

CITY OF PALM BAY, FLORIDA
PLANNING AND ZONING BOARD/
LOCAL PLANNING AGENCY
REGULAR MEETING 2022-01

Held on Wednesday, January 5, 2022, 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.

Ms. Leeta Jordan led the Pledge of Allegiance to the Flag.

ROLL CALL:

CHAIRPERSON:	Philip Weinberg	Present	
VICE CHAIRPERSON:	Leeta Jordan	Present	
MEMBER:	Donald Boerema	Present	
MEMBER:	James Boothroyd	Present	
MEMBER:	Richard Hill	Present	
MEMBER:	Khalilah Maragh	Absent	(Excused)
MEMBER:	Rainer Warner	Present	
NON-VOTING MEMBER:	David Karaffa	Absent	(Excused)
	(School Board Appointee)		

Ms. Maragh's absence was excused.

CITY STAFF: Present were Ms. Alexandra Bernard, Growth Management Director; Mr. Patrick Murphy, Assistant Growth Management Director; Ms. Chandra Powell, Recording Secretary; Mr. Rodney Edwards, Assistant City Attorney.

ADOPTION OF MINUTES:

1. **Regular Planning and Zoning Board/Local Planning Agency Meeting 2021-14 December 1, 2021.**

Motion to approve the minutes as presented.

Motion by Mr. Boerema, seconded by Mr. Hill. Motion carried with members voting as follows:

Aye: Weinberg, Jordan, Boerema, Boothroyd, Hill, Warner.

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 Case FD-4-2022, Item 8 under New Business, would be heard by City Council on February 17, 2022. All other cases on the agenda would be heard by City Council on February 3, 2022.
3. Ms. Alexandra Bernard, new Growth Management Director, introduced herself to the board.

OLD/UNFINISHED BUSINESS:

1. ****Z-54-2021 - Alfred and M. Agarie - A Zoning change from an HC, Highway Commercial District to a BMUV, Bayfront Mixed Use Village District. Tract 11, Hopsons Subdivision, Section 24, Township 28, Range 37, Brevard County, Florida, containing approximately .34 acres. Located east of and adjacent to Dixie Highway NE, and west of and adjacent to Ridge Road NE, specifically at 4371 Dixie Highway NE**

Mr. Murphy presented the staff report for Case Z-54-2021. Staff recommended Case Z-54-2021 for approval.

Mr. Alfred Agarie (applicant) stated how most of the commercial properties within proximity of his site was already zoned BMUV, and the proposed change to his property would contribute to the Bayfront area.

The floor was opened for public comments.

Mr. Steve Dowell (resident at Main Street NE) spoke against the request.

The floor was closed for public comments, and there was no correspondence in the file.

Mr. Murphy noted that Mr. Dowell's comments were for a different case on the agenda.

Motion to submit Case Z-54-2021 to City Council for approval.

Motion by Mr. Boothroyd, seconded by Mr. Hill. Motion carried with members voting as follows:

Aye: Weinberg, Jordan, Boerema, Boothroyd, Hill, Warner.

NEW BUSINESS:

1. ****CU-1-2022 - Caliber Carwash - Summit Shah, President, M & R United, Inc. (Krishian Morales, Bowman Consulting, Rep.) - A Conditional Use to allow a proposed carwash in a CC, Community Commercial District. Lots 23 and 24, Block 2471, Port Malabar Unit 48, Section 24, Township 28, Range 36, Brevard County, Florida, containing approximately 1.04 acres. Located west of and adjacent to Minton Road NW, in the vicinity south of Palm Bay Road NE**

Mr. Murphy presented the staff report for Case CU-1-2022. Staff recommended Case CU-1-2022 for approval, subject to the staff comments contained in the staff report.

Mr. Boerema wanted a guarantee that vehicles at the proposed carwash would not back up onto Minton Road NW. Mr. Murphy stated that a traffic access management plan would be required during the administrative site plan review process to show how the site would accommodate vehicle stacking and if other access improvements were needed.

Mr. Krishian Morales with Bowman Consulting (civil engineer and representative for the applicant) stated that the existing eight-foot-high wall on the property would remain in place to buffer the west residential lots. He assured the board that a stacking analysis plan would be provided during the site plan review process. The proposed carwash was a less intensive use than the former gas station on the

property and would generate less traffic. One of the existing access points would also be eliminated; no more than eight vehicles would be stacked during operations; and the site had the capacity to accommodate 15 vehicles.

