

1. ****Z24-00003 – WITHDRAWN – Rezoning from RC to NC Citywide (Ordinance 2024-2024-44) - City of Palm Bay, Brevard County, Florida, amending the Zoning Ordinance of the City of Palm Bay by changing the zoning of all RC (Restricted Commercial) zoning district properties within the city limits to NC (neighborhood commercial district); providing for a change of the Zoning Map; providing for an effective date**



MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Althea Jefferson, AICP, Assistant Growth Management Director

THRU: Lisa Frazier, AICP, Growth Management Director

DATE: September 4, 2024

RE: ****Z24-00003 – WITHDRAWN - Rezoning from RC to NC Citywide (Ordinance 2024-44) - City of Palm Bay, Brevard County, Florida, amending the Zoning Ordinance of the City of Palm Bay by changing the zoning of all RC (Restricted Commercial) zoning district properties within the city limits to NC (neighborhood commercial district); providing for a change of the Zoning Map; providing for an effective date**

SUMMARY:

Case Z24-00003 has been withdrawn by the applicant (City of Palm Bay).

Board action is not required to withdraw the case.

****Quasi-Judicial Proceeding.**

ATTACHMENTS:

- 1 Z24-00003 Staff Report Final
- 2 Z24-00003 Existing RC Zoning Map
- 3 Z24-00003 Public Input Summary
- 4 Z24-00003 Factors of Analysis
- 5 Z24-00003 Application
- 6 Z24-00003 RC District Tax IDs
- 7 Z24-00003 Legal Acknowledgement
- 8 Z24-00003 Legal Ad



STAFF REPORT

LAND DEVELOPMENT DIVISION

120 Malabar Road SE • Palm Bay, FL 32907 • Telephone: (321) 733-3042

landdevelopmentweb@palmbayflorida.org

Prepared by

Althea Jefferson, Assistant Growth Management Director

CASE NUMBER

Z24-00003

PLANNING & ZONING BOARD HEARING DATE

September 4, 2024

PROPERTY OWNER & APPLICANT

Various Owners &
City of Palm Bay

PROPERTY LOCATION/ADDRESS

All parcels currently designated RC, Restricted Commercial on the City of Palm Bay Official Zoning Map.

SUMMARY OF REQUEST

The City is proposing an administrative rezoning from RC, Restricted Commercial, to NC, Neighborhood Commercial.

Existing Zoning

RC, Restricted Commercial

Existing Land Use

Varies

Site Improvements

Varies

Site Acreage

Approximately 57 acres collectively

SURROUNDING ZONING AND EXISTING USES

North

Varies

East

Varies

South

Varies

West

Varies

COMPREHENSIVE PLAN

The Future Land Use (FLU) of all subject parcels is Commercial.

COMPATIBILITY

The FLU designation and proposed zoning is compatible.

BACKGROUND:

The Palm Bay 2045 Comprehensive Plan Future Land Use Element was adopted on May 1, 2023, and became effective on June 10, 2023. The remaining Palm Bay Comprehensive Plan Elements were adopted on May 18, 2023, and became effective on July 20, 2023. Pursuant to

Chapter 163.3202, F.S., a local government must adopt and enforce land development regulations that are consistent with and implement the adopted comprehensive plan.

Case T24-00004, heard by the Planning and Zoning Board 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 RC, Restricted Commercial District Regulations. As such, the subject parcels must be rezoned to a zoning district that is most compatible with the former RC district; and, consistent with the Commercial Future Land Use designation.

The City of Palm Bay is requesting an administrative rezoning of the subject parcels from RC, Restricted Commercial to NC, Neighborhood Commercial to establish consistency with the adopted 2045 City of Palm Bay Comprehensive Plan.

ANALYSIS:

Pursuant to the City of Palm Bay Code of Ordinances, proposed amendments to the official Zoning Map of the City shall be submitted to the Planning and Zoning Board, which shall analyze the factors of analysis applicable to the proposed amendment prior to making a recommendation to City Council.

