



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Lisa Frazier, Growth Management Director

DATE: January 18, 2024

RE: Ordinance 2024-05, amending the Code of Ordinances, Chapter 185, Zoning Code, Subchapter 'District Regulations', by including provisions for fitness centers and other indoor/outdoor health facilities and activities within certain zoning districts (Case T23-00030, City of Palm Bay), first reading.

SUMMARY:

The City of Palm Bay (Growth Management Department) has submitted for a textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 185: Zoning Code, Sections 185.042, 185.043, 185.044, 185.045, and 185.054 to permit fitness centers and other indoor and outdoor health, recreational, and similar facilities for exercise, sports, and other physical activities within the Neighborhood Commercial (NC), Community Commercial (CC), Highway Commercial (HC), Light Industrial (LI), and General Commercial (GC) zoning districts.

Currently, there are fitness centers and other related facilities within Palm Bay; however, in some cases, these uses are not expressly permitted. Staff has evaluated all zoning districts to identify where these uses should be permitted as compatible with the intent of the district. Staff identified an opportunity to expand upon the current code to allow fitness centers and related facilities within specified zoning districts under the existing definition of indoor commercial recreation, thereby allowing and encouraging commercial operations in Palm Bay.

REQUESTING DEPARTMENTS:

Growth Management

FISCAL IMPACT:

STAFF RECOMMENDATION:

Motion to Approve

Honorable Mayor and Members of the City Council

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Planning and Zoning Board Recommendation:

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

Motion to submit Case T23-00030 to City Council for approval.

Motion by Mr. Weinberg, seconded by Mr. McLeod. Motion carried with members voting as follows:

Aye: Jordan, Weinberg, Boerema, Good, Olszewski, Warner, McLeod

ATTACHMENTS:

1. T23-00030 Staff Report
2. T23-00030 Land Development Code
3. T23-00030 Legal Acknowledgement
4. T23-00030 Legal Ad
5. Ordinance 2024-05