



STAFF REPORT

LAND DEVELOPMENT DIVISION

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

landdevelopmentweb@palmbayflorida.org

Althea P. Jefferson, AICP, Assistant Growth Management Director

CASE NUMBER

T24-00003

PLANNING & ZONING BOARD HEARING DATE

August 7, 2024

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, Repealing the Land Development Code in its Entirety.

SITE CHARACTERISTICS

Existing Land Use	Not Applicable
Site Improvements	Not Applicable
Site Acreage	Not Applicable

SURROUNDING ZONING & USE OF LAND

North	Not Applicable
East	Not Applicable
South	Not Applicable
West	Not Applicable

BACKGROUND:

The Palm Bay 2045 Comprehensive Plan Future Land Use Element was adopted on May 1, 2023, and became effective on June 10, 2023. The remaining Palm Bay Comprehensive Plan Elements were adopted on May 18, 2023, and became effective on July 20, 2023. Pursuant to Chapter 163.3202, F.S., a local government must adopt and enforce land development regulations that are consistent with and implement the adopted comprehensive plan.

Case T24-00003 is the first action taken to bring the land development regulations into compliance with the Palm Bay Comprehensive Plan, adopted in 2023. The proposed textual amendment to the Code of Ordinances presented as Case T24-00003 will repeal (Title XVII) the Land Development Code, in its entirety. A new Title XVII will be established in a separate text amendment (T24-00004, Ordinance 2024-33).

ANALYSIS:

The adoption and enforcement of a land development code for the City of Palm Bay shall be based on, be related to, and be a means of implementation for the adopted comprehensive plan as required by Chapter 163.3201, F.S. This direct relationship to the comprehensive plan also establishes land development regulatory authority within the Palm Bay city limits.

STAFF RECOMMENDATION:

Staff recommends approval of Case T24-00003, a proposed textual amendment to repeal the existing Land Development Code, which is in full compliance with the City's Comprehensive Plan.