



STAFF REPORT

LAND DEVELOPMENT DIVISION

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Prepared by

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CASE NUMBER

T23-00030

PLANNING & ZONING BOARD HEARING DATE

January 3, 2023

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: 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.

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: 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.

The Growth Management Department is proposing a textual amendment to expressly permit certain uses related to fitness centers within specified zoning districts as part of the existing definition for Indoor Commercial Recreation. 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.

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

PURPOSE

Permit fitness centers and other indoor and outdoor health, recreational, and similar facilities for exercise, sports, and other physical activities within zoning districts where the use is compatible with the intent of the district.

ANALYSIS:

Staff was recently made aware of fitness centers operating within Palm Bay in districts where such operation was not expressly permitted. In evaluating the Zoning Code, staff identified an opportunity to expand upon the 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.

While the City is currently drafting proposed amendments to the Land Development Code to be brought forth in spring 2024, staff proposes bringing this use forward to avoid furthering conflicts between existing business operations and the City's Zoning Code.

STAFF RECOMMENDATION:

Staff recommends case T23-00030 for approval.