



## **AGENDA**

### **PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY**

Regular Meeting No. 2018-06  
June 6, 2018 – 7:00 P.M.  
City Hall Council Chambers

#### **CALL TO ORDER:**

#### **PLEDGE OF ALLEGIANCE:**

#### **ROLL CALL:**

#### **ADOPTION OF MINUTES:**

1. Regular Meeting No. 2018-05; May 2, 2018

#### **ANNOUNCEMENTS:**

#### **NEW BUSINESS:**

1. CP-5-2018 – WATERSTONE FARMS, LLC AND WATERSTONE  
HOLDINGS, LLC (ROCHELLE LAWANDALES, REP.)

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

A portion of Tracts SMT-2, OS1, and OS2, Waterstone Plat One PUD; and a portion of Tax Parcels 5 and 1, all within Section 4, Township 30, Range 37, Brevard County, Florida, containing 7.3791 acres, more or less. (Located in the vicinity west of Babcock Street SE, between Mara Loma Boulevard SE and the south leg of the future St. Johns Heritage Parkway)

2. CP-6-2018 – WATERSTONE FARMS, LLC AND D.R. HORTON, INC.  
(JAKE WISE, REP.)

A small scale Comprehensive Plan Future Land Use Map amendment from Single Family Residential Use to Multiple Family Residential Use.

Part of Tract 750, San Sebastian Farms, Section 5, Township 30, Range 37; and Tax Parcel 500, Section 4, Township 30, Range 37, Brevard County, Florida, containing 6.754 acres, more or less. (Located in the vicinity west of Babcock Street SE, between Mara Loma Boulevard SE and the south leg of the future St. Johns Heritage Parkway)

3. CP-7-2018 – WATERSTONE FARMS, LLC AND D.R. HORTON, INC.  
(JAKE WISE, REP.)

A small scale Comprehensive Plan Future Land Use Map amendment from Single Family Residential Use to Multiple Family Residential Use.

Part of Tract 750, San Sebastian Farms, Section 5, Township 30, Range 37, Brevard County, Florida, containing 6.577 acres, more or less. (Located in the vicinity west of Babcock Street SE, between Mara Loma Boulevard SE and the south leg of the future St. Johns Heritage Parkway).

4. CP-8-2018 – WATERSTONE FARMS, LLC AND D.R. HORTON, INC.  
(JAKE WISE, REP.)

A small scale Comprehensive Plan Future Land Use Map amendment from Single Family Residential Use to Multiple Family Residential Use.

Part of Tax Parcel 500, Section 4, Township 30, Range 37, Brevard County, Florida, containing 9.206 acres, more or less. (Located in the vicinity west of Babcock Street SE, between Mara Loma Boulevard SE and the south leg of the future St. Johns Heritage Parkway)

5. ♣PUD-9-2018 – BAYRIDGE WEST, LLC (CHARLES B. GENONI)

A final Planned Unit Development (PUD) request to allow a proposed 143-lot single-family residential development called Bayridge Subdivision.

Tax Parcel 502, Section 13, Township 29, Range 36, Brevard County, Florida, containing 39.75 acres, more or less. (Located at the northwest corner of Gaynor Drive SW and Gantry Street SW)

6. ♣FS-2-2018 – HAWK'S RIDGE, INC. (MARK D. PETRONI, REP.)

A final subdivision request to allow a proposed 14-lot single-family residential development called Hawk's Ridge.

Tax Parcel 300, Section 27, Township 28, Range 37, Brevard County, Florida, containing 5.38 acres, more or less. (Located north of and adjacent to Market Circle NE, in the vicinity east of Cranbrook Avenue NE)

7. ♣FS-3-2018 – COUNTRY CLUB LAKES DEVELOPERS, LLC  
(BRIAN BUSSEN, REP.)

A final subdivision request to allow a proposed residential single-family development called Country Club Lakes Estates Phase 3.

Part of Tax Parcels 251 and 758, Section 28, Township 28, Range 37, Brevard County, Florida, containing 14.85 acres, more or less. (Located in the vicinity of the southeast corner of Riviera Drive NE and Country Club Drive NE)

8. ♣FS-4-2018 – FORTE MACAULAY DEVELOPMENT CONSULTANTS  
(SCOTT GLAUBITZ, REP.)

A final subdivision request to allow a proposed flex use development called St. Johns Preserve Phase 1.

Tax Parcels 751, 253, 254, and 1 in Section 32, Township 28, Range 36, Brevard County, Florida, containing 178 acres, more or less. (Located north of and adjacent to Malabar Road NW, in the vicinity west of St. John's Heritage Parkway and south of the C-1 Canal)

**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.**