed Water, in order to revise procedures.

9. T-35-2016 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT)

A textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 184: Subdivisions, Section 184.11, Improvements and Performance and Maintenance Bonds, in order revise procedures.

10. T-36-2016 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT)

A textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 185: Zoning Code, Sections 185.006, 185.059, 185.066, and 185.067, in order to add the definition of a Regional Transportation Center and to revise the PCD, Planned Commercial Development District and PUD, Planned Unit Development procedures.

11. T-37-2016 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT)

A textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 185: Zoning Code, Section 185.134, Architectural Style Requirements, in order to revise standards.

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.