

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

See

Regular

Meeting

2020-07

06-03-20

**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  
(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:  
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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