



PALM BAY

Vision

LAND DEVELOPMENT CODE

PUBLIC HEARINGS

August 7-8, 2024

AGENDA

background

scope

major changes

next steps



BACKGROUND



163.3202, F.S.

Land development regulations.

“Within 1 year after submission of its comprehensive plan ... each municipality shall adopt or amend and enforce land development regulations that are consistent with and implement their adopted comprehensive plan.”

PUBLIC WORKSHOPS / INPUT SESSIONS

In accordance with Florida Statutes, the City kicked-off the LDC update in April 2023 to prepare amendments that ensure the LDC is consistent with the City's adopted Comprehensive Plan.

Comp Plan-driven LDC amendments (Inspire Placemaking Collective LLC)

- September 26, 2023 – Council Chambers and streamed live on City's website / recorded
- October 2, 2023 – three (3) virtual stakeholder workshops at 10 AM, 3 PM, and 6 PM

Planned Unit Development (PUD) & Subdivision Code proposed amendments (Land Development Strategies LLC)

- One-on-one meetings with EORs: CEG (Jake Wise), BSE (Ana Saunders), and MBV (Bruce Moia)
- April 17, 2024 – virtual stakeholder workshop
- Address concerns expressed by the stakeholders, i.e. reduce number of public hearings

City & Council-driven textual amendments (Growth Management, Public Works, Utilities, Building, City Attorney)

- Move items that do not belong in the LDC to other areas of the Palm Bay Code of Ordinances
- Establish a definitions chapter
- Move administrative procedures out of the LDC to department manuals (i.e. Public Works Manual, Utilities Handbook, Site Plan Guidebook)
- Landscape Code, i.e. lot clearing SF scattered lots under 1 acre

www.pbfl.org/LDCupdates

Outreach efforts

Press releases, social media, city notifications, departmental news item, targeted invites to stakeholder lists – which includes developers, builders, contractors, engineers, land planning attorneys, HOAs, as well as personal requests to the Greater Palm Bay Chamber of Commerce, Home Builders and Contractors Association (HBCA), and Space Coast Association of Realtors (SCAR)

PROJECT SCOPE

1

REORGANIZE



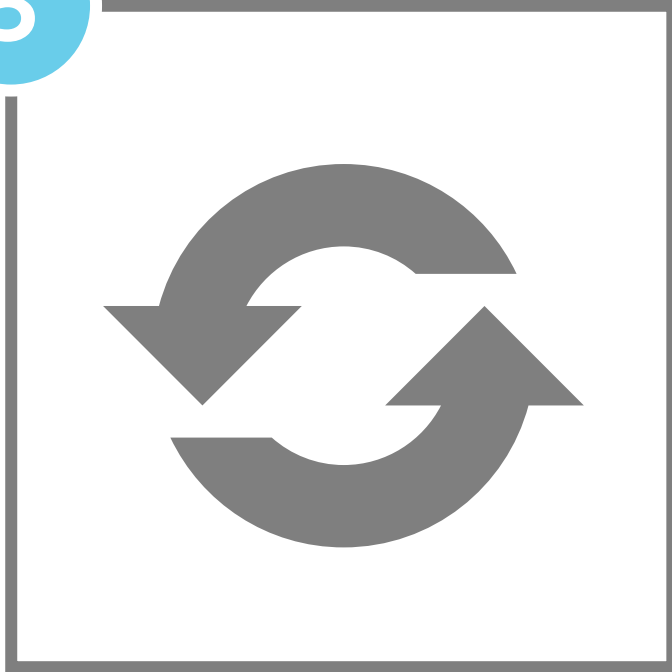
2

IMPLEMENT



3

UPDATE



PROJECT SCOPE



PROJECT SCOPE

CURRENT

- 169. Land Development Code
- 170. Construction Codes and Regulations
- 171. Fair Share Impact Fees
- 172. Environmental Regulations
- 173. Adult Entertainment Code
- 174. Floodplain & Stormwater Management
- 175. Mining/Excavation Operations
- 176. Fuel Storage Tank Systems
- 177. Fire Prevention and Protection
- 178. Signs
- 179. Streets and Other Rights of Way
- 180. Trees and Shrubbery; Landscaping
- 181. Water Systems
- 182. Public Improvements
- 183. Comprehensive Plan Regulations
- 184. Subdivisions
- 185. Zoning Code
- 186. Communication Towers and Facilities
- 187. Administrative Moratoria

