Mayor
WILLIAM CAPOTE

Deputy Mayor
KENNY JOHNSON

Councilmembers
HARRY SANTIAGO, JR.
JEFF BAILEY
BRIAN ANDERSON

**120 Malabar Road, SE - Palm Bay, FL 32907**
**(321-952-3400)**
**www.palmbayflorida.org**

# AGENDA

## WORKSHOP
## THURSDAY
## June 11, 2020 – 6:00 P.M.
## City Hall Council Chambers

**CALL TO ORDER:**

**ROLL CALL:**

**PUBLIC COMMENTS:**

**BUSINESS:**

1. Discussion of proposed amendments to the Code of Ordinances, Chapter 70, General Provisions; Chapter 93, Real Property Nuisances; and Chapter 185, Zoning Code, as it relates to parking of vehicles in residential areas.

**ADJOURNMENT:**

**Pursuant to Section 286.011, Florida Statutes, and Executive Order 20-69, notice is hereby given that the City of Palm Bay shall hold the above public meeting on June 11, 2020, beginning at 6:00 P.M. and lasting until the meeting is complete. The meeting will be conducted via communications media technology (teleconference/video conference).**

**Public comments may be submitted via email at publiccomments@palmbayflorida.org. Members of the public may also call (321) 726-2740 to provide comments via a dedicated City of Palm Bay public comment voicemail. All comments submitted will be included as part of the public**

**record for this virtual meeting and will be considered by the City Council prior to any action taken. Comments must be received at least twenty-four (24) hours prior to the meeting and shall have a time limit of three (3) minutes.**

**If an individual decides to appeal any decision made by the City Council 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 (Section 286.0105, Florida Statutes). Such person must provide a method for recording the proceedings verbatim.**

**In accordance with the Americans with Disabilities Act, persons needing special accommodations for this meeting shall contact the Office of the City Clerk at (321) 952-3414 or Florida Relay System at 711.**

# STAFF REPORT

## LAND DEVELOPMENT DIVISION

120 Malabar Road SE • Palm Bay, FL 32907 • Telephone: (321) 733-3042
Landdevelopmentweb@palmbayflorida.org

**Prepared by**

Patrick J. Murphy, Assistant Growth Management Director

| | |
|---|---|
| **CASE NUMBER**<br>T-7-2020 | **PLANNING & ZONING BOARD HEARING DATE**<br>May 20, 2020 |
| **PROPERTY OWNER & APPLICANT**<br>City of Palm Bay; Growth Management Department | **PROPERTY LOCATION/ADDRESS**<br>Not Applicable |

| | |
|---|---|
| **SUMMARY OF REQUEST** | A textual amendment to the Code of Ordinances, Title VII, Traffic and Vehicles, Chapter 70: General Provisions, Section 70.04; Title IX, General Regulations, Chapter 93: Real Property Nuisances, Section 93.044; Title XVII, Land Development Code, Chapter 185: Zoning Code, Section 185.006 and Section 185.123. The purpose of this amendment is to update provisions for the parking of vehicles in residential areas and to revise definitions within the applicable sections of the referenced codes. |
| **Existing Zoning** | Not Applicable |
| **Existing Land Use** | Not Applicable |
| **Site Improvements** | Not Applicable |
| **Site Acreage** | Not Applicable |
| **APPLICABILITY** | City-Wide |
| **COMPREHENSIVE PLAN COMPATIBILITY** | Not specifically addressed |

**BACKGROUND:**

A textual amendment to the Code of Ordinances, Title VII, Traffic and Vehicles, Chapter 70: General Provisions, Section 70.04; Title IX, General Regulations, Chapter 93: Real Property Nuisances, Section 93.044; Title XVII, Land Development Code, Chapter 185: Zoning Code, Section 185.006 and Section 185.123.

The purpose of this amendment is to update provisions for the parking of vehicles in residential areas and to revise definitions within the applicable sections of the referenced codes. The applicant for this amendment is the City of Palm Bay. Proposed language for this amendment is attached in legislative style with additions between **>>**arrow**<<** symbols and deletions in ~~strikethrough~~ format.

**ANALYSIS:**

This amendment was drafted at the direction of the Palm Bay City Council. A public workshop on the content of this report will follow the Planning and Zoning Board.

