



MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Lisa Frazier, AICP, Growth Management Director

DATE: October 17, 2024

RE: Z24-00008 – Rezoning from BMU to CMU Citywide (Ordinance 2024-56) - City of Palm Bay, Brevard County, Florida, amending the Zoning Ordinance of the City of Palm Bay by changing the zoning of all BMU (Bayfront Mixed Use) Zoning District Properties to CMU (Community Mixed-Use District); Providing for a Change of the Zoning Map; Providing for an Effective Date

SUMMARY:

Ordinance 2024-33 was adopted by the City Council on September 19, 2024, to bring the land development regulations into compliance with the Palm Bay Comprehensive Plan and create an updated Land Development Code. The Ordinance also renamed BMU (Bayfront Mixed Use) District to CMU (Community Mixed-Use) District. As such, the subject parcels, consisting of approximately 29 acres, must be rezoned to a district classification that is provided for, and regulated, in the new Land Development Code.

REQUESTING DEPARTMENTS:

Growth Management

STAFF RECOMMENDATION:

Staff recommends approval of Case Z24-00008.

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. McLeod to submit Case Z24-00008 to the City Council for approval.

Result: Carried 4 to 1

Aye: Boerema, Jordan, McLeod, Olszewski

Nay: Warner

Abstain: None

ATTACHMENTS:

- 1 Z24-00008 - Staff Report
- 2 Z24-00008 - Location Map
- 3 Z24-00008 - Public Input Summary
- 4 Z24-00008 - Factors of Analysis
- 5 Z24-00008 - Application
- 6 Z24-00008 - Tax ID - BMUV
- 7 Z24-00008 Legal Acknowledgement
- 8 Z24-00008 - Legal Ad
- 9 Z24-00008 - Ordinance
- 10 Z24-00008 - Business Impact Estimate