



3/25/2024

Property Owner: City of Palm Bay

RE: Zoning Verification Letter  
2173, 2193, 2185, 2171, 2181, 2189 Northview Street NE  
Palm Bay, FL 32905  
Tax ID: 2861556, 2866116, 2826140, 2861557, 2826141, 2866115

Dear Whom it Concerns:

In response to your request for a zoning verification of the above-referenced property, please be advised of the following:

- The zoning classification for the subject property is **RM-10 - Multiple-Family Residential** (Attachment 1), and the future land use classification is **HDR – High Density Residential** (Attachment 2). The **RM-10 – Single-, Two-, Multiple-Family Residential** zoning district regulations are attached and the relevant excerpts are highlighted for your reference. (Attachment 3).
- The zoning designations of adjacent properties are as follows:  
**NORTH: RM-10 - Single-, Two-, Multiple-Family Residential**  
**EAST: LI – Light Industrial**  
**SOUTH: RM-10 - Single-, Two-, Multiple-Family Residential**  
**WEST: RS-3 - Single-Family Residential**
- The RM-10 Zoning District allows for a maximum of 10 dwelling units per acre. The total acreage of the 6 parcels is 0.69 acres, therefore a maximum 14 units will be permitted. A two-story building is permitted, as long as it is no taller than 25 feet. For multiple family projects, there is no minimum living area established.
- Parking design and requirements will follow Section 185.140 of the City's Land Development Code. Code requires that multiple family dwellings provide 2 parking spaces per each two-bedroom unit or larger and 1.5 spaces per each one-bedroom unit and 1 space per efficiency. A parking rate adjustment may be applied for per 185.140(I) and is approved administratively by the Growth Management Director.
- Before Submitting a Complete Site Plan for review, you must first apply for a Pre-Application Meeting. This will allow for City staff and engineers to review a conceptual plan of the project and work out the details as to how best to proceed. All applications are applied for online through out [iMS permitting portal](#).

If you have any questions or need clarification on the information provided, you may contact me at 321-733-3042, Ext 3264; or at [kimberly.haigler@palmbayflorida.org](mailto:kimberly.haigler@palmbayflorida.org).

Sincerely,

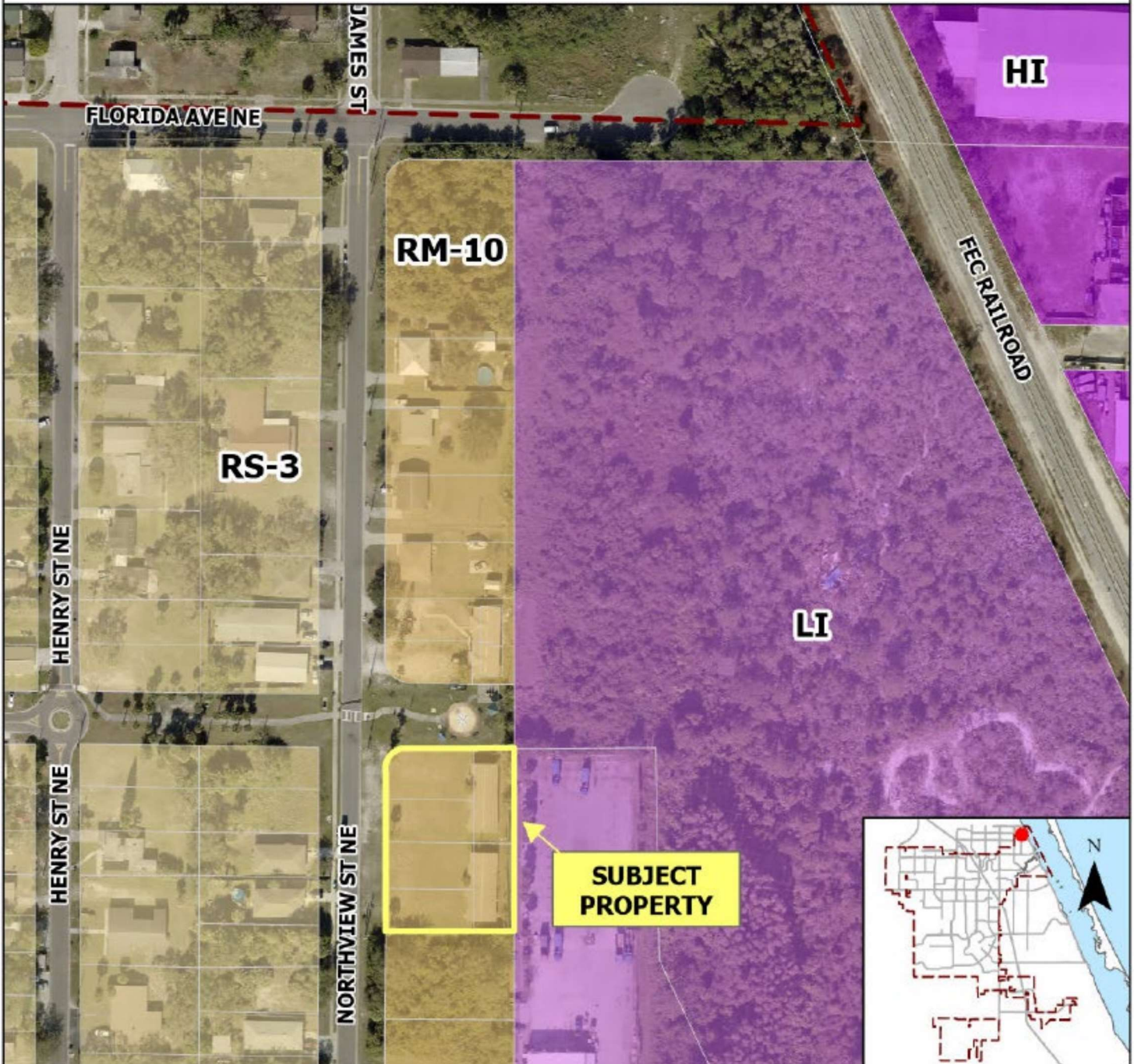
Kimberly Haigler  
Senior Planner, City of Palm Bay

