



## **AGENDA**

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

Regular Meeting No. 2018-10

October 3, 2018 – 7:00 P.M.

City Hall Council Chambers

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

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

#### **ROLL CALL:**

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

1. Regular Meeting No. 2018-09; September 5, 2018

#### **ANNOUNCEMENTS:**

#### **OLD BUSINESS:**

1. ♣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)

2. 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)

3. 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)

**NEW BUSINESS:**

1. ♣V-23-2018 – SIGN ACCESS, INC. (SHANNA BROGAN AND MELISSA FAGAN)

A variance request to allow a replacement pole sign to exceed the 64-square foot maximum area requirement by 33.3 square feet for a total sign area of 97.3 square feet, as established by Section 178.14, Appendix A, Palm Bay Code of Ordinances.

Part of Lot 4, Block 2, Melbourne Poultry Colony Addition No. 1, Section 24, Township 28, Range 36, Brevard County, Florida, containing 2.09 acres, more or less. (Located at the northwest corner of Minton Road NW and Palm Bay Road NE, specifically at 4280 Minton Road NW)

2. CP-17-2018 - M. DAVID MOALLEM (MAGGIMILIANN AND JODY ANN DELLI, REPS.)

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

Tract D, Port Malabar Unit 42, Section 27, Township 28, Range 37, Brevard County, Florida, containing 2.28 acres, more or less. (Located south of and adjacent to Ginza Road NW, in the vicinity east of and adjacent to Melbourne Tillman Water Control District Canal No. 10)

3. CP-18-2018 - EDDIE TORRES AND KRISTIN KLEVEN

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

Part of Tracts E and F, Block 1275, Port Malabar Unit 25, Section 31, Township 29, Range 37, Brevard County, Florida, containing 2.47 acres, more or less. (Located south of and adjacent to Hallmark Street SE, in the vicinity east of Halblum Avenue SE)

4. ♣ PUD-24-2018 – GULFPORT KEY, INC. (WILLIAM H. BENSON AND  
BRUCE MOIA, REPS.)

A Planned Unit Development (PUD) Preliminary Development Plan and rezoning to allow a proposed 77-lot, single-family residential development called Gulfport Key.

Lots 5, 6, and 7 along with Tracts 1 and 2, Block 677, and Tax Parcels 752 and 750, Section 8, Township 29, Range 37, Brevard County, Florida, containing 20.76 acres, more or less. (Located north of and adjacent to Gulfport Road SE, in the vicinity between Grapefruit Road SE and Sable Circle SE)

5. ♣ PUD-25-2018 – PACE DRIVE HOLDINGS, LLC (SCOTT GLAUBITZ, REP.)

A Planned Unit Development (PUD) Preliminary Development Plan and rezoning to allow a proposed 162-lot, single-family residential development called Palm Vista Everlands.

Part of Tax Parcel 1, Sections 28 and 29, Township 28, Range 36, Brevard County, Florida, containing 50.4 acres, more or less. (Located southeast of and adjacent to the intersection of St. Johns Heritage Parkway NW and Pace Drive NW)

6. T-20-2018 - CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT)

A textual amendment is requested to the Code of Ordinances, Title XVII, Land Development Code, Chapter 178: Signs, in order to update the Sign Code.

**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.