



LEGISLATIVE 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: Resolution 2024-04, granting approval of a Preliminary Development Plan for a proposed mixed-use subdivision to be known as 'Palm Bay Suites and Residences' in HC (Highway Commercial District) zoning, which property is located west of and adjacent to Robert J. Conlan Boulevard, in the vicinity south of Commerce Park Drive (26.5 acres) (PD23-00008, Palm Bay Development Group, LLC). (Quasi-Judicial Proceeding) (CONTINUED FROM 03/07/24 RCM)

SUMMARY:

As you may recall, the above request was scheduled for the March 7, 2024, regular Council meeting. Council voted to continue the request at the applicant's request.

The applicant is seeking Preliminary Development Plan (PDP) approval for a mixed-use subdivision to be called Palm Bay Suites and Residences. The subject area consists of four parcels separated by public roads located on the west side of Robert J. Conlan Blvd. NE. The 26.5-acre site is vacant except for one outparcel on Parcel 3 containing a Dollar General store. Currently this property has a future land use consisting of COM, Commercial, which is not compatible with the proposed mixed-use residential preliminary development plan.

The applicant has concurrently submitted a request to change the future land use of their property from COM, Commercial to NC, Neighborhood Center. This change in future land use is required to allow for the development of the proposed 294-unit multi-family apartment complex with shared amenities across three of the parcels and a 100-room hotel with amenities on the most southern parcel.

REQUESTING DEPARTMENTS:

Growth Management

STAFF RECOMMENDATION:

To receive Preliminary Planned Unit Development approval, the proposal must meet the requirements of Sections 185.060 - 185.066 of the City of Palm Bay's Code of Ordinances. Upon

review, it appears the request is in conformance with the applicable requirements of this section upon approved change in Land Use.

Case PD23-00008 meets the minimum requirements of a Preliminary Development Plan amendment request and is recommended for approval with conditions.

Planning and Zoning Board Recommendation:

Planning and Zoning Board minutes are not fully transcribed at this time; the following is an excerpt:

Case PD23-00008 is considered a moot denial based on the denial of companion Case CP23-00020.

ATTACHMENTS:

1. PD23-00008 Staff Report
2. PD23-00008 Preliminary Development Plan
3. PD23-00008 Survey
4. PD23-00008 Vicinity Map
5. PD23-00008 Traffic Study
6. PD23-00008 School Board Report
7. PD23-00008 Citizen Participation Plan Report
8. PD23-00008 Narrative Summary
9. PD23-00008 Development Schedule
10. PD23-00008 Schematic Drawing
11. PD23-00008 Landscape Renderings
12. PD23-00008 Application
13. PD23-00008 Legal Acknowledgement
14. PD23-00008 Letters of Authorization
15. PD23-00008 Legal Ad
16. PD23-00008 Applicant Presentation
17. PD23-00008 Resolution
18. PD23-00008 Continuance Request
19. Additional correspondence