



AGENDA

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Regular Meeting No. 2017-06
June 7, 2017 – 7:00 P.M.
City Hall Council Chambers

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ADOPTION OF MINUTES:

1. Regular Meeting No. 2017-05; May 3, 2017

ANNOUNCEMENTS:

OLD BUSINESS:

1. ♣CU-20-2017 - CIRCLE K STORES, INC. (PETER PENSA, REP.)

An amendment to an existing conditional use in order to expand retail automotive gasoline/fuel sales.

Tract D, Port Malabar Unit 20, Section 2, Township 29, Range 36, Brevard County, Florida, containing 3.43 acres, more or less. (Located at the southeast corner of Malabar Road and Jupiter Boulevard SW, specifically at 900 Malabar Road SW)

NEW BUSINESS:

1. ♣V-23-2017 – JAMES AND CONSTANCE COLE

A variance request to allow a proposed covered patio to encroach 7-feet 7-inches into the 20-foot rear setback as established by Section 185.065 of the Palm Bay Code of Ordinances.

Lot 1, Block A, Sandy Pines Preserve Phase 1, Section 26, Township 28, Range 37, Brevard County, Florida, containing .13 acres, more or less. (Located south of and adjacent to Hidden Pines Lane NE, in the vicinity north of Port Malabar Boulevard NE and east of Sandy Pines Drive NE, specifically at 2406 Hidden Pine Lane NE)

2. ♣V-24-2017 - ALVIN A. NOTICE

A variance request to allow 5 proposed parking spaces to encroach 15 feet into the 25-foot rear setback as established by Section 185.043(F)(7)(d) of the Palm Bay Code of Ordinances.

Lot 1, Block 3, and a portion of Tract C, Port Malabar Industrial Park Subdivision, Section 22, Township 28, Range 37, Brevard County, Florida, containing .59 acres, more or less. (Located at the southwest corner of Julian Avenue NE and Clearmont Street NE, specifically at 1390 Clearmont Street NE)

3. ♣V-26-2017 - EVANS CENTER INC. (STEVE MONROE, REP.)

A variance request to allow a proposed building to encroach 15 feet into the 25-foot front setback, 10 feet into the 25-foot side interior setback, and 20 feet into the 25-foot rear setback as established by Section 185.047(F)(7) of the Palm Bay Code of Ordinances.

Lots 20 through 24, Block 3, Powell's Subdivision, Section 14, Township 28, Range 37, Brevard County, Florida, containing .79 acres, more or less. (Located at the southeast corner of Florida Avenue NE and Pelham Street NE)

4. VP-28-2017 - AD 1 GLOBAL (CLIFF REPPERGER)

A petition to vacate a plat called Executive Park Subdivision.

Lots 1 through 4, Executive Park Subdivision, Section 20, Township 28, Range 37, Brevard County, Florida, containing 10.01, more or less. (Located west of and adjacent to Bass Pro Drive NE and bordered by Sportsman Lane NE)

5. ♣V-29-2017 - AD 1 GLOBAL (CLIFF REPPERGER)

A variance request to grant relief from the Palm Bay Code of Ordinances, Section 185.043(F)(7)(a) in order to allow a proposed parking lot to encroach 3.3 feet into the 10-foot front parking setback; Section 180.16(E) in order to allow a reduction from the exceptional specimen tree replacement requirement from 1 tree per 6-inch to 1 tree per 40-inch; and Section 185.43(B)(14)(a) in order to grant relief from the required minimum living area of hotel/motel efficiency units from 280 square feet to 225 square feet.

Lots 1 through 4, Executive Park Subdivision, Section 20, Township 28, Range 37, Brevard County, Florida, containing 10.01, more or less. (Located west of and adjacent to Bass Pro Drive NE and bordered by Sportsman Lane NE)

6. PUD-27-2017 - CONSTRUCTION ENGINEERING GROUP (JAKE WISE)

A Final Planned Unit Development (PUD) for a single-family development called Avery Springs PUD.

Tract D and E, Port Malabar Unit 26, Section 34, Township 28, Range 36, Brevard County, Florida, containing 40.47 acres, more or less. (Located at the northeast corner of Malabar Road NW and Hillcrest Avenue NW)

7. T-30-2017 - 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 establish the maximum number of developer-owned homes that may be permitted prior to the subdivision receiving a Certificate of Completion and to modify the definition of a Subdivision.

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.