

Chandra Powell

From: Tania Ramos
Sent: Tuesday, August 6, 2024 9:35 AM
To: Chandra Powell; Carol Gerundo
Subject: FW: New pal Bay Land Development proposed changes due for hearing soon

Correspondence from Mr. Moallem regarding the LDC updates.



From: David Moallem <palmbayland@gmail.com>
Sent: Monday, August 5, 2024 1:03 PM
To: Tania Ramos <Tania.Ramos@palmbayflorida.org>
Subject: Re: New pal Bay Land Development proposed changes due for hearing soon

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Tania;

It comes as an error and does not open on my end.

I have a problem with the new code, requiring Water and sewer to subdivide a parcel, when the city does not even have pipelines in major city corridors and connectors.

I have several smaller parcels that will be negatively impacted.

This ordinance will devalue the tax base of the city, as I will ask property appraisers to substantially lower assessed values due to lack of utilities in odds with this ordinance requirement.

I am totally against it and I am shocked that the city is sneaking this in without general public or land owners knowledge.

Nothing personal and I know it is not you , I am just voicing myself through you and hope the city reconsiders it before rushing .

Thank you kindly

Chandra Powell

From: Bruce M
Sent: Wednesday, August 7, 2024 11:05 AM
To: Joan Junkala
Cc: Lisa Frazier; Tania Ramos
Subject: Land Dev Code

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ladies,

I just found out last night that the City is re-writing their entire LDR codes. I just downloaded the 188 pages of new language. Obviously, there is no time to review this and provide any input by tonight's P&Z meeting.

My request, as a local engineer doing work regularly in your City, and as the Government Affairs chairman for the HBCA, is that we be allowed time to review and comment on the proposed new code and that the item be tabled at tonight's meeting. I am sure you recall the Mayor's public comment that we be involved in the process.

Please forward this to the P&Z members. Thank you.

Bruce A. Moia. P.E.

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Chandra Powell

From: Jake Wise <jwise@cegengineering.com>
Sent: Wednesday, August 7, 2024 1:12 PM
To: Suzanne Sherman; Joan Junkala; Lisa Frazier
Subject: Land Development Code Revisions

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We recently found out that the subject potential code changes are planning to move forward to P&Z tonight and Council tomorrow night. We downloaded the document and it's almost 200 pages long. We have a substantial number of ongoing and new projects that we are site planning at this time. We would like to determine how these changes may impact our projects and so we would appreciate some time to review the proposed revisions ahead of public hearings. Would the City please consider delaying the public hearings to give us time to review the changes? Thanks.

Jake T. Wise, P.E.

Principal Civil Engineer



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Chandra Powell

From: Ana Saunders <ASaunders@bseconsult.com>
Sent: Wednesday, August 7, 2024 3:42 PM
To: Suzanne Sherman; Joan Junkala; Lisa Frazier
Subject: Proposed LDC Revisions

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I understand the City is proposing to revise the LDC starting at tonight's Planning and Zoning meeting. I would respectfully like to request this item be tabled and a stakeholder meeting be held to review them. The Staff report suggests there have been several stakeholder meetings already to review these changes and that statement is misleading at best - there was a single meeting in October 2023 with a subsequent discussion in early 2024 where the platting and related construction commencement was discussed. A draft progress set of these LDC revisions were never circulated for stakeholder review/input and I believe that would be an important part of this process.

Thank you for your consideration.

Ana Saunders, PE
Senior Project Engineer
BSE Consultants, Inc.

Please excuse any typos, sent from my iPhone