PROPOSED

- 170. General Provisions
- 171. Definitions
- 172. Development Review Process
- 173. Zoning
- 174. Accessory, Temporary and Permanent Uses
- 175. Tree Protection, Landscaping, and Buffering
- 176. Streets, Parking, and Loading
- 177. Subdivision, Site, and Building Design
- 178. Signs
- 179. Natural Resources
- 180. Adult Entertainment

PROJECT SCOPE

Policy	Inspire Comment	Staff Response	Action
HSG-1.3D. Consider offering development bonuses to developers who provide affordable housing units in single-family subdivisions exceeding 25 units.	Will propose language.	This would be great and is like the other affordable housing inducements the City has adopted.	Proposing bonuses and incentives for affordable housing (chapter 173, zoning)



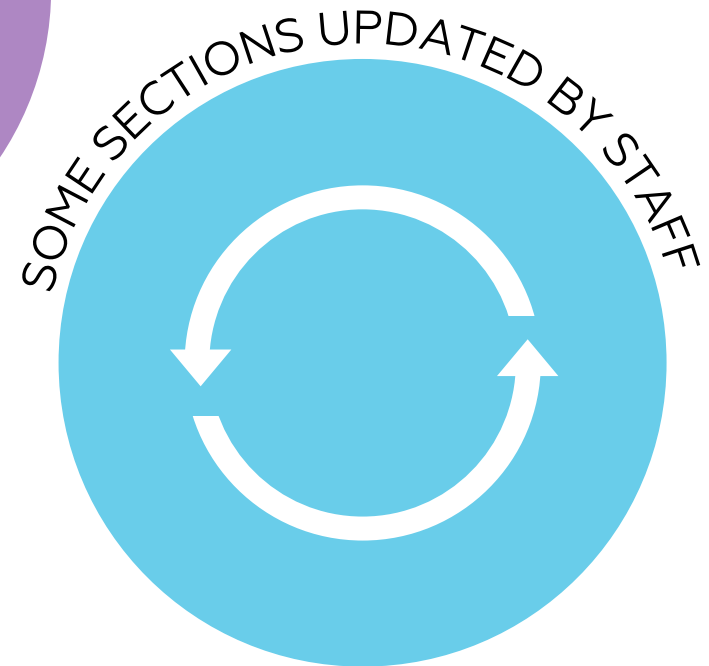
<i>districts, such as accessory dwelling units (ADUs), tiny homes, houseboats, cottage neighborhoods, etc.</i>			
HSG-1.2E. Amend the LDC to include strategies which protect culturally significant housing within the City.	Will include criteria in the development review chapter.		AWAITING RESPONSE
HSG-1.3A. Regularly work with the housing developers to identify (and potentially eliminate) regulatory barriers to providing affordable housing units within the City.	Will propose language. Live Local Act also addressing this issue.		Proposing bonuses and incentives for affordable housing (chapter 173, zoning)
HSG-1.3C. Explore amending the LDC to provide additional development flexibility for affordable housing	Will propose language.	See 169.009(H) Voluntary Inclusionary Housing which provides waivers and flexibilities in exchange for affordable	Proposing bonuses and incentives for affordable housing (chapter 173, zoning)
HSG-1.3D. Consider offering development bonuses to developers who provide affordable housing units in single-family subdivisions exceeding 25 units.	Will propose language.	This would be great. Similar to the other affordable housing inducements the City has adopted.	Proposing bonuses and incentives for affordable housing (chapter 173, zoning)
<i>zoning districts where group homes, foster care facilities, homeless shelters, and other permanent or temporary housing options are permitted.</i>			DONE - group homes, foster care facilities, homeless shelters (they are regular homes), homeless shelters (shelter/halfway house) C in IU, family day care, adult day care, ALF and others added).
CME-1.2E. Amend the LDC to encourage the development of water-related and water-dependent uses which are designed in a manner to provide public access and vistas to shorelines without negatively impacting the natural environment.	Will propose language.	Would like to see how we can provide language that helps to ensure public access to waterfront is maintained to some extent.	Added bonus/incentives in chapter 173, Zoning
CME-1.2F. Incorporate provisions into the LDC which encourage the collocation of water-related and water-dependent uses.	Will propose language.		DONE - CH. 173 (ZONING/BONUS/INCENTIVES)