- (A) The applicant's need and justification for the change and whether it aligns with the community's current or future needs.

The submitted Factors of Analysis states, "The proposed change aligns with the community's current and future needs by establishing consistency with City of Palm Bay 2045 Comprehensive Plan."

- (B) The effect of the change, if any, on a particular property and surrounding properties.

The submitted Factors of Analysis states, "The change in zoning has no impact on the surrounding properties. The RC and NC Zoning District regulations are nearly the same. The elimination of the RC zoning will rid the LDC of redundancies between the two districts; however, the allowable uses remain consistent with what's currently permitted. Surrounding properties would be affected no differently than they are today."

- (C) The amount of existing undeveloped land in the general area of the city having the same classification as that requested.

The submitted Factors of Analysis states, "The amount of existing (Neighborhood Commercial) undeveloped land in the general area of the subject sites is unknown, as the proposed change is city-wide and relates to 137 separate parcels. However, it is unlikely that other parcels with Neighborhood Commercial zoning lie in proximity to the subject sites, as

they are primarily located along major corridors (and their intersections). The proposed zoning classification is used throughout the city and is appropriate for the subject sites being rezoned.”

(D) Whether the proposed amendment furthers the purpose of the City’s Comprehensive Plan or strategic plans applicable to the proposed development and the provisions in the Land Development Code.

The submitted Factors of Analysis states, “The Future Land Use designation of the property is consistent with the proposed zoning.”

(E) Whether the requested district is substantially different from that of the surrounding area.

The submitted Factors of Analysis states, “The proposed rezoning is not substantially different from the existing zoning; therefore, the character of the area will remain essentially the same. Although the zoning classification will change, the proposed rezoning will have a "net zero" effect on the surrounding area.”

(F) Whether the request provides for a transition between areas of different character, density, or intensity.

The submitted Factors of Analysis states, “The proposed rezoning is not substantially different from the existing zoning; therefore, the character of the area will remain essentially the same. The request provides for a transition between areas of different character, density, or intensity.”

The existing and proposed zoning district regulations are provided below:

§ 185.052 RC - RESTRICTED COMMERCIAL DISTRICT.	Neighborhood Commercial District (NC).
(A) Intent. The purpose of the restricted commercial district shall be to locate and establish areas within the city which are uniquely suited for commercial development but which are transitioning from residential or other noncommercial development to commercial use. Such areas to be primarily along major transportation corridors connecting other community commercial clusters. The uses and development standards included in the district are intended to provide compatibility between uses, protect nearby residential districts, provide access control along corridors, provide quality development, enhance corridor appearance, and	(J) The purpose of this district is to allow limited commercial activities offering convenience goods and personal services to residents of the surrounding neighborhood. Development standards and provisions are established to ensure the proper development and location of neighborhood-serving uses, reduce conflicts with adjacent residential uses, and to minimize the interruption of traffic along adjacent thoroughfares.

