

CITY OF PALM BAY, FLORIDA
PLANNING AND ZONING BOARD/
LOCAL PLANNING AGENCY
REGULAR MEETING 2020-07

Held on Wednesday, June 3, 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.

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	Present	
MEMBER:	Richard Hill	Present	
MEMBER:	Khalilah Maragh	Present	
MEMBER:	Rainer Warner	Absent	(Excused)
NON-VOTING MEMBER:	Vacant		
	(School Board Appointee)		

CITY STAFF: Present were Mr. Christopher Balter, Senior Planner; Ms. Chandra Powell, Recording Secretary; Ms. Traci Hildreth, Public Works Accountant; Mr. James Stokes, Board Attorney.

ADOPTION OF MINUTES:

1. Special Planning and Zoning Board/Local Planning Agency Meeting 2020-06; May 20, 2020. Mr. Hill noted that the Pledge of Allegiance should reflect on page 1 that it was performed by Ms. Leeta Jordan, and he noted that Case T-7-2020 should reflect on page 9 that his vote was in favor of the case. Motion by Mr. Hill, seconded by Ms. Jordan to approve the minutes as corrected. The motion carried with members voting unanimously.

3. **T-13-2020 – CITY OF PALM BAY (GROWTH MANAGEMENT DEPARTMENT)**

Mr. Balter presented the staff report for Case T-13-2020. The applicant had requested a textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 184: Subdivisions, Section 184.15, Issuance of a Building Permit. The purpose of the amendment was to remove the requirement for recordation of the subdivision plat prior to issuance of building permits for model homes and developer owner/builder homes. Staff recommended Case T-13-2020 for approval, based on the analysis contained in the staff report.

Ms. Maragh questioned how other cities in Brevard County handled permitting for model homes. Mr. Balter stated that other cities allowed for “early starts” by not requiring model home applicants to record plats. The plats permitted the developers to sell land; however, Palm Bay required developers to certify that model home properties would remain in the developer’s ownership.

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. Hill to submit Case T-13-2020 to City Council for approval of a textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 184: Subdivisions, Section 184.15, Issuance of a Building Permit. The purpose of the amendment was to remove the requirement for recordation of the subdivision plat prior to issuance of building permits for model homes and developer owner/builder homes, based on the analysis contained in the staff report. The motion carried with members voting unanimously.

OTHER BUSINESS:

There was no other business discussed.

ADJOURNMENT:

The meeting was adjourned at approximately 7:23 p.m.