



STAFF REPORT

LAND DEVELOPMENT DIVISION

120 Malabar Road SE • Palm Bay, FL 32907 • Telephone: (321) 733-3042

landdevelopmentweb@palmabayflorida.org

Prepared by

Lisa Frazier, AICP, Growth Management Director

CASE

T25-00003 – Chapter 173 Text Amendment

PLANNING & ZONING BOARD HEARING DATE

May 7, 2025

APPLICANT

City of Palm Bay

PROPERTY LOCATION/ADDRESS

Not Applicable

SUMMARY OF REQUEST

A **Textual Amendment** to the Code of Ordinances, Title XVII, Land Development Code to revise language within Chapter 173: Zoning.

BACKGROUND:

On September 19, 2024, case T24-0004 was adopted via Ordinance 2024-33, a textual amendment to bring the Land Development Code (LDC) into compliance with the City of Palm Bay Comprehensive Plan. After the adoption of the new LDC, minor discrepancies were discovered in the code language. After six months of application, Staff identified discrepancies in the final draft that have been corrected through this process.

To address the discrepancies, the Growth Management Department is proposing a Textual Amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 173 Zoning as part of the Phase 2 updates.

PURPOSE:

The purpose of the proposed amendment is to correct Zoning terms and uses that were changed or not included when the Land Development Code was updated in September of this year.

Proposed language for this amendment is attached in legislative style with additions and deletions presented in underline and ~~striketrough~~ format.

STAFF RECOMMENDATION:

Staff recommends Case T25-00003 for approval.
