



AGENDA

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Regular Meeting No. 2018-09
September 5, 2018 – 7:00 P.M.
City Hall Council Chambers

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ADOPTION OF MINUTES:

1. Regular Meeting No. 2018-08; August 1, 2018

ANNOUNCEMENTS:

NEW BUSINESS:

1. CP-13-2018 – CYPRESS BAY FARMS, LLC (BENJAMIN E. JEFFERIES)

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

Part of Tax Parcel 251, Section 3, Township 30, Range 37, Brevard County, Florida, containing 7.56 acres, more or less. (Located in the vicinity east of Babcock Street SE, west of Interstate 95, and north of proposed St. Johns Heritage Parkway SE)

2. CP-14-2018 – CYPRESS BAY FARMS, LLC (BENJAMIN E. JEFFERIES)

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

Part of Tax Parcel 752 and all of Tax Parcel 753, Section 3, Township 30, Range 37, Brevard County, Florida, containing 5.497 acres, more or less. (Located in the

vicinity east of Babcock Street SE, west of Interstate 95, and north of proposed St. Johns Heritage Parkway SE)

3. CP-15-2018 – EMERALD INVESTMENT HOLDINGS, LLC (PAUL PALUZZI)

An amendment to the Comprehensive Plan to modify and combine the approved East and West Regional Activity Center (RAC) criteria for a proposed RAC development to be known as Emerald Lakes.

Part of Sections 1, 2, 3, 10, 11, and 12, Township 30, Range 37, Brevard County, Florida, containing 1,1561 acres, more or less. (Located east and west of Interstate 95, in the vicinity of St. Johns Heritage Parkway SE)

4. ♣PD-17-2018 – EMERALD INVESTMENT HOLDINGS, LLC (PAUL PALUZZI)

A preliminary planned development request to modify and combine the East and West Regional Activity Center (RAC) Concept Plans for a RAC Concept Plan to be known as Emerald Lakes.

Part of Sections 1, 2, 3, 10, 11, and 12, Township 30, Range 37, Brevard County, Florida, containing 1,1561 acres, more or less. (Located east and west of Interstate 95, in the vicinity of St. Johns Heritage Parkway SE)

5. ♣CU-19-2018 - CONCEPT DEVELOPMENT, INC. (MATT CASON)

A conditional use request to increase the maximum building square footage from 5,000 square feet to a proposed 9,100 square feet in an NC, Neighborhood Commercial District.

A portion of Tract G, Port Malabar Unit 45, Section 30, Township 28, Range 37, Brevard County, Florida, containing 1.85 acres, more or less. (Located at the southeast corner of Emerson Drive NE and Melbourne-Tillman Drainage District Canal No. 75)

6. ♣Z-21-2018 – MRIGLOBAL (BRYAN RIDGLEY, REP.)

A change in zoning from an IU, Institutional Use District to an LI, Light Industrial and Warehousing District.

Lot 6, Block 3042, Port Malabar Unit 56, Section 9, Township 29, Range 37, Brevard County, Florida, containing 5.09 acres, more or less. (Located south of and adjacent to Treeland Boulevard SE, in the vicinity east of Cherso Court SE)

7. CP-16-2018 – CITY OF PALM BAY (ECONOMIC DEVELOPMENT & EXTERNAL AFFAIRS DEPARTMENT)

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

Tract B, Port Malabar Unit 19, Section 1, Township 29, Range 36, Brevard County, Florida, containing 6.3 acres, more or less. (Located east of and adjacent to Santo Domingo Avenue SW, in the vicinity north of Tudor Road SW)

8. T-13-2018 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT)

A textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 185: Zoning, Section 185.006 Definitions, to modify the Mobile Vending definition; and add Section 185.138 Mobile Food Vending, to provide for mobile vending regulations.

9. T-22-2018 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT)

A textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 185: Zoning Code, Section 185.123(A) Definitions, to update definitions of Commercial Vehicle for consistency with revised definitions within Section 185.140 Off-street parking and traffic circulation.

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)

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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.