The purpose of Chapter 70 is to incorporate certain provisions of the Florida Uniform Traffic Control Law, contained in Florida Statute Chapter 316. Within Chapter 70 is a definition for commercial vehicles that contains the basic elements from the statute. The definition was adopted in 1989 and later amended in 1992. Staff is proposing a further revision to this definition to provide clarity and consistency.

The purpose of Chapter 93 is to establish provisions for the use of Real Property within the City of Palm Bay and to include procedures for enforcement of the requirements of this subchapter that are necessary for abatement of nuisances that are dangerous to public health and safety. The amendment seeks to add restrictions to the parking of vehicles on unimproved real property (Section 93.04), and to remove the private property parking regulations currently found in Section 93.044.

To further clarify, the provisions of Section 93.044 are not being removed from the Code of Ordinances entirely, rather, they are being moved to Section 185.123, which staff believes is the proper location for such provisions. An additional restriction has been proposed within this subchapter that restricts the total number of vehicles that may be parked upon an improved property, to what staff believes is reasonable. The current regulations do not contain a maximum number of vehicles that may be kept.

The purpose of Chapter 185: Zoning Code, is to effectuate and implement the policies of the City's comprehensive plan in order to protect, preserve, and improve the public health, safety, and welfare of the inhabitants of the City. Specifically, Section 185.005 (F) seeks to preserve the character and stability of residential areas of the City. One such subsection that exists in this Chapter, to further this purpose, is Section 185.123, Regulation of Commercial and Recreational Vehicles in Residential Areas.

Section 185.123 was adopted in 1989 and has had six (6) amendments since. These amendments included such items as the definition of a commercial vehicle (and further revision of such), the allowance of temporary parking of commercial vehicles that were performing repairs or engaged in construction activities, and the allowance of Class “A” wreckers, meeting certain standards. Staff proposes to retitle this subsection, include the provisions from Section 93.044, and redefine commercial vehicles to a standard that is much for clear, concise, and consistent with parallel sections of Code.

Furthermore, the amendment identifies acceptable materials for improved parking surfaces, includes a definition for inoperable vehicle, and exempts farm equipment used in the operation of a bona fide agricultural activity.

**STAFF RECOMMENDATION:**

Case T-7-2020 is recommended for approval.

## § 70.04 LARGE COMMERCIAL VEHICLES ON RESIDENTIAL STREETS; COMPREHENSIVE PLAN, TRANSPORTATION ELEMENT ADOPTED.

(B) *Definitions.*

***COMMERCIAL VEHICLES.*** Any truck, bus, trailer, portable equipment, machinery, or similar vehicle or combination thereof used or intended to be used for any commercial enterprise or business purpose, **>>**and is considered a Class 4 Truck or higher, as determined by the Federal Highway Administration. A Class 1-3 Truck, regardless of its intended use, shall not be considered a commercial truck.**<<** ~~or which has over four (4) wheels, more than two (2) axles, a height greater than eight (8) feet or has an overall length of more than twenty-two (22) feet, excluding self-propelled roadway vehicles less than six thousand (6,000) pounds net weight and pickup trucks with a standard pickup truck bed with a carrying capacity no greater than one and one-half (1.5) ton gross weight~~.

## ~~§ 93.044 PRIVATE PROPERTY PARKING REGULATIONS.~~

~~No inoperable motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth~~.

~~(A) No vehicle shall be parked:~~

~~(1) In front of a residence, except within the paved driveway or adjacent to the driveway (on the side opposite the front door of the residence) upon an improved surface;~~

~~(2) In the rear yard of a residence, unless the rear yard is enclosed by a 6-foot tall opaque fence.~~

~~(B) A maximum of two (2) vehicles (per property) are permitted to be parked on the sides of a residence and shall be parked upon an improved surface.~~

~~(1) Vehicles parked on the side of a residence located on a corner lot must be screened from the street adjacent to the side of the residence by a 6-foot tall opaque fence.~~

~~(C) Exceptions:~~

~~(1) One (1) vehicle may be unlicensed and/or inoperable in the rear yard, provided the rear yard is enclosed by a 6-foot tall opaque fence.~~