Mr. Boerema was concerned about the possibility of there being more than eight vehicles stacked at a given time. Mr. Morales reiterated how vehicle queuing would be addressed during site plan review.

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 to submit Case CU-1-2022 to City Council for approval, subject to the staff comments contained in the staff report.

Motion by Mr. Hill, seconded by Ms. Jordan. Motion carried with members voting as follows:

Aye: Weinberg, Jordan, Boerema, Boothroyd, Hill, Warner.

2. T-2-2022 - Contractor's Offices in HC - Cody Lafferty (Tony Masone, Rep.) - A Textual Amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 185: Zoning Code, Section 185.044(B), to allow Contractor's Offices as a permitted use within the HC, Highway Commercial District

Mr. Murphy presented the staff report for Case T-2-2022. Staff recommended Case T-2-2022 for approval.

Mr. Tony Masone (representative for the applicant) was present to answer questions.

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 to submit Case T-2-2022 to City Council for approval.

Motion by Mr. Boerema, seconded by Mr. Hill. Motion carried with members voting as follows:

Aye: Weinberg, Jordan, Boerema, Boothroyd, Hill, Warner.

3. **T-3-2022 - Dog Training and Similar Uses in NC - Kimberly Mayes, Rockin' Dawgs - A Textual Amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 185: Zoning Code, Section 185.042(B), to create provisions within the NC, Neighborhood Commercial District to allow for dog training and similar uses**

Mr. Murphy presented the staff report for Case T-3-2022. Staff recommended Case T-3-2022 for approval.

Ms. Kimberly Mayes with Rockin' Dawgs (applicant) stated that she trained dog owners to train their own pets in obedience and basic behavioral manners. She also worked with veterinarians.

Mr. Warner wanted to know how long the applicant had been in business. Ms. Mayes stated that she had provided training services in Brevard County for over 25 years. She established Rockin' Dawgs in Rockledge seven years ago and had recently moved the business to Palm Bay.

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 to submit Case T-3-2022 to City Council for approval.

Motion by Ms. Jordan, seconded by Mr. Warner. Motion carried with members voting as follows:

Aye: Weinberg, Jordan, Boerema, Boothroyd, Hill, Warner.

4. **CP-2-2022 - Stellar Casitas-Malabar - William F. and Dolores J. Slentz / Bart F. and Amy S. Ferguson (Hassan Kamal, P.E., BSE Consultant, Inc., Rep.) - A small-scale Comprehensive Plan Future Land Use Map amendment from RES-1, Residential 1 Unit Per Acre (Brevard County) to Multiple-Family Residential Use. Lots 9 through 14, Cisna Park, Section 4, Township 29, Range 36, Brevard County, Florida, containing approximately 27.91 acres. Located south of and**

**adjacent to Malabar Road NW, east of and adjacent to Melbourne-Tillman
Water Control District Canal 7**

Mr. Murphy presented the staff report for Case CP-2-2022. Staff concluded that the Planning and Zoning Board must determine if the request, based upon the submitted material and presentation made by the applicant, met the general requirements of the Code of Ordinances, as identified in the staff report.

Mr. Warner asked about other land use options for the site. Mr. Murphy stated that the requested BMUV land use category was appropriate for the multiple-family project the applicant was planning for the site.

Mr. Jack Kirschenbaum, attorney with GrayRobinson, P.A., noted that Mr. Hassan Kamal, P.E., BSE Consultant, Inc. (representative for the applicants) and Mr. Alexandre de Chabert with Stellar Communities (developer for the site) were both in attendance. The subject site was being annexed into the City to allow for a unique, green, upscale and gated single-family residential development. A proposed single-family rental community would be built and managed by Stellar Communities and would offer a unique opportunity to residents who could not, or chose not, to purchase a home.

Mr. Boerema inquired about the multiple-family aspect of the proposed development. Mr. Kirschenbaum explained that the actual buildings on the site would be single-family, but the future project would be considered a multiple-family development based on City code. Mr. Murphy added that the land and structures would not be subdivided or sold individually, and multiple families would reside on the property.

