



MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Lisa Frazier, AICP, Growth Management Director

DATE: April 4, 2024

RE: Ordinance 2024-16, amending the Code of Ordinances, Chapter 185, Zoning Code, Subchapter 'District Regulations', by removing restrictions on permitted uses within the Bayfront Community Redevelopment District (Case T24-00002, City of Palm Bay), final reading.

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.

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

The proposed amendment to the Highway Commercial zoning district 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.

REQUESTING DEPARTMENTS:

Growth Management

STAFF RECOMMENDATION:

Motion to approve Case T24-00002.

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 T24-00002 to City Council for approval.

Motion by Ms. Jordan, seconded by Mr. Boerema. Motion carried with members voting as follows:

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

Nay: Olszewski.

ATTACHMENTS:

1. T24-00002 Staff Report
2. T24-00002 Proposed Language
3. T24-00002 Application
4. T24-00002 Acknowledgement
5. T24-00002 Legal Ad
6. Ordinance 2024-16