~~(2) A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.~~

~~(3) Properly licensed and approved commercial activities being conducted on commercial property.~~

**§ 185.006 DEFINITIONS.**

***COMMERCIAL VEHICLE.*** Any truck, bus, trailer, portable equipment, machinery, or similar vehicle or combination thereof used or intended to be used for any commercial enterprise or business purpose, **>>**and is considered a Class 4 Truck or higher, as determined by the Federal Highway Administration. A Class 1-3 Truck, regardless of its intended use, shall not be considered a commercial truck.**<<** ~~or which has over four (4) wheels, more than two (2) axles, a height greater than eight (8) feet or has an overall length of more than twenty-two (22) feet, excluding self-propelled roadway vehicles less than six thousand (6,000) pounds net weight and pickup trucks with a standard pickup truck bed with a carrying capacity no greater than one and one-half (1.5) ton gross weight~~.

**§ 185.123 REGULATION OF ~~COMMERCIAL AND RECREATIONAL~~ VEHICLES IN RESIDENTIAL AREAS.**

(A) *Definitions.* For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

***CLASS A WRECKER.*** For the removal of cars and light duty trucks and vehicles weighing 10,000 pounds gross vehicle weight or less.

***COMMERCIAL VEHICLE.*** Any truck, bus, trailer, portable equipment, machinery or similar vehicle or combination thereof, used or intended to be used for any commercial enterprise or business purpose, **>>**and is considered a Class 4 Truck or higher, as determined by the Federal Highway Administration. A Class 1-3 Truck, regardless of its intended use, shall not be considered a commercial truck.**<<** ~~or which has over four (4) wheels, more than two (2) axles, a height greater than eight (8) feet or has an overall length of more than twenty-two (22) feet, excluding self-propelled roadway vehicles less than six thousand (6,000) pounds net weight and pickup trucks with a standard pickup truck bed with a carrying capacity no greater than one and one-half (1.5) ton gross weight~~.

**>>*INOPERABLE VEHICLE***. A vehicle which cannot be driven upon the public or private streets for reasons including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.**<<**

***RECREATIONAL VEHICLE.*** Any boat, boat trailer, cargo trailer, house trailer, motor home, camper, bus, or similar vehicle or equipment, including any vehicle or part of a vehicle or equipment designed for temporary living quarters for recreation, camping, or travel, **>>**or is licensed and registered as a recreational vehicle by the Department of Motor Vehicles**<<** ~~excluding self-propelled roadway vehicles less than twenty-two (22) feet in length~~.

***RESIDENTIAL AREA.*** Any lot, right-of-way, or other land designated as residential in this chapter and in any other applicable ordinance of the city.

~~***NET WEIGHT.*** The actual weight of the vehicle, including any attachments or equipment which has been added, excluding any load~~.

(B) *Parking vehicles in residential areas.* It shall be unlawful for any person, either as agent, owner, occupant, lessee, tenant or otherwise, to park, store, stop, deposit or allow, cause or permit to be parked, stored, stopped, or deposited on any public or private property of the RR, RE, RS-1, RS-2, RS-3, SF-1, ~~SF-2~~, SRE, RM-10, RM-15, RM-20, **>>**BMUV**<<**, RMH or RVP zoning districts of the city, any commercial vehicle at any time.

**>>**(1) No vehicle shall be parked:**<<**

**>>**(a) In front of a residence, except within the paved driveway or adjacent to the driveway (on the side opposite the front door of the residence) upon an improved surface. Grass, dirt, and/or mulch are not considered improved surfaces. Examples of improved surfaces are concrete, pavers, brick, gravel, or other material as may be approved by the Growth Management Director, or his designee. Any loose material, such as gravel or stone, shall be contained by solid borders, such as landscape timbers, landscape edging, railroad ties, etc.;**<<**

**>>**(b) In the rear yard of a residence, unless the rear yard is enclosed by a 6-foot tall opaque fence.**<<**

**>>** (2) A maximum of two (2) vehicles (per property) are permitted to be parked on the sides of a residence and shall be parked upon an improved surface. The vehicles shall not exceed two on a single side or one on each side. This shall exclude the front and rear sides of property.**<<**

**>>**(a) Vehicles parked on the side of a residence located on a corner lot must be screened from the street adjacent to the side of the residence by a 6-foot tall opaque fence.**<<**