Mr. Boothroyd remarked on how the project appeared to be a good product, but he wanted to know if the homes would be priced on the low end. Mr. de Chabert stated that an initial market analysis had projected a charge of approximately \$1.90 to \$2.00 a square foot. The dwellings would live like single-family homes with backyards. The two and three-bedroom structures would sit separated on the site, and the single-bedroom units would share walls like a duplex. He stressed that the project was not an affordable housing type community, and that the development would cater to

upscale renters such as snowbirds, retirees, and young families who were not ready to purchase a home.

Mr. Hill asked if the development would be constructed in a single phase. Mr. de Chabert confirmed that this was correct.

The floor was opened for public comments.

Mr. Bill Battin (resident at Ocean Spray Street SW) spoke in favor of the request. The rental development proposed for the subject location addressed a need within the City.

The floor was closed for public comments, and there was no correspondence in the file.

Motion to submit Case CP-2-2022 to City Council for approval.

Motion by Ms. Jordan, seconded Mr. Boothroyd. Motion carried with members voting as follows:

Aye: Weinberg, Jordan, Boerema, Boothroyd, Hill.

Nay: Warner.

5. ****CPZ-2-2022 - Stellar Casitas-Malabar - William F. and Dolores J. Slentz / Bart F. and Amy S. Ferguson (Hassan Kamal, P.E., BSE Consultant, Inc., Rep.) - A Zoning amendment from AU (Brevard County) to an RM-10, Single-, Two-, Multiple-Family Residential District. Lots 9 through 14, Cisna Park, Section 4, Township 29, Range 36, Brevard County, Florida, containing approximately 27.91 acres. Located south of and adjacent to Malabar Road NW, east of and adjacent to Melbourne-Tillman Water Control District Canal 7**

Mr. Murphy presented the staff report for Case CPZ-2-2022. Staff concluded that the Planning and Zoning Board must determine if the request, based upon the submitted material and presentation made by the applicant, met the general requirements of the Code of Ordinances, as identified in the staff report.

Mr. Jack Kirschenbaum, attorney with GrayRobinson, P.A., stated that his comments for Case CP-2-2022 also applied to the subject request, and that the proposed zoning change would be compatible and consistent with the subject area. A traffic study would be provided during the administrative site plan review.

Mr. Hassan Kamal, P.E., BSE Consultant, Inc. (representative for the applicants) and Mr. Alexandre de Chabert with Stellar Communities (developer for the site) were also present.

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 to submit Case CPZ-2-2022 to City Council for approval.

Motion by Ms. Jordan, seconded by Mr. Hill.

Mr. Weinberg stated that a traffic study would be done to address traffic concerns with Malabar Road. He was pleased with the unique housing proposal, which seemed to resemble detached townhomes.

A vote was called on the Motion to submit Case CPZ-2-2022 to City Council for approval.

Motion by Ms. Jordan, seconded by Mr. Hill. Motion carried with members voting as follows:

Aye: Weinberg, Jordan, Boerema, Boothroyd, Hill.

Nay: Warner.

6. **CP-3-2022 - M. David Moallem, Emiland Corporation - A small-scale Comprehensive Plan Future Land Use Map amendment from Multiple-Family Residential Use to Commercial Use. Lots 8 and 9, Block 1991, Section 3, Township 29, Range 37, Brevard County, Florida, containing approximately 1.02 acres. Located east of and adjacent to Martin Road SE, west of and adjacent to Thor Avenue NE**

Mr. Murphy presented the staff report for Case CP-3-2022. Staff recommended Case CP-3-2022 for approval subject to the staff comments.

Mr. M. David Moallem, Emiland Corporation (applicant), was not present.

Mr. Boerema remarked on how the proposed change could be a welcome launching point to improve the rundown area.

The board wanted the applicant present to represent the request.

Motion to continue Case CP-3-2022 to the February 2, 2022 Planning and Zoning Board meeting.

Motion by Mr. Hill, seconded by Mr. Warner. Motion carried with members voting as follows:

Aye: Weinberg, Jordan, Boerema, Boothroyd, Hill, Warner.

7. ****CPZ-3-2022 - M. David Moallem, Emiland Corporation - A Zoning amendment from an RM-20, Multiple-Family Residential District to a GC, General Commercial District. Lots 8 and 9, Block 1991, Section 3, Township 29, Range 37, Brevard County, Florida, containing approximately 1.02 acres. Located east of and adjacent to Martin Road SE, west of and adjacent to Thor Avenue NE**

Mr. M. David Moallem, Emiland Corporation (applicant), was not present.