① REORGANIZE

② IMPLEMENT

③ UPDATE

PROJECT SCOPE



① REORGANIZE

② IMPLEMENT

③ UPDATE

TITLE XVII: LAND DEVELOPMENT CODE

- 170. General Provisions
- 171. Definitions
- 172. Development Review Process
- 173. Zoning
- 174. Accessory, Temporary and Permanent Uses
- 175. Tree Protection, Landscaping, and Buffering
- 176. Streets, Parking, and Loading
- 177. Subdivision, Site, and Building Design
- 178. Signs
- 179. Natural Resources
- 180. Adult Entertainment

CHAPTER 170. GENERAL PROVISIONS

Contents:

Authority – adoption

Purpose

Applicability; conformance

Conflict

Adoption of standards by reference

Administration and enforcement

Major Changes:

- Repurposed to note purpose and applicability of entire LDC

CHAPTER 171. DEFINITIONS; ABBREVIATIONS AND ACRONYMS

Contents:

Definitions

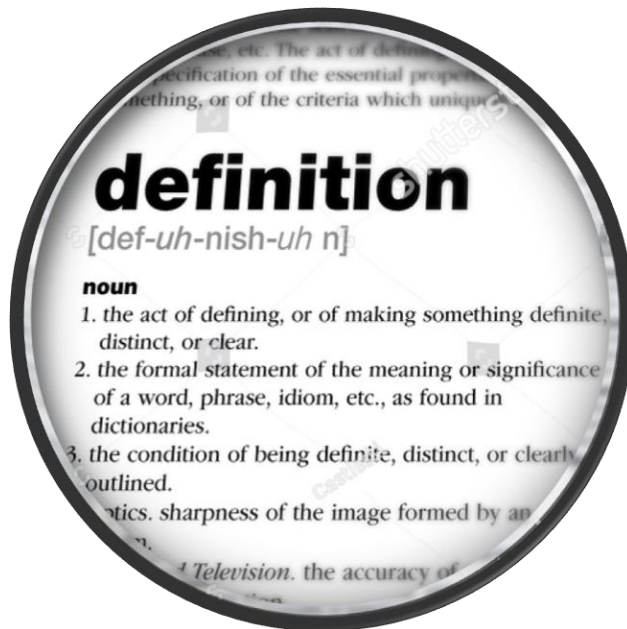
Abbreviations and Acronyms

Major Changes:

- **Consolidated** all definitions into a single chapter
- **Updated** definitions to match statutes
- Moved **standards** out of definitions
- **Deleted** terms not used in the LDC and **Added** definitions

for:

- Activity-based open space
- Adult day care center
- Affordable housing
- Brewpub
- Canopy tree
- Childcare facility
- Clear wood
- Common recreation & open space
- Community residential home/resident
- Critical root zone
- Gross density
- Developable area
- Development agreement
- Educational service establishment
- Emergency storm shelter
- Equipment sales, rental, leasing
- Family day care home
- Flag lot
- Floor area ratio
- Government establishments
- Impervious surface ratio
- Infill development
- Living shoreline
- Mixed-use
- Common open space
- Pet day care facility
- RV park
- Service establishments (business, intensive, personal)
- Sharrow
- Shelter/halfway house
- Canopy and understory trees
- Vehicle repair, light
- Etc.



CHAPTER 172. DEVELOPMENT REVIEW PROCEDURES

Contents:

Applicability

General Procedures (*citizen participation plans, hearings, DRC, appeals, table of application types*)

Application Types (*annexations, plan amendments, rezones, LDC amendments, site plans, conditional uses, variances, master plans*)

Zoning Map Amendment to PUD

Zoning Map Amendment to RAC-PUD

Subdivision Application and Approval Process

Vacating Plats & ROW

Concurrency Management System

Development Agreements

Proportionate Fair Share Transportation

Major Changes:

- Created **summary table of application types**
- Added sections explaining pre-application meetings, submittal of applications, staff review, and hearings.
- Consolidated all appeal provisions into a single location
- Added short section on annexation reviews
- Updated section on comprehensive plan amendments
- Clarified/added **review procedures and criteria**
- Standards specific to certain uses moved to Ch. 174
- Expanded Variance section (CAO)
- Deleted section on Planned Industrial (not required)
- Proposed **new procedure to review mixed-use developments** that meet code (no PUDs required)
- Updated **PUD procedures** section (GM) and separated the RAC-PUD.
- Updated **Subdivision Code** (GM)
- Cleaned up **Concurrency** section

MAJOR CHANGES

172

DEVELOPMENT REVIEW PROCEDURES

Table 172 - 1. Development Order Review Authorities.

