



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: Z24-00002 – Gas Station - Royal Wash PSL LLC (Chelsea Anderson, Mangrove Title and Legal PLLC, Rep.) – A Zoning Change from a GC, General Commercial District to a CC, Community Commercial District – Lots 1 Through 6, Block 2211, Port Malabar Unit 38, Section 3, Township 29, Range 37, Brevard County, Florida, containing approximately 1.15 acres. Located at the southeast corner of Babcock Street SE and Malabar Road SE, specifically at 1300 Malabar Road SE

SUMMARY:

The applicant is seeking rezoning approval to change from General Commercial (GC) zoning district to Community Commercial (CC) zoning district for the property located at 1300 Malabar Road SE. The CC zoning district is intended for more established areas within the city that are deemed to be uniquely suited for the development of community commercial uses and in areas primarily located in or near the intersection of arterial roadways. As such, the CC zoning district is a compatible zoning classification for the subject site. The rezoning is in conformance with the Palm Bay Comprehensive Plan and the code related Factors of Analysis strongly supports the applicant's request.

REQUESTING DEPARTMENTS:

Growth Management

STAFF RECOMMENDATION:

Staff recommends approval.

Planning & Zoning Board Recommendation:

Z24-00002:

Planning and Zoning Board minutes are not fully transcribed at this time; the following is an excerpt:

Motion by Mr. Boerema **Seconded** by Ms. Jordan to submit Case Z24-00002 to the City Council for denial.

Result: Carried 4 to 1

Aye: Boerema, Jordan, Olszewski, Warner

Nay: McLeod

Abstain: None

ATTACHMENTS:

- 1 Z24-00002-Staff Report
- 2 Z24-00002-Survey
- 3 Z24-00002 Factors of Analysis
- 4 Z24-00002 Environmental Assessment
- 5 Z24-00002 Natural Resources Maps
- 6 Z24-00002-CPP
- 7 Z24-00002-Application
- 8 Z24-00002-LOA
- 9 Z24-00002-Legal Acknowledgement
- 10 Z24-00002-Legal Ad
- 11 Z24-00002-Ordinance