



AGENDA

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Regular Meeting 2020-10
September 2, 2020 – 7:00 P.M.
City Hall Council Chambers

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ADOPTION OF MINUTES:

1. Regular Meeting 2020-09; August 5, 2020

ANNOUNCEMENTS:

OLD BUSINESS:

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

A Final Development Plan for a PUD, Planned Unit Development to allow a proposed 27-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)

NEW BUSINESS:

1. **♣FS-1-2020 – CROWN SQUARE - ROOK AT PALM BAY, LLC
(JAKE WISE, P.E., REP.)**

Final Plat approval for a 5-lot commercial and multi-family residential subdivision called Crown Square, with requests for waivers from Section 184.18(B) of the Palm

Bay Code of Ordinances to allow for the 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)

2. **♣V-22-2020 – LUIS E. AND TAMMY M. SANCHEZ**

A variance to allow an existing screen room enclosure to encroach 4.17 feet into the 25-foot rear building setback as established by Section 185.034(F)(7)(d) of the Palm Bay Code of Ordinances.

Lots 38 and 39, Block 509, Port Malabar Unit 12, Section 7, Township 29, Range 37, Brevard County, Florida, containing .46 acres, more or less. (Located west of and adjacent to Barbados Avenue SE, in the vicinity south of Crosspoint Street SE and north of District Street SE, specifically at 1094 Barbados Street SE)

3. **CP-7-2020 – M. DAVID MOALLEM
(LEHEM D. AND BRANDI L. BERRIOS, REPS.)**

A small-scale Comprehensive Plan Future Land Use Map amendment from Recreation and Open Space Use to Single Family Residential Use.

Tract C, Port Malabar Unit 14, Section 35, Township 28, Range 36, Brevard County, Florida, containing 1.55 acres, more or less. (Located south of and adjacent to Alegriano Road NW, in the vicinity south of Americana Boulevard NW)

4. **CP-8-2020 – JARED K. AND MEGAN L. COOPER**

A small-scale Comprehensive Plan Future Land Use Map amendment from Recreation and Open Space Use to Single Family Residential Use.

Tract D, Port Malabar Unit 8, Section 32, Township 28, Range 37, Brevard County, Florida, containing 1.59 acres, more or less. (Located east and south of Firestone Street NE, and west of the Houston Texas Gas and Oil Corporation Right-of-Way Easement)

5. T-21-2020 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT)

A textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 185: Zoning Code, to establish language that will permit tiny homes on wheels and modification to the small planned unit developments.

OTHER BUSINESS:

1. PETITION TO ESTABLISH A TEMPORARY MORATORIUM FOR CONDITIONAL USES PROPOSED WITHIN THE NC, NEIGHBORHOOD COMMERCIAL DISTRICT

A request to establish a moratorium in the NC, Neighborhood Commercial District on all proposed Conditional Use applications, reference Section 185.042(D), by suspending the acceptance, processing, and consideration of Conditional Use applications within the zoning district for a period of six (6) months. The temporary moratorium will allow for the review of current uses and requirements and for the consideration of new regulations which will enhance the intent of the district.

ADJOURNMENT:

Pursuant to Section 286.011, Florida Statutes, and Executive Order 20-69, notice is hereby given that this meeting will be conducted via communications media technology (teleconference/video conference).

Public comments may be submitted via email at pandzcomments@palmabayflorida.org. Members of the public may also call (321) 726-2798 to provide comments via a dedicated Palm Bay Planning and Zoning Board 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 board 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 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.