Application Type	See Section	Approval Type	Pre-Application Meeting	Growth Management	Planning & Zoning Board	City Council
COMPREHENSIVE PLAN/LDC/ZONING MAP AMENDMENTS:						
Annexation	172.020	Q	Yes	Yes	Yes	Yes
Comprehensive Plan Future Land Use Map Amendment	172.021	L	Yes	Yes	Yes	Yes
LDC text amendments	172.022	L	Yes	Yes	Yes	Yes
Zoning map amendment (City initiated - areawide)	172.022	Q	No	Yes	Yes	Yes
Zoning map amendment (site specific, PUD)	Part 4	Q	Yes	Yes	Yes	Yes
SITE PLANS:						
Site Plan	172.023	A	Yes	Yes	No	No
PUD Preliminary Development Plan (processed in conjunction with PUD rezoning)	172.030	Q	Yes	Yes	Yes	Yes
PUD Final Development Plan (processed in conjunction with the preliminary plat)	172.031	Q	Yes	Yes	Yes	Yes
SUBDIVISIONS:						
Preliminary Plat	172.052	Q	Yes	Yes	Yes	Yes
Construction Plans	172.054	A	No	Yes	No	No

MAJOR CHANGES

172

Revised the **Subdivision** procedures section to:

- Defined requirement for common open space, a minimum of 20% of a residential development or 10% of a non-residential development shall be dedicated to common open space.
- Removed Minor Subdivision
- Defined Lot Split and procedures
- Added Site Work Permit
- Restructured Preliminary Plat and Final Plat process to include time restrictions, approval process, required agreements
- Removed construction restriction prior to Final Plat
- Clarified Model Home Display Group/Early Starts in conformance with State Statute



CHAPTER 173. ZONING

Contents:

PART 1. GENERAL PROVISIONS

- Application
- Zoning Districts Established
- Zoning Map

PART 2. STANDARD ZONING DISTRICT REGULATIONS

- Intent of Standard Zoning Districts
- Schedule of Uses
- Bulk and Dimensional Standards

PART 3. RESIDENTIAL DEVELOPMENT TYPES

- Cluster Subdivisions (CU)
- Multi-family
- Townhomes
- Manufactured Housing/Mobile Homes
- Zero-Lot-Line Developments

PART 4. ARCHITECTURAL STANDARDS

PART 5. DEVELOPMENT BONUSES & INCENTIVES

PART 6. PUD ZONING DISTRICT REGULATIONS

PART 7. REGIONAL ACTIVITY CENTER (RAC) PUD

PART 8. CMU AND UMU DISTRICT STANDARDS

PART 9. NON-CONFORMANCE PROVISIONS

PART 10. VESTED RIGHTS

MAJOR CHANGES

- Added a table to identify which zoning districts implement each **Future Land Use** category.
- Moved standards for specific uses to another chapter.
- Streamlined the **intent** of each district and moved uses and regulations to tables.

