



MEMORANDUM

TO:	Honorable Mayor and Members of the City Council
FROM:	Suzanne Sherman, City Manager
THRU:	Lisa Frazier, AICP, Growth Management Director
DATE:	July 18, 2024
RE:	**V24-00004 - Odyssey Preparatory Academy – Grapefruit League Land Group LLC, Gerard O'Halloran (Jake Wise, P.E., Construction Engineering Group, Rep.) - A Variance request to allow a proposed 30-foot-high structure to exceed the 25-foot maximum height requirement by 5 feet, as established by Section 185.042(F)(6) of the Palm Bay Code of Ordinances. Tract I, Port Malabar Unit 44, Section 22, Township 28, Range 36, Brevard County, Florida, containing approximately 9.18 acres. Located south of and adjacent to Emerson Drive NW, in the vicinity west of Glencove Avenue NW

SUMMARY:

The subject property is located at the southwest corner of Emerson Drive NW and Glencove Avenue NW and consists of approximately 9.18 acres in the NC, Neighborhood Commercial Zoning District.

The subject application is for a variance request to allow the development of a 30-foot structure where the maximum allowed height is 25 feet, as established by Section 185.042(F)(6) of the Palm Bay Code of Ordinances.

The applicant currently has an application for site plan approval under administrative review to develop a public charter school for students attending kindergarten through eighth grade (K-8). The proposed school features a two-story structure containing 65,310 square feet, a soccer field, basketball courts, two small playgrounds, parking areas with drive isles for student drop-off and pick-up

REQUESTING DEPARTMENTS:

Growth Management

STAFF RECOMMENDATION:

Staff recommends approval of V24-00004, based on the facts presented, as required under Section 169.009 of the City of Palm Bay Code of Ordinances.

Planning & Zoning Board Recommendation:

Planning and Zoning Board minutes are not fully transcribed at this time; the following is an excerpt:

Motion by Ms. Jordan, **Seconded** by Mr. Good to submit Case V24-00004 to the City Council for approval.

Result: Carried 6 to 1

Aye: Good, Boerema, Jaffe, Jordan, McLeod, Warner

Nay: Olszewski

Abstain: None

ATTACHMENTS:

1. V24-00004 Staff Report
2. V24-00004 Survey
3. V24-00004 Applicant Response
4. V24-00004 Color Elevations
5. V24-00004 Application
6. V24-00004 Letter of Authorization
7. V24-00004 Legal Acknowledgement
8. V24-00004 Legal Ad