



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 2024-56, rezoning all BMU (Bayfront Mixed Use District) zoning district properties within the city limits to CMU (Community Mixed-Use District) (Case Z24-00008, 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.

Ordinance 2024-33 was adopted by the City Council on September 19, 2024, to bring the land development regulations into compliance with the Palm Bay Comprehensive Plan and create an updated Land Development Code. The Ordinance also renamed BMU (Bayfront Mixed Use) District to CMU (Community Mixed-Use) District. As such, the subject parcels, consisting of approximately 29 acres, must be rezoned to a district classification that is provided for, and regulated, in the new Land Development Code.

REQUESTING DEPARTMENTS:

Growth Management

STAFF RECOMMENDATION:

Staff recommends approval of Case Z24-00008.

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. McLeod to submit Case Z24-00008 to the City Council for approval.

Result: Carried 4 to 1

Aye: Boerema, Jordan, McLeod, Olszewski

Nay: Warner

Abstain: None

ATTACHMENTS:

- 1 Z24-00008 - Staff Report
- 2 Z24-00008 - Location Map
- 3 Z24-00008 - Public Input Summary
- 4 Z24-00008 - Factors of Analysis
- 5 Z24-00008 - Application
- 6 Z24-00008 - Tax ID - BMUV
- 7 Z24-00008 Legal Acknowledgement
- 8 Z24-00008 - Legal Ad
- 9 Z24-00008 - Ordinance
- 10 Z24-00008 - Business Impact Estimate