



AGENDA

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Regular Meeting 2024-03

Wednesday, March 06, 2024 – 6:00 PM

City Hall Council Chambers, 120 Malabar Road SE, Palm Bay FL 32907

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ANNOUNCEMENTS:

1. **Election of Planning and Zoning Board Chairperson and Vice Chairperson**

ADOPTION OF MINUTES:

1. **P&Z/LPA Minutes – Regular Meeting 2024-02; February 7, 2024**

NEW BUSINESS:

1. ****V23-00001 - Storage Shed – John J. Pechulis and Colleen Pechulis - A Variance to allow an existing shed to encroach 5.3 feet into the 10-foot rear setback for an accessory structure, as established by Section 185.118 of the Palm Bay Code of Ordinances. Lot 15, Block 2124, Port Malabar Unit 42, Section 27, Township 28, Range 36, Brevard County, Florida, containing approximately .22 acres. Located at the northeast corner of Camden Avenue NW and Lynbrook Street NW, specifically at 937 Camden Avenue NW**
2. ****CU23-00017 - Valkaria Gas Station – Sunshine Petro, Inc., Summit Shah, President (Carmin Ferraro, President, Crossover Commercial Group, Inc., Rep.) - A Conditional Use to allow retail automotive gas/fuel sales in a CC, Community Commercial District, in accordance with Section 185.043(D)(3) of the Palm Bay Code of Ordinances. Tax Parcel 603, Section 15, Township 29, Range 37, Brevard County, Florida, containing approximately 1.5 acres. Located at the northeast corner of the intersection at Babcock Street SE and Valkaria Road**
3. ****FS23-00015 - Riverwood at Everlands Phase 2 - DRP FL 6, LLC, Brian Clauson (BSE Consultants, Inc., Rep.) - A Final Subdivision Plat to allow for a proposed 114-lot single-family residential subdivision to be known as Riverwood at Everlands Phase 2. Portions**

of Tax Parcel 1, Section 21, Township 28, Range 36, Brevard County, Florida, containing approximately 33.42 acres. Located in the vicinity east of St. Johns Heritage Parkway NW, north of Emerson Drive NW

4. ****PS23-00009 - REQUEST TO CONTINUE TO 05/01 P&Z – Palm Bay Pointe East - Suresh Gupta, Kimaya, LLC (Jake Wise, P.E., Construction Engineering Group, LLC, Rep.) - A Preliminary Subdivision Plan to allow for a proposed 14-lot commercial subdivision to be known as Palm Bay Pointe East. Portions of Lots 12 through 21, Cape Kennedy Groves Unit 9, Section 10, Township 30, Range 37 along with portions of Tracts 500, 501, and 752, Section 3, Township 30, Range 37, Brevard County, Florida, containing approximately 42.95 acres. Located east of and adjacent to Babcock Street SE, north and south of St. Johns Heritage Parkway SE**
5. ****PS23-00011 - REQUEST TO CONTINUE TO 05/01 P&Z - Palm Bay Pointe West - Vishaal Gupta, Kimaya, LLC (Jake Wise, P.E., Construction Engineering Group, LLC, Rep.) - A Preliminary Subdivision Plan to allow for a mixed-use subdivision containing 668 multiple-family residential units and 16 commercial parcels to be known as Palm Bay Pointe West. Tax Parcels 1, 500, 4, 750, 751, and 5, along with Tracts SM-2 and OS1 of Waterstone Plat One P.U.D., all in Sections 3 and 4, Township 30, Range 37, Brevard County, Florida, containing approximately 84.75 acres. Located west of and adjacent to Babcock Street SE, north and south of St. Johns Heritage Parkway SE**
6. **T24-00002 - BCRA Restrictions – 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 185.044, Highway Commercial District (HC), removing restrictions on permitted uses pertaining to the Bayfront Community Redevelopment District**

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. (Section 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.

If you use assistive technology (such as a Braille reader, a screen reader, or TTY) and the format of any material on this website or documents contained therein interferes with your ability to access information, please contact us. To enable us to respond in a manner most helpful to you, please indicate the nature of your accessibility problem, the preferred format in which to receive the material, the web address of the requested material, and your contact information. Users who need accessibility assistance can also contact us by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

****Quasi-Judicial Proceeding.**