provide additional commercial opportunities within the city.	
(B) Principal uses and structures.	
<p>(1) Professional offices: accounting, architecture, engineering, dentistry, medical, insurance, legal, real estate, financial services (non-banking), and similar uses.</p> <p>(2) General offices: administrative, corporate, business, and similar uses.</p> <p>(3) Personal services: beauty, barber, dry cleaning pick-up, and similar uses (minimum fifteen thousand (15,000) square foot lot).</p> <p>(4) Business services: graphic design, interior design, advertising, photography, printing, employment services, telemarketing, business schools, and similar uses (minimum fifteen thousand (15,000) square foot lot).</p> <p>(5) Financial institutions: banks, credit unions and savings and loans (minimum fifteen thousand (15,000) square foot lot).</p> <p>(6) Retail sales and service: clothing, jewelry, luggage, shoes, electronics, sporting goods, books, gift shops, florists, photographic supplies, art dealers, tobacco products, grocery stores, drug stores, cosmetic and beauty supply, optical, specialty food, and similar uses (minimum fifteen thousand (15,000) square foot lot).</p> <p>(7) Veterinarians and veterinary clinics provided all activities are within the principal structure and there is no boarding of animals (minimum fifteen thousand (15,000) square foot lot).</p> <p>(8) Schools licensed by the State of Florida (minimum fifteen thousand (15,000) square foot lot).</p> <p>(9) Day care centers licensed by the State of Florida (minimum fifteen thousand (15,000) square foot lot), provided the lot has frontage on an Arterial or Collector Roadway, as identified in the adopted City Comprehensive Plan.</p> <p>(10) Public uses: any federal, state, county, municipal, special district, or similar use.</p> <p>(11) Funeral homes (minimum fifteen thousand (15,000) square foot lot).</p> <p>(12) Eating establishments: restaurants, coffee shops, pastry shops, ice cream parlors, cafeterias, snack shops, and similar uses (minimum fifteen thousand (15,000) square foot lot).</p>	<p>General offices ⁽²⁾</p> <p>Service establishments, business ⁽¹⁾</p> <p>Service establishments, personal ⁽¹⁾</p> <p>Banks and financial institutions ⁽¹⁾</p> <p>Retail establishment ⁽²⁾</p> <p>Veterinarians and veterinary clinics (no boarding of animals) ⁽¹⁾</p> <p>Schools, elementary and middle</p> <p>Schools, high</p> <p>Childcare facilities ⁽²⁾</p> <p>Government establishments</p> <p>Public recreational facilities</p> <p>Funeral homes ⁽¹⁾</p> <p>Restaurants/eating establishments ⁽²⁾</p> <p>Pet day care ⁽¹⁾</p> <p>Tattoo parlors ⁽¹⁾</p> <p>Urgent care center ⁽¹⁾</p> <p>Churches ⁽²⁾</p>

(13) Contractors' administrative offices: plumbers, electricians, carpenters, masons, roofers, builders, cabinet makers, fence installers, gutter and siding installers, flooring and tile installers, drywall installers, painters, heating and air conditioning installers, glass repair and replacement, and similar uses, provided no storage occurs at the site, no construction equipment is parked or stored at the site, and all parking is on a paved surface (minimum fifteen thousand (15,000) square foot lot).	
(C) Accessory uses and structures. Customary accessory uses of one (1) or more of the principal uses, clearly incidental and subordinate to the principal use, in keeping with the low intensity commercial nature of the district. All storage shall be within an enclosed structure unless clearly provided or excluded for herein.	
(D) Conditional uses.	
<p>(1) Major retail sales, rental and service: building supply, major appliances, furniture, paint, hardware, lawn and garden supplies, consumer goods rentals, and similar uses (minimum fifteen thousand (15,000) square foot lot).</p> <p>(2) Plant nurseries, greenhouses (minimum fifteen thousand (15,000) square foot lot).</p> <p>(3) Public utility facilities.</p> <p>(4) Clubs, lodges, and fraternal organizations (minimum fifteen thousand (15,000) square foot lot).</p> <p>(5) Hospitals and nursing homes (minimum fifteen thousand (15,000) square foot lot).</p> <p>(6) Model home centers subject to the following: ...</p>	<p>Plant nurseries and green houses Public utility facilities Clubs, lodges, and fraternal organizations ⁽¹⁾ Hospitals</p> <p>Fuel stations Nursing homes Recreation, indoor ⁽¹⁾ Small event space ⁽¹⁾ Drive-through establishments ⁽³⁾</p>
(E) Prohibited uses and structures.	
<p>(1) All uses not specifically permitted herein.</p> <p>(2) Building services: pest control, carpet cleaning, janitorial, water treatment, vending, and similar uses.</p> <p>(3) Retail automotive fuel sales.</p> <p>(4) Drinking establishments.</p> <p>(5) Pawn shops.</p> <p>(6) Tattoo parlors.</p> <p>(7) Contractors' offices with outside storage: plumbers, electricians, carpenters, masons, roofers, builders, cabinet makers, fence installers, gutter and siding installers, flooring and tile installers, drywall installers, painters, heating and air</p>	