FUTURE LAND USE CATEGORY	ZONING DISTRICTS	
RSF - Rural Single Family	GU – General Use Holding District	
LDR – Low Density Residential	RR - Rural Residential RE - Estate Residential SRE - Suburban Residential Estate	RS-1 - Single-Family Residential RS-2 - Single-Family Residential RS-3 - Single-Family Residential
MDR - Moderate Density Residential	RT-10 - Residential Transition	RMH - Residential Mobile Home
HDR - High Density Residential	RM-15 – Multiple-Family Residential	RM-20 - Multiple-Family Residential
NC - Neighborhood Center	RT-10 – Residential Transition RM-15 - Multiple-Family Residential OP - Office Professional	RM-20 - Multiple-Family Residential NC - Neighborhood Commercial
CMU - Community Mixed Use	CMU – Community Mixed Use	
UMU - Urban Mixed-Use	UMU – Urban Mixed Use	
PRO - Professional Office	OP - Office Professional	
COM - Commercial	NC - Neighborhood Commercial CC - Community Commercial	GC - General Commercial HC - Highway Commercial
IND - Industrial	LI - Light Industrial & Warehousing	HI - Heavy Industrial
PSP - Public/Semi-Public	IU - Institutional	
UTL - Utilities	IU - Institutional	
ROS - Recreation & Open Space	IU - Institutional	
CON - Conservation	C - Conservation	
PFU - Parkway Flex Use	PUD – Planned Unit Development	
SPA - Special Planning Area	PUD – Planned Unit Development	
RAC - Regional Activity Center	PUD – Planned Unit Development	

MAJOR CHANGES

- Created a series of tables listing the uses that are allowed as **permitted** by right or through **conditional use** within each zoning district
- Permitting **small-scale office uses** within residential FLU categories when properties are ill-suited for residential development
- Consolidated** RM-10 and RM-15 and all PUDs and **eliminated** SF-1*, Restricted Commercial (RC) and Recreational Vehicle Park (RVP)
- Added a **new zoning district** (RT-10) which permits moderate density residential development inclusive of missing middle housing

USE	See Section	GU	RR	RE	SRE	RS-1	RS-2	RS-3	RT-10	RMH	RM-15	RM-20
AGRICULTURE USES												
Agriculture		P	P									
Agriculture												
USE	See Section	OP	NC	CC	GC	HC	CMU	UMU				
COMMERCIAL - RETAIL USES												
Brewpub						P						
Drinking establishments	174.039			P	P	P	P	P				
Drive-through establishments			C ⁽³⁾	P		P						
Equipment sales, rental, leasing					P							
Fuel stations	174.041		C	C		C						
Plant nurseries and green houses	174.010		C	P	P							
USE	See Section	LI	HI	IU	C							
COMMERCIAL - SERVICE USES												
Brewpubs		P										
Building materials establishment		P	P									
Medical Recycling Facility		P	P									
Research and development facilities		P	P									
Service establishments, intensive		P	P									
Vehicle and major recreational equipment repair, light and heavy	174.051	P	P									
Veterinary hospitals and clinics (including boarding of animals)		P	P									

*SF-2 and RVP mentioned throughout LDC, but districts do not exist

MAJOR CHANGES

Dimensional Standards Tables. Added tables listing development standards for each district

	GU	RR	RE	SRE	RS-1	RS-2	RS-3	RMH
Minimum lot area								
Density (units per acre)								
Intensity (Floor Area Ratio)								
Minimum lot area (sq. ft.)								
Single-Family (SF) Detach								
Duplex ⁽¹⁾								
Townhomes (TH)								
Multi-Family (MF)								
Non-residential								
Minimum lot width (ft.)								
• Front								
• Side								
• Side								
• Rear								
• Site setback								
Impervious Ratio								
Common and recreation area								

- Added **Impervious Surface Ratio** requirement (0.5 to 0.9)
- Added **Recreation and Open Space** requirement (20%-25%)
- **RS-1:** Living Area reduced from 1,600 to 1,400
- **RM-15:** Increased max. height from 25' to 50'
- **RM-15 and RM-20:** Reduced front setback from 25' to 20'; side corner setback from 25' to 15'; and rear setback from 25' to 20'.
- **NC:** Increased max. building coverage from 30% to 35%.

Revised the **PUD** procedures (Ch. 172) and standards (Ch. 173) sections to:

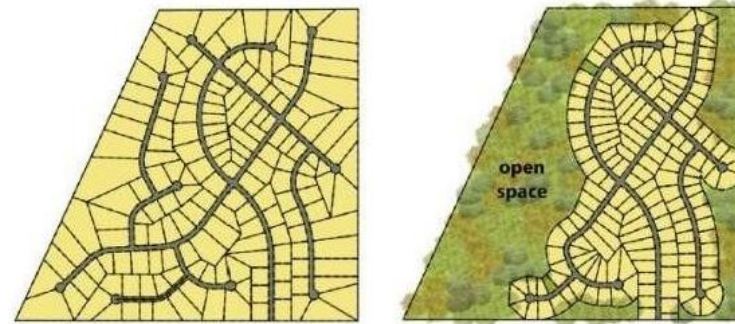
- Consolidated PCD, PCRD, and PMU under PUD umbrella zoning
- Added Activity Based and Resource Based Open Space
- PUD/Preliminary Development Plan zoning amendment, and Development Agreement process
- Final Development Plan/Preliminary Plat process
- Clarified 20% non-residential, 25% open space
- Restructured to highlight infill development and lot sizes
- Restructured to highlight concurrency management and review criteria
- Clarified PFS and Performance Bonds

MAJOR CHANGES

Consolidated/establish standards for specific **development types**:

- Cluster subdivisions
- Townhomes
- Multi-family
- Manufactured/mobile homes
- Zero-lot-line developments

Cleaned up the **architectural standards**



Created standards for the new **Community Mixed-Use** and **Urban Mixed-Use** Districts:

- Implement Future Land Use categories.
- Process through Master Plan approval based on pre-set standards
- Intended to create mixed-use communities

Figure 173 - 1. Inspiration images for UMU



Figure 173 - 2. Inspiration images for CMU



Bonuses & Incentives Table. Refined and expanded opportunities for density, intensity, and building height bonuses for new development when the following is provided:

- vertical mixed-use
- affordable housing
- public open space
- parking garage
- waterfront access
- low impact & green building design
- emergency storm shelters
- living shoreline techniques
- colocation of water dependent and related uses

MAJOR CHANGES

173

Proposed feature	Density Bonus	Intensity Bonus	Building Height	Other	Conditions
Vertical mixed-use (residential and commercial or office)			2 stories		Minimum of 5 residential units provided
Affordable housing	Max allowed in FLU category		2 stories		A minimum of 25% of total units in development shall be affordable. Developers' agreement committing to keeping the units affordable for a minimum of 30 years.
Public Open Space and Amenities	2 additional units per acre for every 3,000 sq. ft. of amenities	0.02 additional FAR for every 3,000 sq. ft. of amenities	1 story for every 3,000 sq. ft. of amenities		Urban plaza or park with amenities, at least three thousand (3,000) square feet in area or multi-use trails connecting to other systems outside the development. The amenities shall be privately-owned and maintained, but open to the public
Parking garage under residential, office or commercial development			1 additional floor per garage level provided		The façade facing the street shall incorporate active uses (residential, commercial or office)
Access to Waterfront (Turkey Creek, Palm Bay, and the Indian River Lagoon)			1 additional floor		One or combination of the following: 1. View of the water from the public right-of-way (in the form of breezeways); 2. Access to the water in the form of boat ramps, fishing piers, or beach; 3. Outdoor dining facing the water.
Low Impact Design	2 additional units per acre	0.02 additional FAR			Designs shall, at a minimum, manage and capture stormwater runoff, to the maximum extent feasible, in a manner consistent with the integrated management practices (IMPs) as outlined in the City's Low Impact Development Manual.
Emergency storm shelters in mobile home or RV parks	2 additional units per acre				shelters which meet the design and construction requirements established within the latest "ICC 500 ICC/NSSA Standard for the Design and Construction of Storm Shelters"
Use of living shoreline techniques to prevent shoreline erosion				Reduced parking (up to 10% of the minimum number of spaces required)	One or more techniques
Co-location of water-dependent and water-related uses				Reduced parking (up to 10% of the minimum number of spaces required)	Minimum of 2 water-dependent uses; or 1 water-dependent and 1 water-related uses. Uses must be located within the same structure or provide cross access via a shared pedestrian pathway.