Attachments:

1. Zoning Map
2. Future Land Use Map
3. RM-10 - Single-, Two-, Multiple-Family Residential Zoning District Regulations



Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



## ZONING MAP

### Subject Properties

Located east of and adjacent to Northview Street NE, In the vicinity south of the intersection of Northview Street NE and Florida Avenue NE

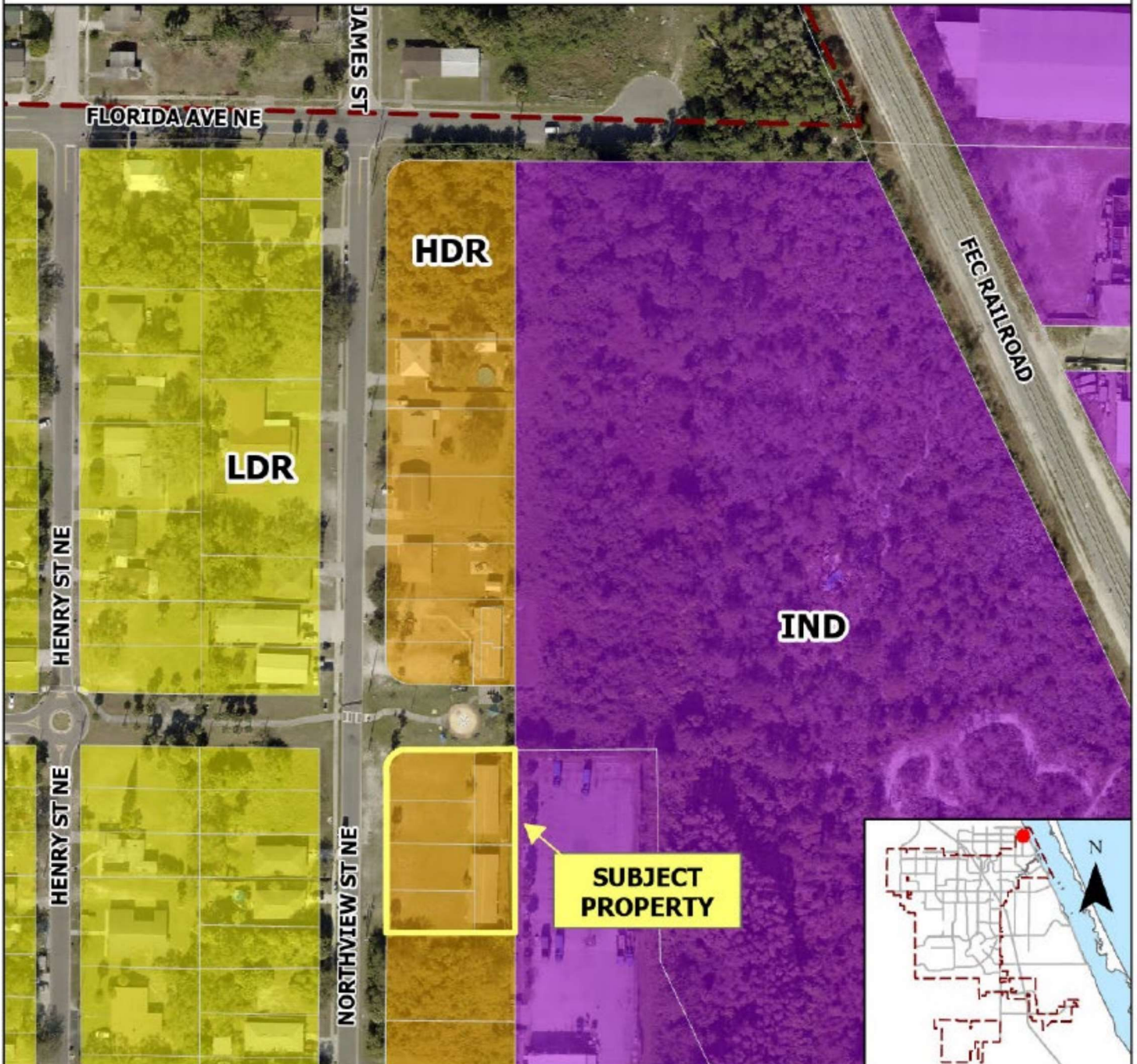
### Zoning District

RM-10, Single-, Two-, Multiple-Family Residential District





Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



## FUTURE LAND USE MAP

### Subject Properties

Located east of and adjacent to Northview Street NE, In the vicinity south of the intersection of Northview Street NE and Florida Avenue NE

### Future Land Use Classification

HDR - High Density Residential

## § 185.036 RM-10 — SINGLE-, TWO-, MULTIPLE-FAMILY RESIDENTIAL DISTRICT.

(A) *Intent.* The provisions of this district are intended to apply to an area of medium density residential development with a variety of housing types. Lot sizes and other restrictions are intended to promote medium density residential development, maintaining an adequate amount of open space for such development.

(B) Principal uses and structures:

- (1) Single-family dwellings.
- (2) Two-family dwellings/duplexes.

