



AGENDA

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Regular Meeting 2019-06
May 1, 2019 – 7:00 P.M.
City Hall Council Chambers

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ELECTION OF COMMUNITY DEVELOPMENT ADVISORY BOARD MEMBER:

ADOPTION OF MINUTES:

1. Regular Meeting 2019-05; April 3, 2019

ANNOUNCEMENTS:

OLD BUSINESS:

1. ♠FD-8-2019 – WILLIAM H. BENSON

A final development plan for a proposed Planned Unit Development (PUD) to allow a 77-lot, single-family residential development called Gulfport Key.

Lots 1 through 3 of Block 474 and Lots 5 through 7 of Block 677, Port Malabar Unit 11, a portion of Lot 15, Florida Indian River Land Company, along with Tax Parcels 750 and 752, all within 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)

NEW BUSINESS:

1. ♠CU-10-2019 – RAYMOND FISCHER (CONTINUED)

A conditional use to allow for a proposed event hall, as established by Section 185.088(K) of the Palm Bay Code of Ordinances.

Tax Parcel 759, Section 9, Township 29, Range 37, Brevard County, Florida, containing 5.00 acres, more or less. (Located west of and adjacent to Babcock Street SE, in the vicinity between Booth Road and Agnes Avenue SE, specifically at 6852 Babcock Street SE)

**2. ♠CU-11-2019 – WAYNE’S AGGREGATE AND MATERIALS, LLC
(DAVID AGEE, REP.)**

(WITHDRAWN)

A conditional use to allow an expansion of existing mining operations in a GU, General Use Holding District.

Lots 1 through 32, San Sebastian Farms, Section 21, Township 30, Range 37, Brevard County, Florida, containing 244.42 acres, more or less. (Located west of and adjacent to Babcock Street SE, in the vicinity between Micco Road and Centerlane Road SE)

3. CP-5-2019 – MIGDALY MARTINEZ

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

Tax Parcel 517.10, Section 30, Township 28, Range 38, Brevard County, Florida, containing 1.10 acres, more or less. (Located east of and adjacent to Dixie Highway NE, in the vicinity between Overlook Drive NE and Riverview Drive NE, specifically at 5141 Dixie Highway NE)

4. ♠CPZ-5-2019 – MIGDALY MARTINEZ

A zoning amendment from an HC, Highway Commercial District to an RM-15, Single-, Two-, Multiple-Family Residential District.

Tax Parcel 517.10, Section 30, Township 28, Range 38, Brevard County, Florida, containing 1.10 acres, more or less. (Located east of and adjacent to Dixie Highway NE, in the vicinity between Overlook Drive NE and Riverview Drive NE, specifically at 5141 Dixie Highway NE)

5. ♠FS-1-2019 – NORTMAN PALM BAY, LLC (ZACHARY KOMNINOS, E.I., REP.)

Final plat approval of a proposed 17.50-acre commercial development called Palm Bay Place.

Tax Parcel 514, Section 34, Township 28, Range 37, Brevard County, Florida, containing 17.50 acres, more or less. (Located east of and adjacent to Babcock Street NE, in the vicinity between Biddle Street NE and Malabar Road NE)

6. ♣CU-12-2019 – NORTMAN PALM BAY, LLC (ZACHARY KOMNINOS, E.I., REP.)

A conditional use to allow a proposed automated car wash in a CC, Community Commercial District.

Lot 2, Palm Bay Place Subdivision, Section 34, Township 28, Range 37, Brevard County, Florida, containing 1.73 acres, more or less. (Located east of and adjacent to Babcock Street NE, in the vicinity between Biddle Street NE and Malabar Road NE)

7. ♠V-9-2019 – CITY OF PALM BAY (UTILITIES DEPARTMENT)

A variance to modify the existing North Regional Water Reclamation Facility (NRWRF) by allowing a proposed Nutrient Removal Facility to encroach 9 feet into the 20-foot side interior setback, as established by Section 185.045(F)(7)(b) of the Palm Bay Code of Ordinances.

Part of Lots 5 and 6, Block 5, Port Malabar Industrial Park Subdivision, Section 26, Township 28, Range 37, Brevard County, Florida, containing 8.90 acres, more or less. (Located west of and adjacent to Clearmont Street NE, in the vicinity between Binary Lane NE and Mandarin Drive NE, specifically at 1080 Clearmont Street NE)

8. CP-6-2019 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT)

An amendment to the Comprehensive Plan Future Land Use Element to remove Policy FLU-3.2A requiring Land Development Regulations to provide for commercial development over three acres in size to be developed as Planned Commercial Development (PCD).

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.