(~~1~~**>>**3**<<**) Exceptions. The provisions of this section shall not apply to:

(a) Private property in any residential district whereon construction is underway, for which a current and valid building permit has been issued by the city, as to those vehicles actively engaged in such construction, between the hours of 7:00 a.m. and 9:00 p.m., Monday through Saturday;

(b) Those persons performing lawful and authorized work upon property in a residential district where the vehicle is parked or stopped;

(c) The emergency parking of a disabled vehicle in a residential district. However, any such vehicle shall be removed from the residential district within twenty-four (24) hours by wrecker towing or other available means regardless of the nature of the emergency;

(d) Those vehicles parked in a residential district for a period not to exceed eight (8) hours rendering business, commercial or medical services to property at the location where parked or stopped.

(e) Class A Wreckers which are less than thirty-six (36) feet in length are prohibited from parking in residential areas between the hours of 8:00 a.m. and 5:00 p.m., excluding

weekends and holidays. This provision does not prevail over deed restrictions or Homeowner Association restrictions in residential areas. Such wreckers shall be properly parked as per ordinance and state law, shall not obstruct sidewalks, drainage or flow of traffic, and shall not be actively towing a vehicle when parked at a residence. All parked wreckers shall maintain a minimum of ten (10) feet of clearance from the adjacent road surface.

**>>**(f) Farm equipment used in the operation of an agricultural activity shall be exempt from the provisions of this subchapter. The property for which this equipment is exempt shall have a current agricultural exemption from the Brevard County Tax Collector.**<<**

**>>**(g) One (1) vehicle may be unlicensed and/or inoperable in the rear yard, provided the rear yard is enclosed by a 6-foot tall opaque fence.**<<**

(~~2~~**>>**4**<<**) For the purpose of this section, the words park, store, stop, and deposit shall mean the cessation of movement of a vehicle.

(C) *Parking recreational vehicles in residential areas.* It shall be unlawful for any person to park or store a recreational vehicle in a residential area for longer than twenty-four (24) consecutive hours or forty-eight (48) hours in any one (1) month period, except on residential lots behind the front **>>**face of the residence**<<** ~~and side corner building setback line~~. **>>**Recreational vehicles parked on the street side of a corner lot (opposite the side interior property line) must be screed by a 6' tall opaque fence.**<<** No vehicle shall be used for living, sleeping or housekeeping purposes in any location not approved for such use under the zoning requirements of this chapter. Any such vehicles shall have attached, at all times, a current vehicle registration license plate. **>>**Parking of recreational vehicles are exempt from having to be placed upon an improved surface.**<<**

**>>**(D) No vehicle shall be parked or stored upon an unimproved parcel of land. Parking of vehicles is considered an accessory use as there must be a principal use (such as a residence) for the parking of vehicles to be accessory to.**<<**