The board wanted the applicant present to represent the request.

Motion to continue Case CPZ-3-2022 to the February 2, 2022 Planning and Zoning Board meeting.

Motion by Mr. Hill, seconded by Mr. Warner. Motion carried with members voting as follows:

Aye: Weinberg, Jordan, Boerema, Boothroyd, Hill, Warner.

8. ****FD-4-2022 - Richmond Cove - C. Roger Freeman, RKF Residential Development Properties, LLC (Bruce Moia, P.E., MBV Engineering, Inc. and Richard Fadil, Holiday Builders, Reps.) - A Final Development Plan to allow a proposed PUD for an 86-lot single-family development called Richmond Cove. Tax Parcel 251, Section 13, Township 29, Range 36, Brevard County, Florida, containing approximately 29.15 acres. Located west of and adjacent to Gaynor Drive SW, in the vicinity north of Ocean Spray Street SW)**

Mr. Murphy presented the staff report for Case FD-4-2022. Staff recommended Case FD-4-2022 for approval, subject to the staff comments contained in the staff report.

Mr. Bruce Moia, P.E., president of MBV Engineering, Inc. (representative for the applicant) stated that the previously approved project was being redone since the contract for the north property had fallen through. The subject development, located solely on the south property, would be less intense but would still maintain the open space requirements. He had no objections to the staff comments.

The floor was opened for public comments.

Mr. Bill Battin (resident at Ocean Spray Street SW) spoke against the request. He stated that the proposed plan was entirely different from the original plan that was presented to the board in March, and he wanted to know what constituted a major change. He asked if the south fence would be on the property line; and if not, who would be responsible for maintaining the land on the southside of the fence. He also wanted to know if the walking trail at Melbourne Tillman Canal 13 would be open for public access and whether the swimming pool on the original plan was still proposed.

In response to the comments from the audience, Mr. Moia stated that the proposed change to the approved project was being done out of necessity due to the loss of the north property. However, all City requirements would still be met, including all buffers, open space, and recreational areas. Any fence erected and owned by the development would be maintained by the development, and the walking trails would be a private amenity.

The floor was closed for public comments, and there was no correspondence in the file.

Motion to submit Case FD-4-2022 to City Council for approval, subject to the staff comments contained in the staff report.

Motion by Mr. Hill, seconded by Mr. Boothroyd.

Mr. Weinberg stated that he was pleased with the lower density of the project, and Gaynor Drive SW was a local collector road that could handle the level of service.

A vote was called on the motion by Mr. Hill, seconded by Mr. Boothroyd. Motion carried with members voting as follows:

Aye: Weinberg, Jordan, Boerema, Boothroyd, Hill, Warner.

Case FD-4-2022 would be heard by City Council on February 17, 2022.

9. **CP-4-2022 - Space Coast Marina - Melissa Timmons, Manager, Space Coast Marina, LLC (Bruce Moia, P.E., MBV Engineering, Inc.) - A small-scale Comprehensive Plan Future Land Use Map amendment from BMUV, Bayfront Mixed Use Village Use to BMU, Bayfront Mixed Use. Part of Lots 3 and 4, Palm Bay Map Number 1, Section 24, Township 28, Range 37, Brevard County, Florida, containing approximately 7.56 acres. Located at the southwest corner of Dixie Highway NE and Pospisil Avenue NE**

Mr. Murphy presented the staff report for Case CP-4-2022. Staff recommended Case CP-4-2022 for approval, subject to the staff comments.

Mr. Bruce Moia, P.E., president of MBV Engineering, Inc. (representative for the applicant) stated that approving the subject site for the requested land use and a zoning amendment would allow the applicant to come back before the board for conditional use approval with an actual plan. The applicant had purchased the property from the City and intended to construct a marina with a restaurant, retail, and possible residential. He stated that the BMU designation offered incentives for development to bring viable projects to the area.

The floor was opened for public comments.

Mr. Bill Battin (resident at Ocean Spray Street SW) spoke in favor of the request. He asked about the installation of the costly baffle box that was being required for the site. Mr. Murphy stated that the apparatus would be installed by the developer and at their expense.