(3) Multiple-family dwellings provided that in no case shall there be more than ten (10) dwelling units per gross residential acre. For multiple-family residential development that includes five (5) or more units, the provisions of (a) through (d) below, shall apply. Multiple-family developments of less than five (5) units shall be exempt from these provisions.

(a) A tree survey shall be submitted, where applicable, showing the types, locations, and sizes of existing trees.

(b) The perimeter of the project shall be provided with a six (6) foot high wall or fence of wood, masonry, brick, PVC, or wrought iron material. For perimeter fences adjacent to road rights-of-way, landscaping shall be provided between the road right-of-way and the perimeter fence. A minimum of one (1) tree for each fifty (50) linear feet of fence shall be provided. In addition to the tree requirement, a minimum of two (2) foot tall, continuous and unbroken row of shrubs shall be planted between the wall/fence and the right-of-way to provide relief from the wall/fence. Ivy or clinging vines may be used in lieu of the shrub requirement on masonry or brick fences. Earthen berms may be approved in lieu of the wall or fence provided the berm is six (6) feet in height with landscaping provided as identified in this subsection.

(c) Sidewalks required.

1. All buildings, parking areas and amenities shall be connected by sidewalks or interior walkways, and sidewalks along interior circulation drives shall connect with off-site sidewalks.