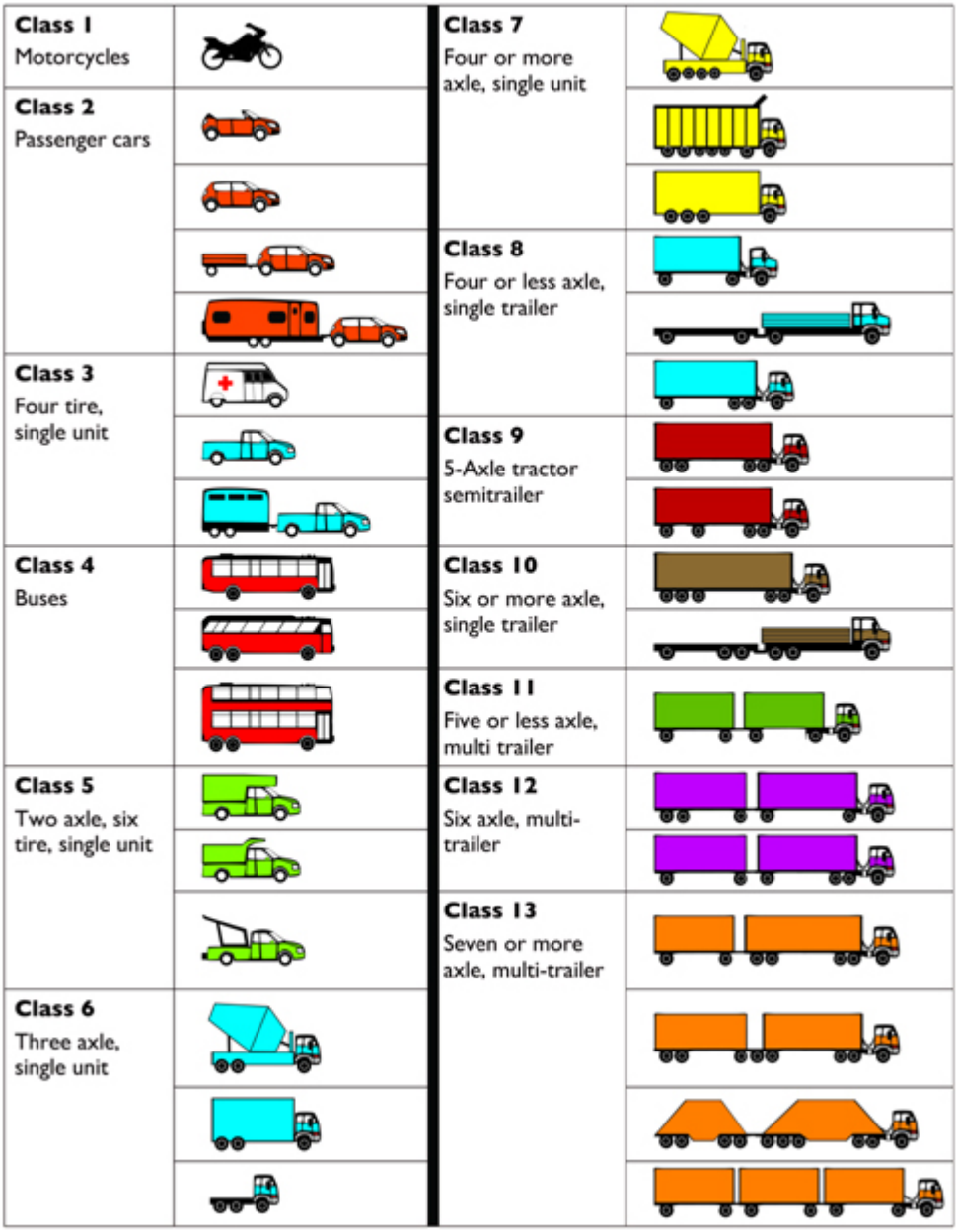
**>>**(E) No inoperable motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled, unless such work is being performed inside a garage or similarly enclosed area designed for such purposes. Painting of vehicles is prohibited unless conducted inside an approved spray booth.**<<**

~~(D) *Prima facie evidence.* It shall be prima facie evidence that a self-propelled commercial vehicle exceeds six thousand (6,000) pounds net weight if the vehicle exceeds the number of wheels, number of axles, height, or length limitations of division (A) above~~.

~~(E) *Authority of city to enter property.* The city shall, through its employees, be authorized to enter upon any property where a suspected violation of this section is observed, to conduct a reasonable inspection, and/or to determine the validity of the suspected violation~~.

*The below Figure is for illustration purposes only; it will not be inserted into the Code.

## FIGURE C-1 FHWA 13 VEHICLE CATEGORY CLASSIFICATION



**LAND DEVELOPMENT DIVISION**
120 Malabar Road SE • Palm Bay, FL 32907 • Telephone: (321) 733-3042
Landdevelopment@palmbayflorida.org

# CODE TEXTUAL AMENDMENT APPLICATION

This application must be deemed complete and legible, and must be returned by the first day of the month during division office hours, with all enclosures referred to herein, to the Land Development Division, Palm Bay, Florida, to be processed for consideration the following month at the earliest by the Planning and Zoning Board. The application will then be referred by the Planning and Zoning Board for study and recommendation to the City Council. You or your representative are required to attend the meeting(s) and will be notified by mail of the date and time of the meeting(s). The Planning and Zoning Board holds their regular meeting the first Wednesday of every month at 7:00 p.m. in the City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida, unless otherwise stated.