Mr. Steve Dowell (resident at Main Street NE) spoke against the request. He stated that he was only in favor of residential development occurring at the subject site, and he was opposed to a 60-foot-high building. His suggestion was for the current BMU zoning to remain in place and for a variance request to be submitted for BMU uses. Before allowing the density to increase, a concept plan was necessary to understand what was planned for the property. He wanted the maximum residential density applied to the site.

In response to the comments from the audience, Mr. Moia stated that more details would be discussed during the zoning amendment request. A Citizen Participation Plan (CPP) meeting was held and most of the residents were in favor of the project.

The floor was closed for public comments, and there was no correspondence in the file.

Mr. Warner asked if the BMU request allowed for the public use of the subject site. Mr. Murphy stated that both the BMUV and BMU zoning categories allowed for private residential developments with public access to the commercial uses. The major difference between the two categories was the intensity. The BMU allowed more residential density and the potential for taller buildings. Mr. Weinberg added that the BMU required a 20-percent minimum of commercial uses. Mr. Murphy stated that this was correct.

Mr. Warner remarked on the desire to provide user-friendly commercial development in the Bayfront district.

Motion to submit Case CP-4-2022 to City Council for approval, subject to the staff comments.

Motion by Mr. Warner, seconded by Mr. Hill. Motion carried with members voting as follows:

Aye: Weinberg, Jordan, Boerema, Boothroyd, Hill, Warner.

10. ****CPZ-4-2022 - Space Coast Marina - Melissa Timmons, Manager, Space Coast Marina, LLC (Bruce Moia, P.E., MBV Engineering, Inc.) - A Zoning amendment from a BMUV, Bayfront Mixed Use Village District to a BMU, Bayfront Mixed Use District. Part of Lots 3 and 4, Palm Bay Map Number 1, Section 24, Township 28, Range 37, Brevard County, Florida, containing approximately 7.56 acres. Located at the southwest corner of Dixie Highway NE and Pospisil Avenue NE**

Mr. Murphy presented the staff report for Case CPZ-4-2022. Staff recommended Case CPZ-4-2022 for approval.

Mr. Bruce Moia, P.E., president of MBV Engineering, Inc. (representative for the applicant) stated that the 7.56-acre property included docks and the river. A marina was planned for the site, which required a future conditional use submittal for the board to review. The BMU designation would allow a taller boat storage facility and flexibility in the types of commercial uses. The applicant would prefer to eliminate the residential requirement but was willing to work with staff on the mix of uses. The storage building would likely be located near the railroad tracks to lessen visibility issues with the height of the building. A workable marina with a restaurant and retail would be a benefit to the area.

Mr. Boerema asked about the 60-foot building height that concerned the area residents. Mr. Moia confirmed that the building would be approximately 60-feet high.

The floor was opened for public comments.

Mr. Steve Dowell (resident at Main Street NE) spoke against the request. He stated that without plans to view, the subject project was not right for the area. Placing the boat storage building near the railroad tracks would be too close to his home. He commented that the rezoning would increase intensity in a residential area. More

traffic, overnights, and debris were issues that would require police attention on a regular basis. Similar problems had already occurred in the area.

Mr. Boerema asked if there was a park near Mr. Dowell's property. Mr. Dowell indicated that this was correct.

In response to the comments from the audience, Mr. Moia explained that the marina and commercial uses planned for the property could be done under the existing BMUV zoning category by conditional use. However, the requested BMU designation would allow more flexibility and a taller building for boat storage. Mr. Dowell's concerns would be considered when preparing the proposed layout of the development for conditional use submittal.

Mr. Weinberg noted that while previously in the City's ownership, the blighted property had been for sale for several years. The proposed development would be a good step in revitalizing the area.

The floor was closed for public comments, and there was no correspondence in the file.

Motion to submit Case CPZ-4-2022 to City Council for approval.

Motion by Mr. Hill, seconded by Mr. Boothroyd. Motion carried with members voting as follows:

Aye: Weinberg, Jordan, Boerema, Boothroyd, Hill, Warner.

