



AGENDA

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Regular Meeting 2019-13
October 2, 2019 – 7:00 P.M.
City Hall Council Chambers

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ADOPTION OF MINUTES:

1. Special Meeting 2019-12; September 18, 2019

ANNOUNCEMENTS:

NEW BUSINESS:

1. **♣V-22-2019 – JOAN S. JOHNSON (LUIS ERAZO, REP.)**

A variance to allow a replacement Florida room and carport to encroach 2 feet into the 10-foot side corner setback as established by Section 185.039(E)(9)(c) of the Palm Bay Code of Ordinances.

Lot 4, Block 14, Palm Bay Colony Section 4, Section 14, Township 28, Range 37, Brevard County, Florida, containing .11 acres, more or less. (Located at the northeast corner of Ersoff Boulevard NE and Big Cypress Street NE, specifically at 2401 Ersoff Boulevard NE)

2. **♣PS-1-2019 – PLANTATION CIRCLE (CARMINE FERRARO, REP.)**

Preliminary Subdivision Plan approval of a proposed 5-lot single-family subdivision called Plantation Circle.

Tax Parcel 506.1, Section 34, Township 29, Range 37, Brevard County, Florida, containing 8.41 acres, more or less (Located at the southeast corner of Babcock Street SE and Plantation Circle SE)

**3. ♣PD-18-2019 – COURTYARDS AT WATERSTONE
(ROCHELLE LAWANDALES AND JAKE WISE, REPS.)**

A Preliminary Development Plan for a proposed PUD to allow a 201-lot single-family residential development called Courtyards at Waterstone.

Tax Parcel 5 and Part of Tax Parcel 500, Section 4, Township 30, Range, 37, Brevard County, Florida, containing 79.181 acres, more or less. (Located in the vicinity south of Mara Loma Boulevard SE and west of Babcock Street SE)

**4. ♣CU-23-2019 – HARMONY LANDING (CURT MCKINNEY)
(WITHDRAWN)**

A conditional use for a proposed mixed-use development to allow for a restaurant and assisted living.

Lot K, Lots 1 through 8, Lot 10, and Lots 29 through 38, Block 2, Plat of Tillman, Section 13, Township 28, Range 37, along with Lot 1, Block A, Hiawatha Gardens, Section 13, Township 28, Range 37. (Located east of Dixie Highway NE, in the vicinity north and south of Kirkland Road NE)

5. ♣CU-24-2019 – CONCEPT DEVELOPMENT, INC. (HOLLY WHITE)

A conditional use 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.

Tract B, Port Malabar Unit 22, Section 28, Township 29, Range 37, Brevard County, Florida, containing 4.04 acres, more or less. (Located at the northeast corner of San Filippo Drive SE and Eldron Boulevard SE)

6. ♣FD-25-2019 – EMERALD LAKES (JAKE WISE, REP.)

A Final Development Plan for a proposed RAC to allow a development called Emerald Lakes

Part of Sections 2, 3, 10, 11, and 12, Township 30, Range 37, Brevard County, Florida, containing 896.269 acres, more or less. (Located west of Interstate 95, in the vicinity of St. Johns Heritage Parkway SE)

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.