**ORDINANCE SECTION(S) PROPOSED TO BE CHANGED:**

Sections 70.04; 93.04 and 93.044; 185.006 and 185.123

**PROPOSED LANGUAGE (attach addendum if necessary):**

See attached.

**JUSTIFICATION FOR PROPOSED CHANGE (attach other documents if necessary)**

The purpose of this amendment is to update provisions for the parking of vehicles in residential areas and to revise definitions within the applicable sections of the referenced codes.

**THE APPLICATION FEE MUST BE SUBMITTED WITH APPLICATION TO PROCESS THIS REQUEST:**

☐ ***$1,500.00 Application Fee. Make Check payable to "City of Palm Bay."**

I, the undersigned understand that this application must be complete and accurate before consideration by the Planning and Zoning Board/Local Planning Agency and certify that all the answers the questions in said application, and all data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief.

Under penalties of perjury, I declare that I have read the foregoing code textual amendment application and that the facts stated in it are true.

**Signature of Applicant** Laurence Bradley Digitally signed by Laurence Bradley DN: dc=org, dc=palmbayflorida, ou=Community Planning & Economic Development, ou=Land Development, cn=Laurence Bradley Date: 2020.03.12 15:50:58 -04'00' **Date** 3/12/2020

**Printed Name of Applicant** Laurence Bradley, AICP, Director of Growth Management

**Full Address** 120 Malabar Road SE, Palm Bay, FL 32909

**Telephone** 321-733-3042 **Email** laurence.bradley@palmbayflorida.org

**PERSON TO BE NOTIFIED (If different from above):**

**Printed Name** _____

**Full Address** _____

**Telephone** _____ **Email** _____

***NOTE: APPLICATION FEE IS NON-REFUNDABLE UPON PAYMENT TO THE CITY**

**CITY OF PALM BAY, FLORIDA**

**PLANNING AND ZONING BOARD/**
**LOCAL PLANNING AGENCY**
**SPECIAL MEETING 2020-06**

Held on Wednesday, May 20, 2020, in the City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida.

This meeting was properly noticed pursuant to law; the minutes are on file in the Land Development Division, Palm Bay, Florida. The minutes are not a verbatim transcript but a brief summary of the discussions and actions taken at this meeting.

Mr. Philip Weinberg called the meeting to order at approximately 7:00 p.m.

Correction: See Regular Meeting 2020-07 06-03-20

Mr. Richard Hill led the Pledge of Allegiance to the Flag.

**ROLL CALL:**

| | | |
|---|---|---|
| **CHAIRPERSON:** | Philip Weinberg | Present |
| **VICE CHAIRPERSON:** | Leeta Jordan | Present |
| **MEMBER:** | Donald Boerema | Present |
| **MEMBER:** | Donny Felix | Absent |
| **MEMBER:** | Richard Hill | Present |
| **MEMBER:** | Khalilah Maragh | Present |
| **MEMBER:** | Rainer Warner | Present |
| **NON-VOTING MEMBER:** | Vacant<br>(School Board Appointee) | |

**CITY STAFF:** Present were Mr. Patrick Murphy, Assistant Growth Management Director; Mr. Christopher Balter, Senior Planner; Ms. Chandra Powell, Recording Secretary; Mr. James Stokes, Board Attorney.

**ADOPTION OF MINUTES:**

1. Regular Planning and Zoning Board/Local Planning Agency Meeting 2020-03; March 4, 2020. Motion by Ms. Maragh, seconded by Mr. Hill to approve the minutes as presented. The motion carried with members voting unanimously.

Mr. Warner remarked that as a former board member of the Bayfront Community Redevelopment Agency, he commended the efforts for the proposed development and sign. He wanted to see a well-developed area.

Mr. Hill stated that he was in favor of the proposed sign and that denying the request would cause sign pollution.

Mr. Balter explained the historical significance for Palm Bay in having "Steamboat Landing" on the proposed sign. The waterfront parcel owned by the applicant (Phase III of the overall development) was the site of a former steamboat landing where people and goods were ferried between the mainland and barrier island before the causeways were built.

Mr. Weinberg indicated that he would support the request if there were no additional signs for the entire project permitted adjacent to Dixie Highway NE.

