

CITY OF PALM BAY, FLORIDA
PLANNING AND ZONING BOARD/m
LOCAL PLANNING AGENCY
REGULAR MEETING 2020-13

Held on Wednesday, November 4, 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	Present
NON-VOTING MEMBER:	David Karaffa	Present
	(School Board Appointee)	

CITY STAFF: Present were Mr. Laurence Bradley, Growth Management Director; Mr. Patrick Murphy, Assistant Growth Management Director; Mr. Christopher Balter, Senior Planner; Ms. Chandra Powell, Recording Secretary; Ms. Jennifer Cockcroft, Deputy City Attorney.

ADOPTION OF MINUTES:

1. Regular Planning and Zoning Board/Local Planning Agency Meeting 2020-12; October 7, 2020. Motion by Ms. Maragh, seconded by Mr. Felix to approve the minutes as presented. The motion carried with members voting unanimously.

In response to comments from the audience, Mr. Wise indicated the portion of the site that was currently under review and reiterated that the balance of the property would remain undisturbed. He agreed to extend the 8-foot high fence to Pilgrim Lane SE. An environmental study was done for protected species, and the gopher tortoises on the site would be relocated per State guidelines. The City was unable to accommodate the balance of the subject site for a preservation addition to Oakwood Park. He clarified that the facility would be a beautifully maintained 25-foot high, single-story building. The developer had constructed immaculate assisted living facilities that typically increased surrounding property values.

Mr. Boerema inquired whether east to west fencing would be erected on the north side of the property. He was concerned about the residents of the facility becoming lost in the wooded area. Mr. Wise indicated the proposed placement of the fencing and noted that each resident of the facility would be individually monitored.

Motion by Mr. Boerema, seconded by Mr. Hill to submit Case CU-30-2020 to City Council for approval of a conditional use to allow an assisted living facility called Hampton Manor of Palm Bay in an IU, Institutional Use District, subject to staff conditions. The motion carried with members voting unanimously.

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

Mr. Murphy presented the staff report for Case CU-31-2020. The applicant had requested a conditional use to allow for proposed automotive fuel dispensary in an LI, Light Industrial and Warehousing District. The board had to determine if the request met the criteria of Section 185.087 of the Palm Bay Code of Ordinances.

Mr. Jacob Bynum (applicant) stated that a concrete pumping business was proposed for the site, and that the requested automotive fuel dispensary would be double walled with a cinderblock wall as a third containment.

Mr. Warner inquired whether the tank could be removed in the future if the business was to shut down. Mr. Bynum stated that the aboveground tank could be removed.

Mr. Boerema questioned whether diesel or gasoline fuel would be utilized, and if there would be an apparatus for spillage while trucks refueled. Mr. Bynum indicated that diesel fuel would be used, and that the third containment area and the professional pumps would control spillage.

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, second by Mr. Hill to submit Case CU-31-2020 to City Council for approval of a conditional use to allow for proposed automotive fuel dispensary in an LI, Light Industrial and Warehousing District. The motion carried with members voting unanimously.

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

Mr. Balter presented the staff report for Case PD-32-2020. The applicant had requested Preliminary Development Plan approval for a PUD, Planned Unit Development to allow a proposed 154 single-family residential development called Gardens at Waterstone Phase I. Staff recommended Case PD-32-2020 for approval, subject to the staff comments contained in the staff report.

Mr. Balter indicated that construction drawings were no longer a condition for the project.

Ms. Rochelle Lawandales, FAICP with Waterstone Development, LLC (co-representative for the applicant) stated that the proposed single-family development would be an extension of Mara Loma Boulevard SE and was currently under contract with development company Forte Macaulay. Preliminary permits had been obtained from the St. Johns River Water Management District; environmental reports and traffic reports had been submitted; and staff conditions had been met for the preliminary subdivision plat, boundary and title opinion, deed restrictions, and construction drawings. An application for the Final Development Plan was submitted. She said that a Citizen Participation Plan (CPP) meeting was held; the project would have its own recreation area; and future phases of the development