



AGENDA

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Regular Meeting 2020-13
November 4, 2020 – 7:00 P.M.
City Hall Council Chambers

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ADOPTION OF MINUTES:

1. Regular Meeting 2020-12; October 7, 2020

ANNOUNCEMENTS:

OLD BUSINESS:

1. **T-20-2020 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT – REQUESTED BY COUNCILMAN JEFF BAILEY)**

(REQUEST TO CONTINUE TO DECEMBER 2, 2020)

A textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 170: Construction Codes and Regulations, Section 170.005 Adopted, to exempt accessory structures associated with a single-family residence, that meet certain criteria, from the requirement of obtaining a building permit.

NEW BUSINESS:

1. ****V-26-2020 – PALLADIO DEVELOPMENT, LLC (KATJA JONES, REP.)**

A variance to allow the east side of a proposed home to exceed the allowable finish floor elevation by a maximum of 2.2 feet, as established by Section 174.073(A)(3) of the Palm Bay Code of Ordinances.

Lot 18, Block 208, Port Malabar Unit 7, Section 31, Township 28, Range 37, Brevard County, Florida, containing .23 acres, more or less. (Located north of and adjacent to Aladdin Street NE, in the vicinity north of Browning Avenue NE)

2. ****V-28-2020 – DALE HERSCHER**

A variance to allow a proposed covered carport to encroach 6.5 feet into the 8-foot side interior setback as established by Section 185.033(F)(7)(b) of the Palm Bay Code of Ordinances.

Lot 30, Block 328, Port Malabar Unit 9, Section 5, Township 29, Range 37, Brevard County, Florida, containing .23 acres, more or less. (Located south of and adjacent to Douglas Street SE, in the vicinity west of Fluvia Avenue SE, specifically at 1128 Douglas Street SE)

3. ****CU-30-2020 – DSG, LLC AND GUS & SON, LLC (JAKE WISE, P.E., REP.)**

A conditional use to allow an assisted living facility called Hampton Manor of Palm Bay in an IU, Institutional Use District.

A portion of Tax Parcel 2, Section 18, Township 29, Range 37, Brevard County, Florida, containing 20 acres, more or less. (Located east of and adjacent to Pilgrim Lane SE, in the vicinity east of Ruffin Circle SE and west of Buffing Circle SE)

4. ****CU-31-2020 – WJJ LAND HOLDINGS, LLC (JACOB BYNUM)**

A conditional use to allow for proposed automotive fuel dispensary in an LI, Light Industrial and Warehousing District.

Tax Parcel 3, Falls Commerce Park, Section 23, Township 28, Range 37, Brevard County, Florida, containing 2.57 acres, more or less. (Located at the southeast corner of Taylor Avenue NE and Kirby Circle NE)

5. ****PD-32-2020 – GARDENS AT WATERSTONE PHASE I –
WATERSTONE DEVELOPMENT, LLC (JAKE WISE, P.E. AND
ROCHELLE LAWANDALES, FAICP, REPS.)**

Preliminary Development Plan for a PUD, Planned Unit Development to allow a proposed 154 single-family residential development called Gardens at Waterstone Phase I.

Tax Parcel 250 and a portion of Tax Parcel 500 of Section 4, Township 30, Range 37, and a portion of Tract 1 of San Sebastian Farms Subdivision, Section 5, Township 30, Range 37, Brevard County, Florida, containing 44.65 acres, more or less. (Located west of and adjacent to Mara Loma Boulevard SE and south of Melbourne Tillman Water Control District Canal 38)

6. **T-33-2020 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT –
REQUESTED BY COUNCILMAN JEFF BAILEY)
(REQUEST TO CONTINUE TO DECEMBER 2, 2020)**

A textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 185: Zoning Code, Section 185.052 RC, Restricted Commercial District, to modify front yard building setbacks and front yard parking areas, and to reduce the minimum side corner building setback.

7. **T-34-2020 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT –
REQUESTED BY DEPUTY MAYOR KENNY JOHNSON)
(REQUEST TO CONTINUE TO DECEMBER 2, 2020)**

A textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 185: Zoning Code, Sections 185.006 Definitions and 185.042 NC, Neighborhood Commercial District, to modify Conditional Use provisions for the NC district.

8. T-35-2020 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT)

A textual amendment to the Code of Ordinances, Title III: Administration, to transfer the Federal Emergency Management Agency Community Rating System (FEMA CRS) program from Chapter 37, Growth Management Department to Chapter 40, Building Department; and to amend Title XVII, Land Development Code, Chapter 174: Floodplain Management, to adopt the revised flood insurance study and flood insurance rate maps, incorporate requirements for coastal high hazard areas, providing for applicability, severability, and an effective date of January 29, 2021.

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.**