The floor was opened and closed for public comments; there were no comments from the audience, and there was no correspondence in the file.

Motion by Ms. Maragh, seconded by Mr. Warner to submit Case V-11-2020 to City Council for approval of a variance to allow relief from Section 185.053(F)(12) and Chapter 178 (Appendix A) of the Code of Ordinances, to permit a proposed sign to exceed the maximum allowable height by ten feet and maximum sign area by 35 square feet, with the condition that the development would not be permitted additional pole signs on Dixie Highway NE. The motion carried with members voting unanimously.

7. **T-7-2020 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT)**

Mr. Murphy presented the staff report for Case T-7-2020. The applicant had requested a textual amendment to the Code of Ordinances, Title VII, Traffic and Vehicles, Chapter 70: General Provisions, Section 70.04; Title IX, General Regulations, Chapter 93: Real Property Nuisances, Section 93.044; Title XVII, Land Development Code, Chapter 185: Zoning Code, Section 185.006 and Section 185.123. The purpose of this amendment was to update provisions for the parking of vehicles in residential areas and to revise definitions within the applicable sections of the referenced codes. Staff recommended Case T-7-2020 for approval.

Mr. Warner asked if the purpose of the proposed amendment was to address commercial vehicles. Mr. Murphy explained that the subject amendment removed commercial wording from sections of the code so that the amended language would now regulate all vehicles in residential areas. Two sections of the code were combined for better clarification.

Mr. Boerema commented that recreational vehicles were not part of the proposed amendments. Mr. Murphy stated that the definition of recreational vehicles had been revised.

Mr. Boerema stated that notice of the changes should be publicized to give others an opportunity to review the proposal. Requirements to screen vehicles parked in the side and rear yards with six-foot high fencing and in the side yards on improved surfaces would be costly to some residents. Mr. Warner added that it was a concern when recreational vehicles and properties with large amounts of vehicles became an eyesore, and that the public needed to be informed of the new requirements.

Mr. Weinberg stated that the improved surfaces restriction for parking vehicles in side yards should be eliminated since the same restriction was not applied to recreational vehicles that caused greater damage.

Ms. Maragh was supportive of the future City Council workshop for properly reviewing the proposed amendment. She said that the 24-hour limitation on parking recreational vehicles in front of a home should be extended since more than a day might be needed to load a recreational vehicle for travel.

Mr. Warner was in favor of combining the parking requirements into one section of the code. The amendment, however, should have come to the board after the Council workshop had occurred. Mr. Weinberg noted that City Council wanted input from the board prior to the workshop.

The floor was opened for public comments.

Mr. Brandon Stranz (owner of property in Palm Bay) commented on the subject request. He said that the City wanted recreational vehicles removed from residential yards, but the board had denied his variance request (Case V-9-2020) for a structure that would have housed his vehicles. He lived in Palm Bay because there were less restrictions.

The floor was closed for public comments, and there was no correspondence in the file.

Motion by Ms. Maragh, seconded by Mr. Boerema to submit Case T-7-2020 to City Council for approval of a textual amendment to the Code of Ordinances, Title VII, Traffic and Vehicles, Chapter 70: General Provisions, Section 70.04; Title IX, General Regulations, Chapter 93: Real Property Nuisances, Section 93.044; Title XVII, Land Development Code, Chapter 185: Zoning Code, Section 185.006 and Section 185.123, subject to the condition that the restriction to park vehicles on improved surfaces in side yards be eliminated. The motion carried with members voting as follows:

Correction: See Regular Meeting 2020-07 06-03-20

| | |
|---|---|
| Mr. Weinberg | Aye |
| Ms. Jordan | Aye |
| Mr. Boerema | Aye |
| Mr. Hill | Nay |
| Ms. Maragh | Aye |
| Mr. Warner | Aye |

Case T-7-2020 will be heard by City Council on July 16, 2020. A date for the workshop was not announced.

8. **T-8-2020 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT)**

Mr. Murphy presented the staff report for Case T-8-2020. The applicant had requested a textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 185: Zoning Code, Section 185.136, 185.137, and 185.138. The purpose of the amendment was to exempt multi-family development of less than 5 units from the additional zoning provisions currently provided in the applicable districts. Staff recommended Case T-8-2020 for approval, based on the