



MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Lisa Frazier, AICP, Growth Management Director

DATE: November 7, 2024

RE: Ordinance 2024-45, rezoning all RM-10 (Single-, Two-, Multiple-Family Residential) zoning district properties within the city limits to RM-15 (Single-, Two-, Multiple-Family Residential District) (Case Z24-00004, City of Palm Bay), final reading. (Quasi-Judicial Proceeding)

SUMMARY:

A public hearing is to be held on the above subject ordinance and the caption read for the second and final time at tonight's Council meeting.

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 eliminated the RM-10, Single-, Two-, Multiple-Family Residential Zoning District. As such, the subject parcels, consisting of approximately 361 acres, must be rezoned to a zoning district that is most compatible with the former RM-10 district; and, consistent with the High Density Residential Future Land Use designation.

****Quasi-Judicial Proceeding.**

REQUESTING DEPARTMENTS:

Growth Management

STAFF RECOMMENDATION:

Staff recommends approval of Case Z24-00004.

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 Z24-00004 to the City Council for approval.

Result: Carried 5 to 0

Aye: Boerema, Jordan, McLeod, Olszewski, Warner

Nay: None

Abstain: None

ATTACHMENTS:

- 1 Z24-00004 Staff Report
- 2 Z24-00004 Existing RM-10 Zoning Map
- 3 Z24-00004 Public Input Summary
- 4 Z24-00004 Factors of Analysis
- 5 Z24-00004 Application
- 6 Z24-00004 RM-10 District Tax IDs
- 7 Z24-00004 Legal Acknowledgement
- 8 Z24-00004 Legal Ad
- 9 Z24-00004 Correspondence
- 10 Ordinance 2024-45
- 11 Ordinance 2024-45 Business Impact Estimate