

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.

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 would occur organically.

Mr. Boerema was concerned about the proposed 40-foot wide lots with the existing homes in the area. He asked if the concern was discussed at the CPP meeting. Ms. Lawandales noted that the original approval for the area was for 38-foot wide lots, and the Heron Bay development to the east had predominantly 50-foot wide lots. Lot sizes were not a concern discussed at the CPP meeting.

Ms. Maragh asked if the applicant was in agreement with the staff recommendations. Ms. Lawandales indicated her agreement with all staff comments and reiterated how three of the staff conditions had been met and addressed in the Final Development Plan submittal.

Mr. Jake Wise, P.E. of Construction Engineering Group, Inc. (civil engineer for the project and co-representative for the applicant) stated that the 40-foot wide lots of Phase I would offer a diversity in lot product as the Cypress Bay development under construction to the east had 50-foot wide lots. The two next phases of the subject development would offer more lot sizes. He commented on how helpful the CPP meetings had become, and how the residents in the area were anxious for commercial development.

Ms. Maragh inquired about when the commercial development would occur. Mr. Wise stated that commercial development was based on rooftops and would occur once the subject development and Cypress Bay to the east were constructed. Ms. Lawandales added that each residential project brought the area nearer to supporting commercial development.

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 Mr. Boerema, seconded by Ms. Jordan to submit Case PD-32-2020 to City Council for Preliminary Development Plan approval of a PUD, Planned Unit Development to allow a proposed 154 single-family residential development called Gardens at Waterstone Phase I, subject to the staff comments contained in the staff report. The motion carried with members voting unanimously.