conditioning installers, glass repair and replacement, and similar uses. (8) Dancing in eating establishments. (9) Fireworks sales. (10) Fortune tellers, tarot card reading, palm readers, and similar uses. (11) Commercial towers. (12) Pain-management clinic.	
(F) Lot and structure requirements.	
(1) Minimum lot area 15,000 sq. ft. (2) Minimum lot width 100' (3) Minimum lot depth – 150' (4) Maximum building coverage - 35% (5) Minimum floor area – 300 sq. ft. (6) Maximum height – 25' (7) Minimum yard requirements: (a) Front: 40' min. 30' facing arterial road. Parking areas may be located in the front yard except within 15' on the front lot line or 10' for parking areas located in a front yard which face an arterial road. (b) Side interior: 10'. Parking areas may be located in the side yard, except within 5' of the side lot line. Abutting residentially zoned property 30' min. setback for all buildings and parking. (c) Side corner: 25'. Parking areas may be located in side corner yard, except within 10' of any street. (d) Rear: 30' minimum building and parking setback.	Minimum lot area (sq. ft.) 10,000 Minimum lot width (ft.) 100' Minimum lot depth (ft.) 100' Maximum building coverage (%) 35% Minimum floor area (sq. ft.) 300 Maximum height (ft.) 25' Minimum building setback (ft.) (3) Front 30' Side corner 25' Side interior 10' Rear 25' 10' abutting dedicated alley Minimum parking setback (ft.) (3) Front 10' Side corner 10' Side interior 5' (25' next to residential zoning) Impervious Surface Ratio 0.7 Common open space 10% (see §177.005)

⁽¹⁾ Not to exceed 5,000 gross square feet

⁽²⁾ Establishments exceeding 5,000 sq. ft. of floor area require Conditional Use review.