11. **CP-5-2022 - Parasol Bayfront - Marvin and Donatina Miller / Steve and Marisela Berman (Elias Cherem, Adelon Capital; Kim Rezanka, Lacy Lyons and Rezanka Attorneys at Law; and Bruce Moia, P.E., MBV Engineering, Inc., Reps.) - A small-scale Comprehensive Plan Future Land Use Map amendment from BMUV, Bayfront Mixed Use Village Use to BMU, Bayfront Mixed Use. Lot T, Lots 1, 2, and 12 through 17 of Block 1, Plat of Tillman, Section 24, Township 28, Range 37, Brevard County, Florida, containing approximately 5.05 acres. Located south of and adjacent to Orange Blossom Trail NE, in the vicinity west of Dixie Highway NE**

Mr. Murphy presented the staff report for Case CP-5-2022. Staff recommended Case CP-5-2022 for approval.

Mr. Bruce Moia, P.E., president of MBV Engineering, Inc. (representative for the applicant) explained that a proposed land use amendment and zoning change were being requested for the subject site. A conditional use submittal, which would include an actual plan, would be the next step in the process. He explained how a prior treatment mitigation with the pond to the west of the site had afforded incentives for the subject property. Based on the Palm Bay Vision 2040 Plan, the proposed mixed-use development could be a catalyst for the area.

The floor was opened for public comments.

Mr. Alfred Agarie (resident at Main Street NE) spoke in favor of the request. He was pleased to see good development occurring in the area.

Mr. Dale Steele (resident at Water Drive NE) spoke against the request. He owned property adjacent to the subject site and was concerned about the shared driveway access, his current rights to the artesian well, and the development's effect on his taxes. He questioned the recent change in the area from a village concept.

In response to comments from the audience, Mr. Moia explained that the right-of-way east of the subject site on Water Drive NE was City owned and not part of the proposed development. As required by the St. Johns River Water Management District, the free-flowing well on the property would be abandoned and capped to protect the river. He believed that the long-term goal in the area had changed from a village concept in order to draw more development into the area.

Mr. Murphy confirmed that the retention pond between Orange Blossom Trail NE and the railroad tracks was built oversized so that development to the east would not require onsite ponds. He remarked that the vision for the area 20 years ago had changed because of new development patterns. The new vision would create more vibrancy and redevelopment of the U.S. Highway 1 corridor, a predominantly blighted and underutilized area.

The floor was closed for public comments, and one item of correspondence against the request was in the file.

Motion to submit Case CP-5-2022 to City Council for approval.

Motion by Ms. Jordan, seconded by Mr. Hill. Motion carried with members voting as follows:

Aye: Weinberg, Jordan, Boerema, Boothroyd, Hill, Warner.

12. ****CPZ-5-2022 - Parasol Bayfront - Marvin and Donatina Miller / Steve and Marisela Berman (Elias Cherem, Adelon Capital; Kim Rezanka, Lacy Lyons and Rezanka Attorneys at Law; and Bruce Moia, P.E., MBV Engineering, Inc., Reps.) - A Zoning amendment from BMUV, Bayfront Mixed Use Village Use to BMU, Bayfront Mixed Use. Lot T, Lots 1, 2, and 12 through 17 of Block 1, Plat of Tillman, Section 24, Township 28, Range 37, Brevard County, Florida, containing approximately 5.05 acres. Located south of and adjacent to Orange Blossom Trail NE, in the vicinity west of Dixie Highway NE**

Mr. Murphy presented the staff report for Case CPZ-5-2022. Staff recommended Case CPZ-5-2022 for approval.

Mr. Bruce Moia, P.E., president of MBV Engineering, Inc. (representative for the applicant) stated his excitement that the City's vision to revise the BMU zoning category had made the zoning designation attractive for viable projects to become a reality. The zoning amendment would allow the flexibility to develop a good project.

The floor was opened and closed for public comments; there were no comments from the audience, and there was one item of correspondence against the request in the file.

Motion to submit Case CPZ-5-2022 to City Council for approval.

Motion by Ms. Jordan, seconded by Mr. Hill. Motion carried with members voting as follows:

Aye: Weinberg, Jordan, Boerema, Boothroyd, Hill, Warner.

OTHER BUSINESS:

1. As a courtesy, Mr. Patrick Murphy, Assistant Growth Management Director, informed the board that he and Mr. Christopher Balter, Senior Planner, had resigned from the City of Palm Bay and were appreciative of the years they had worked with the board.

ADJOURNMENT:

The meeting was adjourned at approximately 8:42 p.m.

Philip Weinberg, CHAIRPERSON

Attest:

Chandra Powell, SECRETARY

****Quasi-Judicial Proceeding**