CHAPTER 174. ACCESSORY, TEMPORARY AND OTHER USES

Contents:

PART 1. ACCESSORY USES AND STRUCTURES

- Purpose
- Accessory Uses & Structures General
 - Requirements
- Accessory Dwelling Units
- Air Conditioning Units
- Backyard Chickens
- Dogs in residential districts
- Fences and Walls
- Home Occupations**
- Outdoor Dining
- Outdoor Display of Merchandise
- Piers, Docks and Boathouses
- Pigeons
- Security Dwelling

PART 2. TEMPORARY USES AND STRUCTURES

- Purpose
- Model Homes/Model Display Group
- Mobile Food Vendors** (CAO)
- Temporary Mobile Homes for Office Use
- Temporary Storage Units in Residential Areas



CHAPTER 174. ACCESSORY, TEMPORARY AND OTHER USES

Contents (cont.):

PART 3. STANDARDS FOR SPECIFIC USES

- Adult entertainment establishments
- Agricultural products sales
- Arcade/amusement centers
- Churches
- Communication towers/facilities
- Contractors' offices
- Corrections facilities
- Crematoriums
- Dance clubs, drinking establishments, and restaurants offering music and dancing
- Event halls.
- Fuel stations
- Fuel, propane, and natural gas sales
- Mining/excavation operations
- Pet day care
- Recreational vehicle parks
- Salvage yards
- Self-storage facilities
- Tree and landscape recycling
- Vehicles, major recreational equipment, and mobile homes sales, rentals, and storage
- Vehicle repair
- Wedding venues

CHAPTER 175. TREE PROTECTION, LANDSCAPING, BUFFERING

Contents:

PART 1. TREE PRESERVATION CODE

- General Provisions
- Intent
- Removal Criteria
- Protection of Trees to be Preserved

PART 2. TREE REMOVAL, GRUBBING, AND SITE WORK PERMITTING

- Applicability
- Expiration of Permits
- Renewal of Permits
- Appeals
- Tree Removal and Small Residential Site Land Clearing Permit
- Grubbing Permit
- Site Work Permit

PART 2. LANDSCAPING AND BUFFER REQUIREMENTS

- Purpose and Intent
- Landscaping Standards for Single- and Two-family Residential Lots
- Landscaping Within Vehicular Use Areas
- Pedestrian Zone Landscaping
- Landscaping in Other Interior Site Areas
- Street Trees in Residential Developments
- Perimeter Landscaping and Buffer Requirements
- Street Trees in Residential Developments
- Landscape Materials Criteria
- Installation and Maintenance
- Landscape and Irrigation Plans

CHAPTER 175. TREE PROTECTION, LANDSCAPING, BUFFERING

Major Changes:

- Major **reorganization**
- Introduced **Florida-Friendly Landscaping** Plant Guide.
- Added requirements for **street trees** in new subdivisions
- Created **table** for perimeter landscaping/ buffers
- Introduced the concept of **street walls** to hide parking areas
- Clarified requirements for **landscape and irrigation plans**.



CHAPTER 176. STREETS, PARKING, AND LOADING

Contents:

PART 1. STREETS AND SIDEWALKS

- Purpose.
- Applicability.
- Street Design.
- Right-of-way and Easement Use
- Restoration of Damaged Areas.
- Street Names.
- Vision Clearance at Corners, Curb Cuts and Railroad Crossings.
- Culverts and Curbing.
- Access to Commercial and Industrial Land.
- Traffic-control Devices.
- Sidewalks** and Bikeways.

PART 2. DRIVEWAYS

- Permit Required.
- Residential Driveways.
- Non-residential Driveways.
- Design and Construction Requirements.

PART 3. TRANSIT FACILITIES.

Transit Facilities.

PART 4. OFF-STREET PARKING REQUIREMENTS

- Purpose and Intent.
- Applicability.
- Exemptions.
- General Requirements.
- Design Requirements.
- Shared Parking.
- Parking Computations.
- Number** of Off-street Parking Required (min./max.).
- Satellite Parking.
- Parking Rate Adjustment.
- Paving Standards.
- Vehicular and **Pedestrian Interconnections.**
- Conversion of Garages to Living Area.

PART 5. OFF-STREET LOADING AND SERVICE.

- Purpose.
- Off-street Loading Standards.