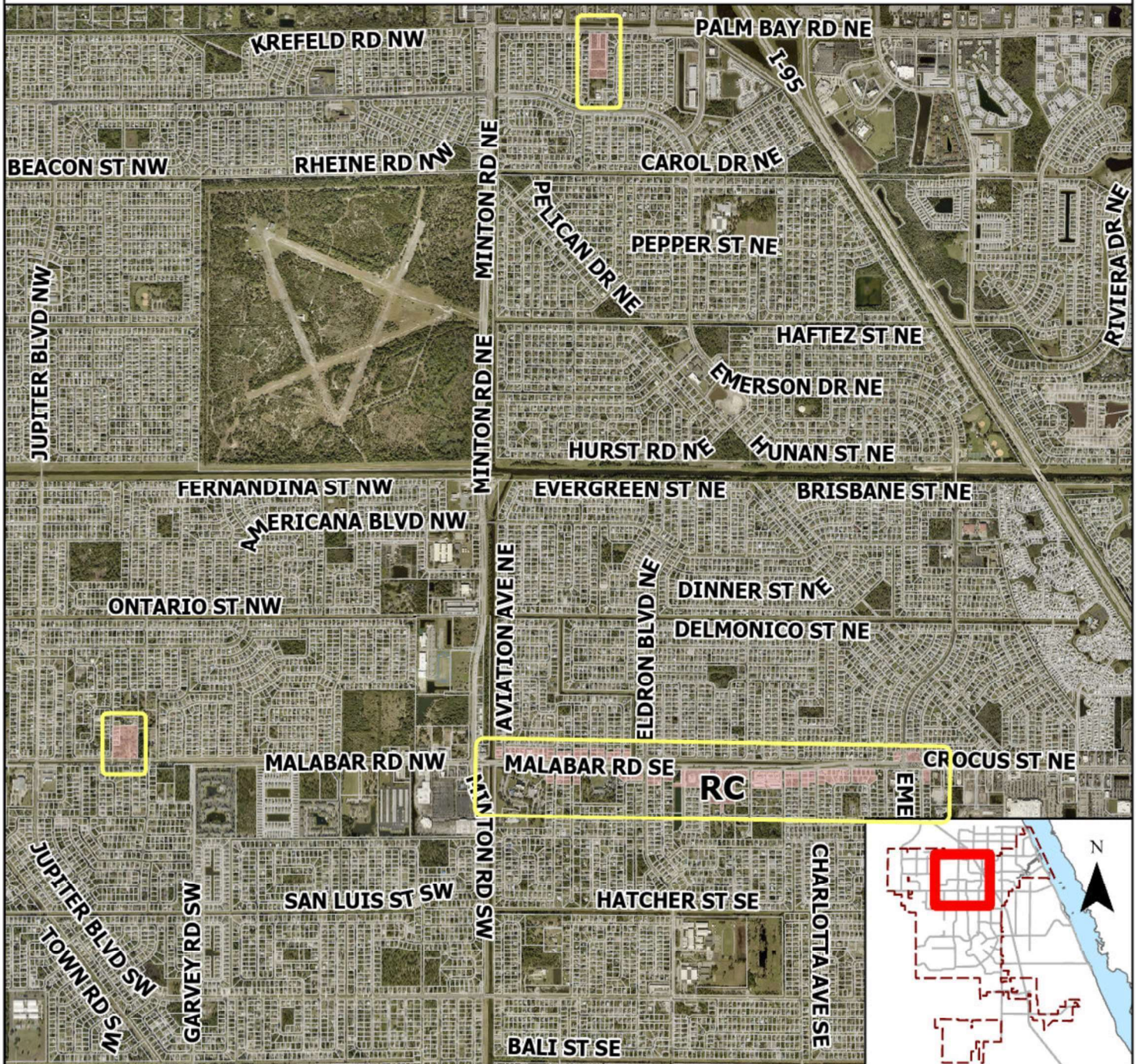
⁽³⁾ The lot shall have frontage on an Arterial or Collector Roadway

STAFF RECOMMENDATION:

Case Z24-00003 is recommended for approval.



Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



ZONING MAP

CASE: Z24-00003

Subject Property

All parcels within the City's jurisdiction which are currently zoned RC, Restricted Commercial

Zoning District

RC - Restricted Commercial



PUBLIC INPUT SUMMARY

CASE DETAILS

Applicant Name:	City of Palm Bay
Project Name:	City-wide Rezoning
Case Type:	Rezoning
Case Description:	City-wide rezoning
Intended Month of Submission:	Sept. 2024

Summary

The Palm Bay 2045 Comprehensive Plan Future Land Use Element was adopted on May 1, 2023, and became effective on June 10, 2023. The remaining Palm Bay Comprehensive Plan Elements were adopted on May 18, 2023, and became effective on July 20, 2023. As part of the update to the Comprehensive Plan, the City is required to review and update the Land Development Code (LDC) to ensure consistency with the recently adopted plan. The LDC is intended to establish policy that guides development of property within Palm Bay City limits.

The City's Growth Management Department, in coordination with Inspire Placemaking, kicked off the LDC overhaul in May of 2023 and held several public workshops with stakeholders on proposed amendments to the zoning code. An onsite public workshop was held in the Council Chambers on September 21, 2023, and a virtual workshop was held on October 2, 2023, to solicit input on general and specific concerns of the community.

Growth Management Department and Inspire Placemaking hosted in-person public input sessions on August 15th and 16th. On August 19, 2024, a virtual public input session was held via Microsoft Teams. Staff and consultants also presented the proposed amendments to the Planning & Zoning Board on August 7, 2024, and City Council on August 29, 2024.



