



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 2024-46, rezoning all SF-1 (Single-Family Residential) zoning district properties within the city limits to RS-1 (Single-Family Residential District) (Case Z24-00005, 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.

Case T24-00004, heard by the Palm Bay City Council in August 2024, was one of the first actions taken to bring the land development regulations into compliance with the Palm Bay Comprehensive Plan. The textual amendment to the Code of Ordinances, as presented in Case T24-00004 eliminated the SF-1 Zoning District Regulations. As such, the subject parcel must be rezoned to a zoning district that is most compatible with the former SF-1 district; and, consistent with the Low-Density Future Land Use.

The City of Palm Bay is requesting an administrative rezoning of the subject parcel from SF- 1, Single-Family Residential to RS-1, Single-Family Residential to establish consistency with the adopted 2045 City of Palm Bay Comprehensive Plan.

Staff is requesting to continue Case Z24-00005 to the October 17, 2024 City Council meeting to allow this case to be considered with all other administrative city-wide rezoning applications.

REQUESTING DEPARTMENTS:

Growth Management

STAFF RECOMMENDATION:

Approval

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. Warner to submit Case Z24-00005 to the City Council for approval.

Result: Carried 6 to 0

Aye: Good, Boerema, Jaffe, Jordan, McLeod, Warner

Nay: None

Abstain: None

ATTACHMENTS:

- 1 Z24-00005 Staff Report
- 2 Z24-00005 Existing SF-1 Zoning Map
- 3 Z24-00005 Public Input Summary
- 4 Z24-00005 Factors of Analysis
- 5 Z24-00005 Application
- 6 Z24-00005 Legal Acknowledgement
- 7 Z24-00005 Legal Ad