



STAFF REPORT

LAND DEVELOPMENT DIVISION

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Prepared by

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CASE NUMBER

T24-00001

PLANNING & ZONING BOARD HEARING DATE

February 7, 2024

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 185.118 ACCESSORY USES AND STRUCTURES making applicable changes pertaining to uses, setbacks and metal buildings.

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 185.118 ACCESSORY USES AND STRUCTURES making applicable changes pertaining to uses, setbacks and metal buildings.

The Growth Management Department is proposing a textual amendment to clarify uses, setbacks, and metal buildings related to accessory uses and structures within all residential zoning districts. Staff has evaluated the residential zoning districts to identify appropriate setbacks, heights, and uses 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 ~~strike through~~ format.

PURPOSE

To make additions and deletions to the Accessory Uses and Structures Chapter of the Land Development Code to assist in the application of the code when permitting these uses in the residential zoning districts.

ANALYSIS:

Staff have been made aware of the difficulty in applying this portion of the code as part of permitting applications for accessory structures. Staff consulted with the building department to clarify which additions and/or deletions should be included to assist in the permitting of these uses and structures in the residential zoning districts. The changes presented include reverting some areas of the code back to former setbacks and the inclusion of metal buildings under specific architectural guidelines.

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

STAFF RECOMMENDATION:

Staff recommends case T24-00001 for approval.