



STAFF REPORT

LAND DEVELOPMENT DIVISION

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Prepared by

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CASE NUMBER

T24-00002

PLANNING & ZONING BOARD HEARING DATE

March 6, 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, Chapter 185.044 Highway Commercial District (HC), removing restrictions on permitted uses pertaining to the Bayfront Community Redevelopment District (BCRD).

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:

A Textual Amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 185.044 Highway Commercial District (HC), removing restrictions on permitted uses pertaining to the Bayfront Community Redevelopment District (BCRD). The Growth Management Department is proposing a textual amendment to the Highway Commercial zoning district that removes restrictions placed on permitted commercial uses which lie east of the Florida East Coast Railroad (FEC RR) within the BCRD. Staff has evaluated the zoning district to identify uses compatible with the intent of the district.

Proposed language for this amendment is attached in legislative style with additions between >>arrow<< symbols and deletions in ~~striketrough~~ format.

PURPOSE

To make additions and deletions to the Highway Commercial District (HC) Chapter of the Land Development Code to assist in the application of the code when permitting certain uses in the commercial zoning district.

ANALYSIS:

The HC zoning district is the only zoning district within the BCRD which restricts certain activities within the Bayfront Community Redevelopment Area east of the FEC RR. The Bayfront CRA sunsets in May 2024 and proposed revisions to the zoning code will remove any language related to the CRA. Therefore, these restrictions would no longer be applicable at this time.

Staff have been made aware of the difficulty in applying this portion of the code as part of commercial expansions and proposed new development for this area. The proposed commercial uses are permitted in the existing district except for east of the FEC RR if within the BCRD. While the City is currently drafting proposed amendments to the Land Development Code to be brought forth in spring 2024, staff propose bringing this change forward at this time to promote commercial development within the City.

STAFF RECOMMENDATION:

Staff recommends case T24-00002 for approval.