LAND DEVELOPMENT DIVISION

120 Malabar Road SE • Palm Bay, FL 32907 • Phone: (321) 733-3042

<https://ims.palmbayflorida.org>

PLANNING AND ZONING BOARD FACTORS OF ANALYSIS

(1) Future Land Use Map Amendment Factors of Analysis

- (a) Whether the proposed amendment will have a favorable or unfavorable effect on the city's budget, or the economy of the city;

Applicant Response:

N/A

- (b) Whether the proposed amendment will adversely affect the level of service of public facilities;

Applicant Response:

N/A

- (c) Whether the proposed amendment will adversely affect the environment or the natural or historical resources of the city or the region as a result of the proposed amendment;

Applicant Response:

N/A

(d) Whether the amendment will have a favorable or adverse effect on the ability of people to find adequate housing reasonably accessible to their places of employment;

Applicant Response:

N/A

(e) Whether the proposed amendment will promote or adversely impact the public health, safety, welfare, or aesthetics of the region or the city;

Applicant Response:

N/A

(f) Whether the requested amendment is consistent with all elements of the Comprehensive Plan and established Levels of Service.

Applicant Response:

N/A

(g) Whether the request maximizes compatibility (consistent with the definition found in [Florida Statutes 163.31649](#)) between uses;

Applicant Response:

N/A

(h) Whether the request provides for a transition between areas of different character, density or intensity;

Applicant Response:

N/A

(i) Whether the request relocates higher density and intensity uses in areas which already feature adequate vehicular access and access to public facilities; and

Applicant Response:

N/A

(j) Whether the request has potential for creating land use inequities per Policy FLU – 1.12A of the Comprehensive Plan.

Applicant Response:

N/A

(2) Zoning Map Amendment Factors of Analysis

(a) The applicant's need and justification for the change and whether it aligns with the community's current or future needs;

Applicant Response:

The proposed change aligns with the community's current and future needs by establishing consistency with City of Palm Bay 2045 Comprehensive Plan.

(b) The effect of the change, if any, on a particular property and surrounding properties;

Applicant Response:

The change in zoning has no impact on the surrounding properties. The RC and NC Zoning District regulations are nearly the same. The elimination of the RC zoning will rid the LDC of redundancies between the two districts; however, the allowable uses remain consistent with what's currently permitted. Surrounding properties would be affected no differently than they are today.

(c) The amount of existing undeveloped land in the general area of the city having the same classification as that requested;

Applicant Response:

The amount of existing (Neighborhood Commercial) undeveloped land in the general area of the subject sites is unknown, as the proposed change is city-wide and relates to 137 separate parcels. However, it is unlikely that other parcels with Neighborhood Commercial zoning lie in proximity to the subject sites, as they are primarily located along major corridors (and their intersections). The proposed zoning classification is used throughout the city and is appropriate for the subject sites being rezoned.

(d) Whether the proposed amendment furthers the purpose of the city's Comprehensive Plan, or other strategic plans applicable to the proposed development and the provisions in the Land Development Code;

Applicant Response:

The Future Land Use designation of the property is consistent with the proposed zoning.

(e) Whether the requested district is substantially different from that of the surrounding area; and

Applicant Response:

The proposed rezoning is not substantially different from the existing zoning; therefore, the character of the area will remain essentially the same. Although the zoning classification will change, the proposed rezoning will have a "net zero" effect on the surrounding area.

- (f) Whether the request provides for a transition between areas of different character, density or intensity.

Applicant Response:

The proposed rezoning is not substantially different from the existing zoning; therefore, the character of the area will remain essentially the same. The request provides for a transition between areas of different character, density, or intensity.

Please note: You may add supplemental information or documents to this form for consideration.

