

Project Details: V24-00003

Project Type: Variance Public Hearing Variance

Project Location: nan UNKNOWN # 2700 ANNELEIGH CIR Palm Bay, FL
Milestone: Submitted
Created: 4/1/2024
Description: Odyssey Preparatory Academy, Variance #2 Parking Setback
Assigned Planner: Althea Jefferson

Contacts

Contact	Information
Legal Representative	Jake Wise 2651 W Eau Gallie Blvd; Suite A Melbourne, FL 32935 (321) 610-1760 jwise@cegengineering.com
Owner/Applicant	GRAPEFRUIT LEAGUE LAND GROUP LLC, Gerard O'Halloran 158 MAIN ST NORTH KINGSTOWN, RI 02852 (401) 316-8512 gohalloran@ofillc.net
Submitter	Jake Wise 2651 W Eau Gallie Blvd; Suite A Melbourne, FL 32935 jwise@cegengineering.com
Assigned Planner	Althea Jefferson 120 Malabar Road SE Palm Bay, FL 32907 (321) 451-5671 althea.jefferson@palmbayflorida.org

Fields

Field Label	Value
Block	I
Lot	
Township Range Section	28-36-22
Subdivision	KO
Year Built	
Use Code	1000
Use Code Desc	VACANT COMMERCIAL LAND

Project Details: V24-00003

Lot Size	
Building SqFt	
Homestead Exemption	
Taxable Value Exemption	
Assessed Value	
Market Value	
Land Value	
Tax ID	2804057
Flu Description	Commercial
Flu Code	COM
Zoning Description	Neighborhood Commercial
Zoning Code	NC
Tax Account Numbers (s)	2804057
Are You a Property Owner of Record?	False
Bert J. Harris Private Property Act	False
Size of Area (acres)	
Exemption Type	
Site Section for Exemption	
Americans with Disabilities Act	False
How Variance Meets Sec. 169.009	The variance meets section 169.009 of City code as follows: (B) (1) Special conditions and circumstances exist which are peculiar to the land and which are not applicable to other lands. The property is unique in its size being 9.17 acres, the school is an allowable use in the zoning, and both the rear building and parking setbacks are 25 feet. That is unique, normally there are no parking setbacks in Palm Bay zoning districts that are comme
Sections of Zoning Ordinance	185.042 NC – NEIGHBORHOOD COMMERCIAL DISTRICT
Minimum Requested Distance/Height	The zoning code identifies a parking setback of 25 feet, and we are proposing just one small area about the width of the play field to encroach by less than 10 feet, reducing the 25 foot setback to 15 ½ foot setback.
Intended Use of Property	Intended use of the property is public charter school grades Kindergarten through 8th.

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Extent of Proposed Variance	The variance requested is the minimum required for a standard play field per the National Federation of State High School Associations (NFHS) and adequate on-site stacking for both buses and parent drop-off/pick-up loops.
Date of Action	
Variance Application Status	
Nature of Previous Application	
Variance Application Filed?	False
Parcel Number (s)	28-36-22-KO-I
Structures On Property?	False
Final Order Date	