

## **CITY OF PALM BAY, FLORIDA**

### **PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY REGULAR MEETING 2019-10**

Held on Wednesday, August 7, 2019, 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. Donny Felix led the Pledge of Allegiance to the Flag.

#### **ROLL CALL:**

<b>CHAIRPERSON:</b>	Philip Weinberg	Present	
<b>VICE CHAIRPERSON:</b>	Leeta Jordan	Present	
<b>MEMBER:</b>	Donald Boerema	Present	
<b>MEMBER:</b>	Nancy Domonousky	Absent	(Excused)
<b>MEMBER:</b>	Donny Felix	Present	
<b>MEMBER:</b>	Khalilah Maragh	Present	
<b>MEMBER:</b>	Rainer Warner	Present	
<b>NON-VOTING MEMBER:</b>	Vacant (School Board Appointee)		

**CITY STAFF:** Present were Mr. Patrick Murphy, Assistant Growth Management Director; Mr. Christopher Balter, Planner II; Ms. Chandra Powell, Recording Secretary; Mr. James Stokes, Board Attorney.

#### **ADOPTION OF MINUTES:**

1. Special Planning and Zoning Board/Local Planning Agency Meeting No. 2019-09; July 10, 2019. Motion by Ms. Maragh, seconded by Mr. Felix to approve the minutes as presented. The motion carried with members voting unanimously.

#### **ANNOUNCEMENTS:**

1. Mr. Weinberg addressed the audience on the meeting procedures and explained that the Planning and Zoning Board/Local Planning Agency consists of volunteers who act as an advisory board to City Council.

2. Mr. Weinberg announced that the applicant for Cases CP-9-2019 and PD-15-2019 (Construction Engineering Group, LLC) had requested a continuance to the September 4, 2019 Planning and Zoning Board meeting. Board action was required to continue the cases.

Motion by Ms. Jordan, seconded by Ms. Maragh to continue Case CP-9-2019 to the September 4, 2019 Planning and Zoning Board meeting. The motion carried with members voting unanimously.

Motion by Ms. Maragh, seconded by Mr. Felix to continue Case PD-15-2019 to the September 4, 2019 Planning and Zoning Board meeting. The motion carried with members voting unanimously.

#### **NEW BUSINESS:**

1. **CP-11-2019 – ELIZABETH J. PERSAUD**

Mr. Balter presented the staff report for Case CP-11-2019. The applicant had requested a small scale Comprehensive Plan Future Land Use Map amendment from Recreation and Open Space Use to Single Family Residential Use. Staff recommended Case CP-11-2019 for approval, pursuant to Chapter 163, Florida Statutes.

Ms. Elizabeth Persaud (applicant) stated that a single-family home would be built on the property for her family.

The floor was opened for public comments.

Mr. James Skinner (resident at Castile Road SE) spoke against the request. He stated that the subject site was one of the few green spaces in the area, and that the property should not be lost to more homes.

Mr. Joe Caetano (resident at Castile Road SE) spoke against the request. He stated that the open green space had attracted him to purchase in the neighborhood. He commented on how numerous homes were being built in the vicinity, and there was virtually no green space in the area. He was concerned about the tortoises and their habitation on the subject site.

Mr. Bill Battin (resident at Ocean Spray Street SW) spoke in favor of the request. He commented on how a single home would provide less density and allow more green space than the seven homes that could potentially be built on the property.

Mr. Weinberg noted that Mr. and Mrs. Gelzinis of Castile Road SE had submitted a letter in opposition to the request.

The floor was closed for public comments.

Motion by Ms. Maragh, seconded by Ms. Jordan to submit Case CP-11-2019 to City Council for approval of a small scale Comprehensive Plan Future Land Use Map amendment from Recreation and Open Space Use to Single Family Residential Use, pursuant to Chapter 163, Florida Statutes.

To address environmental concerns, Mr. Weinberg stated that the staff report had specified that any listed species identified on the subject parcel would need to be mitigated as required by State and Federal regulations and the Comprehensive Plan.

Mr. Warner stated his support of the request since a single-family home would result in less density.

Mr. Felix wanted to know the size of the home proposed for the site and where it would be located on the property. Ms. Persaud indicated that a four-bedroom home would be built in the middle of the property and surrounded by fruit trees, and there would be some vegetation.

A vote was called on the motion by Ms. Maragh, seconded by Ms. Jordan to submit Case CP-11-2019 to City Council for approval of a small scale Comprehensive Plan Future Land Use Map amendment from Recreation and Open Space Use to Single Family Residential Use, pursuant to Chapter 163, Florida Statutes. The motion carried with members voting unanimously.

**2. CP-9-2019 – CRICKET DRIVE APARTMENTS  
(CONSTRUCTION ENGINEERING GROUP, LLC)**

Case CP-9-2019 was discussed under Announcements, Item 2.

**3. ♣PD-15-2019 – CRICKET DRIVE APARTMENTS  
(CONSTRUCTION ENGINEERING GROUP, LLC)**

Case PD-15-2019 was discussed under Announcements, Item 2.

**OTHER BUSINESS:**

There was no other business discussed.

**ADJOURNMENT:**

The meeting was adjourned at approximately 7:18 p.m.

---

Philip Weinberg, CHAIRPERSON

Attest:

---

Chandra Powell, SECRETARY

♣Quasi-Judicial Proceeding.