Project Details: Z24-00003

Project Type: Rezoning Zoning Change

Project Location: 898 MALABAR RD SE Palm Bay, FL 32907
Milestone: Submitted
Created: 8/1/2024
Description: Rezoning from RC to NC city-wide
Assigned Planner: Althea Jefferson

Contacts

Contact	Information
Owner/Applicant	City of Palm Bay 120 Malabar Rd SE Palm Bay, FL 32907 (321) 733-3042 lisa.frazier@palmbayflorida.org
Legal Representative	Lisa Frazier, AICP, Growth Management Director 120 Malabar Road SE Palm Bay, FL 32907 (321) 733-3042 lisa.frazier@PalmBayFlorida.org
Submitter	Althea Jefferson 120 Malabar Road SE Palm Bay, FL 32907 (321) 733-3042 althea.jefferson@PalmBayFlorida.org
Assigned Planner	Althea Jefferson 120 Malabar Road SE Palm Bay, FL 32907 (321) 733-3042 althea.jefferson@palmbayflorida.org

Fields

Field Label	Value
Block	306
Lot	11
Township Range Section	29-37-05
Subdivision	GJ
Year Built	2005
Lot Size	
Use Code	2110

Project Details: Z24-00003

Use Code Desc	FAST FOOD RESTAURANT
Homestead Exemption	
Taxable Value Exemption	
Assessed Value	
Market Value	
Land Value	
Building SqFt	
Tax ID	2923659
Are You a Property Owner of Record?	False
Zoning Classification Desired	Neighborhood Commercial
Structures On Property?	True
Intended Use of Property	Commercial
Justification for Change	Establish consistency with City of Palm Bay 2045 Comprehensive Plan
Size of Area (acres)	
Present Use of Property	Commercial
Ordinance Number	Ordinance 2024-44
Zoning Code	RC
Zoning Description	Restricted Commercial
Flu Code	COM
Flu Description	Commercial
Tax Account Number(s)	Attached
Parcel Number(s)	137 Parcels Currently Zoned RC within Palm Bay City Limits

**RC – Restricted
Commercial**

2923529	2964688	2925144
2840130	2840284	2925469
2840232	2840283	2925458
2923579	2923505	2925452
2923534	2840133	2925080
2815359	2815360	2925124
2840136	2840259	2925125
2840139	2923507	2925104
2923575	2840131	2925109
2840233	2840231	2925105
2842107	2840129	2925107
2923479	2923659	2925102
2923525	2840258	2963467
2923501	2923482	2963469
2923531	2840134	2964729
2840280	2840257	2963465
2923580	2923535	2815358
2842108	2842113	3012911
2923483	2923530	2923502
2840319	2840256	2840260
2923481	2842106	2840138
2840140	2840128	2923582
3012910	2923576	2923526
2842114	2840255	2840320
2926330	2840305	2840137
2925142	2923577	2840096
2925454	2840304	2923480
2925136	2840307	2840234
2925455	2923503	2840281
2925139	2923477	2923574
2925470	2840097	2815357
2925145	2923527	2842109
2925453	2840098	2840318
2925082	2840308	2923533
2925081	2923504	2840127
2925103	2923537	2923506
2925079	2923581	2829442
2925126	2840135	3025791
2925127	2923578	2815407
2925106	2840285	
2925108	2840144	
2963463	2960408	
2963464	2926305	
2963462	2925137	
2963468	2925457	
2963470	2925141	
	2925471	
	2925459	

Acknowledgement Log

Header:

Legal Acknowledgement

Text:

I, the submitter, understand that this application must be complete and accurate before consideration by the City of Palm Bay and certify that all the answers to the questions in said application, and all data and matter attached to and made part of said application are honest and true to the best of my knowledge and belief.

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.

Accepted By:

Althea Jefferson

On:

8/1/2024 6:39:25 PM

☒ Z24-00003

Select Language | ▼

AFFIDAVIT OF PUBLICATION

Chandra Powell
attn: Accounts Payable
City Of Palm Bay
120 Malabar Rd Se
Palm Bay FL 32907-3009

STATE OF WISCONSIN, COUNTY OF BROWN

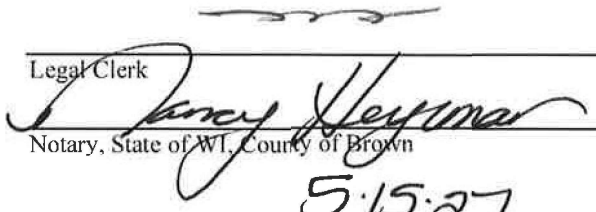
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

