



AGENDA

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Regular Meeting 2020-08
July 1, 2020 – 7:00 P.M.
City Hall Council Chambers

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ADOPTION OF MINUTES:

1. Regular Meeting 2020-07; June 3, 2020

ANNOUNCEMENTS:

OLD BUSINESS:

1. **♣FD-10-2020 – CHAPARRAL SUBDIVISION PHASE II (JAKE WISE, P.E., REP.)
(REQUEST TO CONTINUE)**

A Final Development Plan for a PUD, Planned Unit Development to allow a proposed 192-lot, single-family residential development called Chaparral Phase II.

Part of Tax Parcel 1, Section 4, Township 29, Range 36, Brevard County, Florida, containing 82.14 acres, more or less. (Located south of Malabar Road SW and west of Brentwood Lakes Subdivision)

2. **♣PS-2-2020 – ROOK AT PALM BAY (JAKE WISE, P.E., REP.)**

Preliminary Subdivision approval for a 5-lot commercial and residential subdivision, with requests for waivers from Section 184.18(B) of the Palm Bay Code of

Ordinances, for a reduction of a proposed road right-of-way width and cul-de-sac radius.

Tax Parcels 4, 5, 6 and 9, Section 5, Township 29, Range 37, Brevard County, Florida, containing 20.008 acres, more or less. (Located south of and adjacent to Malabar Road SE, in the vicinity east of Cassia Avenue SE)

3. **♣V-12-2020 – ROOK AT PALM BAY (JAKE WISE, P.E., REP.)**

A variance to allow a proposed grocery store to encroach the rear building setback and the proposed parking areas to encroach the rear parking setback in a CC, Community Commercial District as established by Section 185.043(F)(7)(d) of the Palm Bay Code of Ordinances, and for a proposed apartment clubhouse parking area to encroach the front parking setback in an RM-20, Multiple Family Residential District as established by Section 185.038(F)(7)(e) of the Palm Bay Code of Ordinances.

Tax Parcels 4, 5, 6 and 9, Section 5, Township 29, Range 37, Brevard County, Florida, containing 20.008 acres, more or less. (Located south of and adjacent to Malabar Road SE, in the vicinity east of Cassia Avenue SE)

NEW BUSINESS:

1. **CP-4-2020 – WEST POINTE BABCOCK, LLC (CARMINE FERRARO AND ROBERT SCHWERER, REPS.)**

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

A portion (3.86 acres) of 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)

2. **♣CPZ-4-2020 – WEST POINTE BABCOCK, LLC (CARMINE FERRARO AND ROBERT SCHWERER, REPS.)**

A zoning amendment from an RR, Rural Residential District to a CC, Community Commercial District.

A portion (3.86 acres) of 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. T-15-2020 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT)

A textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 170: Construction Codes and Regulations, to eliminate the requirement of building permits for fences and to allow the Growth Management Director to exempt fences over four feet in height in front yards.

4. T-16-2020 – 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 185.136 Backyard Chickens, to increase the maximum number of chickens allowed from 4 to 13; and to create Section 185.139 Urban Farm Animals, to allow a maximum of 2 sheep or 2 goats on residential properties.

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

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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.