



## MEMORANDUM

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Scott Morgan, Interim City Manager

**THRU:** Lisa Frazier, AICP, Growth Management Director

**DATE:** April 3, 2025

**RE:** Resolution 2025-14, granting a conditional use to allow for proposed indoor recreation in NC (Neighborhood Commercial District) zoning, in accordance with Section 173.021, Palm Bay Code of Ordinances, on property located at the northeast corner of Jupiter Boulevard and Emerson Drive (2.12 acres) (Case CU25-00001, M&R United Inc., Monica Shah). (Quasi-Judicial Proceeding)

### SUMMARY:

The owner of the property, represented by tenant Marina Martinez, is requesting a Conditional Use to allow for indoor recreation within the NC, Neighborhood Commercial zoning district at 3565 Jupiter Blvd SE Units 2 and 3. The subject property is located north of and adjacent to Jupiter Blvd SE, at the intersection of Jupiter Blvd SE and Emerson Dr SE. This site was developed in 2006 as a multi-tenant commercial building with a gas station and convenience store. The applicant is proposing the operation of a boxing gym and fitness center to serve the community and cater to special needs, youth classes, and adult fitness and self-defense.

### REQUESTING DEPARTMENTS:

Growth Management

### STAFF RECOMMENDATION:

Motion to approve.

### Planning & Zoning Board Recommendation:

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

**Motion** by Ms. Jordan, **Seconded** by Mr. McNally, to submit Case CU25-00001 to the City Council for approval.

**Result:** Carried 7 to 0

**Aye:** Karaffa, Warner, Filiberto, Higgins, Jordan, McNally, Norris

**Nay:** None

**Abstain:** None

**ATTACHMENTS:**

1. CU25-00001 Staff Report
2. CU25-00001 Site Plan
3. CU25-00001 Citizen Participation Plan
4. CU25-00001 Narrative
5. CU25-00001 Application
6. CU25-00001 Letter of Authorization
7. CU25-00001 Legal Acknowledgement
8. CU25-00001 Legal Ad
9. Resolution