08/22/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/22/2024

Legal Clerk


Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost:	\$498.80	
Tax Amount:	\$0.00	
Payment Cost:	\$498.80	
Order No:	10493527	# of Copies:
Customer No:	1127256	1
PO #:		

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Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

NOTICE OF ZONING CHANGE CITY OF PALM BAY, FLORIDA PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for the City of Palm Bay Planning and Zoning Board on September 4, 2024, at 6:00 PM; and, a Public Hearing is scheduled for the Palm Bay City Council on September 19, 2024, at 6:00 PM, both to be held at City Hall in the Council Chambers, 120 Malabar Road SE, Palm Bay, Florida 32907 to consider adopting the following proposed ordinance(s):

ORDINANCE 2024-44

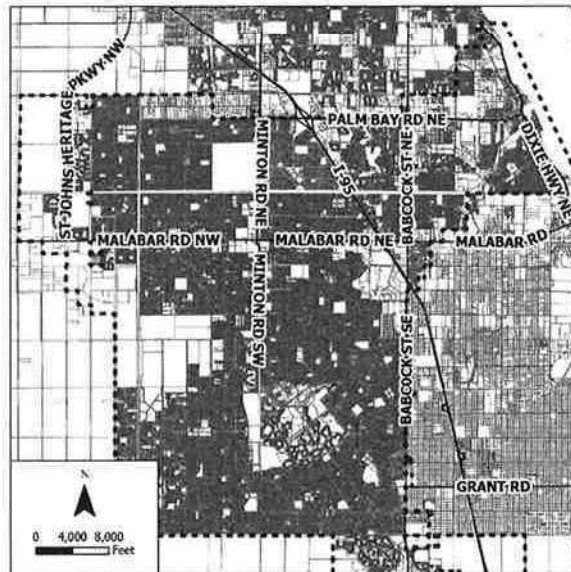
AN ORDINANCE OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, AMENDING THE ZONING ORDINANCE OF THE CITY OF PALM BAY BY CHANGING THE ZONING OF ALL RC (RESTRICTED COMMERCIAL) ZONING DISTRICT PROPERTIES WITHIN THE CITY LIMITS TO NC (NEIGHBORHOOD COMMERCIAL DISTRICT); PROVIDING FOR A CHANGE OF THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE. (**Case Z24-00003)

ORDINANCE 2024-45

AN ORDINANCE OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, AMENDING THE ZONING ORDINANCE OF THE CITY OF PALM BAY BY CHANGING THE ZONING OF ALL RM-10 (SINGLE-, TWO-, MULTIPLE-FAMILY RESIDENTIAL) ZONING DISTRICT PROPERTIES TO RM-15 (SINGLE-, TWO-, MULTIPLE-FAMILY RESIDENTIAL DISTRICT); PROVIDING FOR A CHANGE OF THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE. (**Case Z24-00004)

ORDINANCE 2024-46

AN ORDINANCE OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, AMENDING THE ZONING ORDINANCE OF THE CITY OF PALM BAY BY CHANGING THE ZONING OF ALL SF-1 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT PROPERTIES TO RS-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT); PROVIDING FOR A CHANGE OF THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE. (**Case Z24-00005)



**Indicates quasi-judicial request(s).

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance(s). The ordinance draft(s) may be inspected by the public from 8:30 A.M. to 5:00 P.M., weekdays, in the Office of the City Clerk, City Hall, 120 Malabar Road, SE, Palm Bay, Florida.

If an individual decides to appeal any decision made by the Planning and Zoning Board/Local Planning Agency, or City Council with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (Section 286.0105, Florida Statutes). Such person must provide a method for recording the proceedings verbatim.

For additional information about the ordinance(s), please contact Growth Management staff at 321-733-3041.

Chandra Powell
Planning Specialist