CHAPTER 177. SUBDIVISION, SITE AND BUILDING DESIGN

Contents:

PART 1. SUBDIVISION DESIGN

- Purpose
- Jurisdiction
- Interpretation and Conflict
- Design of Lots and Blocks
- Common Open Space**
- Frontage on Street
- Subdivision Access
- Subdivision Street Design
- Sidewalks/Pedestrian Ways & Bikeways
- Utilities and Easements
- Design of Stormwater Drainage System
- Water and Sewerage Facilities
- Public Uses
- Preservation of Natural and Historic Features
- Nonresidential Subdivisions – Additional Provisions

PART 2. STORMWATER MANAGEMENT AND CONSERVATION

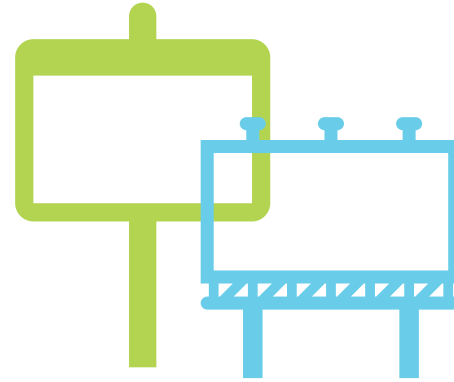
- Finding of Facts
- Objectives
- Vested Rights; Prior Law
- Drainage Plan
- Performance Standards
- Design Standards
- Dedication of Stormwater Management Facilities
- Permit Fees
- Outside Agency and Governmental Entities Coordination
- Single-family Residential Construction
- Violations

PART 3. LIGHTING STANDARDS

- Lighting Standards

CHAPTER 178 – SIGNS

NO CHANGES OTHER THAN RENUMBERING



CHAPTER 180 – ADULT ENTERTAINMENT CODE

NO CHANGES OTHER THAN RENUMBERING

CHAPTER 179. NATURAL RESOURCES

Contents:

PART 1. FLOODPLAIN MANAGEMENT

- General Requirements.
- Applicability.
- Duties And Powers of the Floodplain Administrator.
- Permits.
- Site Plans and Construction Documents.
- Inspections.
- Variances and Appeals.
- Violations.
- Buildings and Structures.
- Subdivisions.
- Site Improvements, Utilities, and Limitations.
- Manufactured Homes.

- Recreational Vehicles and Park Trailers.
- Tanks.
- Other Development.
- Storage of Hazardous Materials.
- Critical Facilities.
- Applicability.

PART 2. GROUNDWATER/WELLFIELD PROTECTION

- Purpose.
- Land Use and Distance Requirements from Active Designated Public Utility Water Wells.
- Fuel Storage Tank and Pump Construction.
- Vested Rights.

MAJOR CHANGES

MOVE

SECTIONS PROPOSED TO BE MOVED OUT OF THE LDC

MOVED WITHIN CODE OF ORDINANCES

- Building Code [Ch. 96]
- Fire Protection and Alarm Systems [Ch. 96]
- Park, Police and Fire Impact Fees [Title X, Ch. 103]
- Transportation Facilities Impact Fee [Title X, Ch. 103]
- Water and Wastewater Impact Fees [Title X, Ch. 103]
- Proportionate Fair Share Transportation [Title X]
- Public Nudity [Title IX, Ch. 102]
- Stormwater Management Utility [Title XX, Ch. 204]
- Chapter 177: Fire Prevention and Protection [Title III, Ch. 33]
- Municipal Tree Code [Title IX, Ch. 103]
- Closure and Abandonment of Easements and Drainage Rights-of-way [Title IX, Ch. 102]
- Golf Carts [Title VII, Ch. 75]
- Chapter 181: Water And Sewers [Title XX, Ch. 201]
- Water Shortage Emergency [Title XX, Ch. 205]
- Regulation of Vehicles In Residential Areas. [Title VII. Ch. 74]

MOVED TO PUBLIC WORKS MANUAL

- Roadway Surfacing
- Street Name Signs
- Permit Procedures and Requirements
- Design, Material, Testing and Reports. Construction Procedures
- Emergency Work

ADMINISTRATIVE ZONING

CITY-WIDE REZONING CASES

PHASE 1. RESIDENTIAL DISTRICTS

RC to NC
RM-10 to RM-15
SF-1 to RS-1



PZB – September 4, 2024

City Council - September 19 / October 17

PHASE 2. MIXED-USE DISTRICTS

BMU to CMU
BMUV to UMU



PZB – October 2, 2024

City Council - October 17 / November 7

NEXT STEPS

PLANNING & ZONING



August 7

CITY COUNCIL



August 8

ADOPTION



September



Vision PALM BAY
LAND DEVELOPMENT CODE

QUESTIONS