2. When parking is provided in front, behind or on the side, of a building along an interior circulation drive, a concrete sidewalk with raised curb shall be constructed between the parking spaces and the building, with connecting sidewalks to the building entrance. If such sidewalk is provided on only one side of an interior circulation drive, it shall be at least five (5) feet in width. If sidewalks are provided on both sides of the interior circulation drive, they shall be a minimum of four (4) feet wide.

(d) Balconies. Balconies designed for other than purely ornamental purposes shall be a minimum of five (5) feet in depth.

(4) Public parks, playgrounds or other public recreational facilities.

(5) Public utility equipment and facilities located within a utility easement or right-of-way.

(6) Congregate living facilities.

(7) Public uses.

(C) *Accessory uses and structures:* Customary accessory uses of a noncommercial nature clearly incidental and subordinate to one (1) or more principal uses.

(D) *Conditional uses:*

- (1) Public or private schools.
- (2) Churches.



(3) Public utility equipment and facilities, except communication towers, not located within a utility easement or right-of-way.

(E) *Prohibited uses and structures:* All uses not specifically or provisionally permitted herein.

(1) Corrections facilities.

(2) All uses not specifically or provisionally provided for herein.

(F) *Lot and structure requirements, single-family:*

(1) Minimum lot area — six thousand (6,000) square feet.

(2) Minimum lot width — sixty (60) feet.

(3) Minimum lot depth — one hundred (100) feet.

(4) Maximum building coverage — thirty-five percent (35%).

(5) Minimum living area — None.

(6) Maximum height — twenty-five (25) feet.

(7) Minimum yard requirements:

(a) Front — twenty-five (25) feet minimum building setback.

(b) Side interior — eight (8) feet minimum building setback.

(c) Side corner — twenty-five (25) feet minimum building setback.

(d) Rear — twenty-five (25) feet minimum building setback.

(e) Parking may be located in a required front, rear or side yard for multifamily dwellings, provided such parking maintain at least a ten (10) foot setback from all front, side, and rear lot lines.

(G) *Lot and structure requirements, two-family:*

(1) Minimum lot area — ten thousand (10,000) square feet.

(2) Minimum lot width — one hundred (100) feet.

(3) Minimum lot depth — one hundred (100) feet.

(4) Maximum building coverage — thirty-five percent (35%).

(5) Minimum living area — None.

(6) Maximum height — twenty-five (25) feet.

(7) Minimum yard requirements:

(a) Front - twenty-five (25) feet minimum building setback.

(b) Side interior — eight (8) feet minimum building setback.

(c) Side corner — twenty-five (25) feet minimum building setback.

(d) Rear — twenty-five (25) feet minimum building setback.

(e) Parking may be located in a required front, rear or side yard for multifamily dwellings, provided such parking maintain at least a ten (10) foot setback from all front, side, and rear lot lines.

(H) *Lot and structure requirements, multiple-family:*

(1) Minimum lot area — ten thousand (10,000) square feet.

(2) Minimum lot width — one hundred (100) feet.

(3) Minimum lot depth — one hundred (100) feet.

(4) Maximum building coverage — thirty-five percent (35%).

(5) Minimum living area: None.

(6) Maximum height — twenty-five (25) feet.

(7) Minimum yard requirements:

(a) Front — twenty-five (25) feet minimum building setback.

(b) Side interior — eight (8) feet minimum building setback.

(c) Side corner — twenty-five (25) feet minimum building setback.

(d) Rear — twenty-five (25) feet minimum building setback.

(e) Parking may be located in a required front, rear or side yard for multifamily dwellings, provided such parking maintain at least a ten (10) foot setback from all front, side, and rear lot lines.

('74 Code, § 25-127) (Ord. 89-08, passed 4-27-89; Am. Ord. 94-24, passed 6-16-94; Am. Ord. 95-44, passed 11-2-95; Am. Ord. 98-20, passed 7-16-98; Am. Ord. 98-31, passed 9-17-98; Am. Ord. 2005-16, passed 4-21-05; Am. Ord. 2005-67, passed 11-3-05; Am. Ord. 2016-17, passed 4-21-16; Am. Ord. 2020-12, passed 2-20-20; Am. Ord. 2020-35, passed 6-18-20)