



## **AGENDA**

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

Regular Meeting No. 2018-08  
August 1, 2018 – 7:00 P.M.  
City Hall Council Chambers

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

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

#### **ROLL CALL:**

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

1. Special Meeting No. 2018-07; July 11, 2018

#### **ANNOUNCEMENTS:**

#### **OLD BUSINESS:**

1. ♣PUD-11-2018 – D. R. HORTON, INC. (JAKE WISE, REP.)

A Final Development Plan for Phase III of an approved Planned Unit Development (PUD) called Brentwood Lakes to allow for a change in density from 85 single-family residential lots to 127 single-family residential lots.

Part of Tax Parcel 251, Section 3, Township 29, Range 36, Brevard County, Florida, containing 37.015, more or less. (Located south of and adjacent to Malabar Road, in the vicinity south of Wading Bird Circle SW)

2. T-14-2018 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT)

A textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 185: Zoning Code, to modify Section 185.038, RM-20 - Multiple-Family Residential District, and Section 185.140, Off-Street Parking and Traffic Circulation.

## **NEW BUSINESS:**

1. CP-12-2018 – CONSTRUCTION ENGINEERING GROUP (JAKE WISE)

An amendment to the Comprehensive Plan Future Land Use Element to modify Policy FLU-8.3H in order to increase the maximum density from 429 residential units to 459 residential units for Brentwood Lakes PUD, based on 3.2 units per acre.

Part of Section 3, Township 29, Range 36, Brevard County, Florida, containing 143.47 acres, more or less. (Located south of and adjacent to Malabar Road NW, in the vicinity south of Madison Road NW)

2. ♣CU-15-2018 – BIG PAWS, LITTLE PAWS, INC. (VALERIA R. OWENS)

A conditional use to allow the operation of a proposed commercial dog kennel and related services in a GC, General Commercial District.

Lot 7, Block 1982, Port Malabar Unit 40, Section 3, Township 29, Range 37, Brevard County, Florida, containing .71 acres, more or less. (Located at the northeast corner of Babcock Street SE and Agora Circle SE, specifically at 6165 Babcock Street SE, Units 1 and 2)

3. CP-11-2018 – BABCOCK LLC (ROBERT SCHWERER)

A large scale Comprehensive Plan Future Land Use Map amendment from Calumet Farms PUD Use to Rural Single Family Use.

Tract 21, San Sebastian Farms, Section 21, Township 30, Range 37 along with Tax Parcel 2, Section 28, Township 30, Range 37, Brevard County, Florida, containing 372.19 acres, more or less. (Located east of and adjacent to Babcock Street SE, in the vicinity north of Centerlane Road SE)

4. ♣CPZ-11-2018 – BABCOCK LLC (ROBERT SCHWERER)

A zoning amendment from a GU, General Use District (Brevard County) to a GU, General Use Holding District.

Tract 21, San Sebastian Farms, Section 21, Township 30, Range 37 along with Tax Parcel 2, Section 28, Township 30, Range 37, Brevard County, Florida, containing 372.19 acres, more or less. (Located east of and adjacent to Babcock Street SE, in the vicinity north of Centerlane Road SE)

5. T-16-2018 – CITY OF PALM BAY (FIRE PREVENTION DEPARTMENT)

A textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 177: Fire Prevention and Protection, Section 177.04, Water supply for residential areas; and to Chapter 184: Subdivisions, Section 184.20(B) Fire hydrants, to reduce current spacing requirements for fire hydrants in order to comply with Florida Statutes.

6. T-18-2018 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT)

A textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 185, Section 185.060 through 185.072: Planned Unit Development, to provide revisions to the requirements for a PUD and improve the clarity of each section.

**OTHER BUSINESS:**

1. A TEMPORARY MORATORIUM TO SUSPEND DEVELOPMENT  
WITHIN A PORTION OF AND ADJACENT TO THE COMMUNITY  
BAYFRONT REDEVELOPMENT DISTRICT

Review and recommendation to establish a moratorium to temporarily suspend development orders, development permits, and building permits within a portion of the Bayfront Community Redevelopment District (BCRD) and the immediate adjacent area along Robert J. Conlan Boulevard NE and Palm Bay Road NE, in order to facilitate the design and orderly development of a Downtown District.

**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.**