



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Lisa Frazier, Growth Management Director

DATE: September 19, 2024

RE: Ordinance 2024-54, amending the City's Comprehensive Plan Future Land Use Map to change the designated use of property located north of and adjacent to Micco Road, in the vicinity east of Interstate 95 Highway, from Micco Park Village to Parkway Flex Use (353.47 acres) (Case CP24-00009, Peat Holding, LLC), first reading.

SUMMARY:

Applicant Brian Lulfs, Managing Member of Peat Holdings, LLC (Jake Wise, P.E., Construction Engineering Group, LLC) submitted a large-scale Comprehensive Plan Future Land Use Map amendment from Micco Park Village Use to Parkway Flex Use for approximately 353.47 acres, generally located north of and adjacent to Micco Road SE, in the vicinity east of Interstate 95 Highway.

On March 1, 2023, under Case CP-2-2023, the Planning & Zoning Board recommended approval of a large-scale comprehensive plan future land use map amendment from Micco Park Village to Parkway Flex Use (PFU) for a project known as Lulfs Parcel. The proposed amendment package was adopted by the Palm Bay City Council on July 20, 2023, with direction to transmit to the Department of Economic Opportunity (DEO). However, the package was not transmitted within the ten (10) days required by F.S. Section 163.3184(3). As a result of the late transmittal, the adopted amendment was not processed by DEO, and instead was considered withdrawn. To correct this situation, the project must start the transmittal phase again. Since that time, the project was renamed to 'Lotis Palm Bay' and updated.

The intended use for the 353.47-acre property is a Parkway Flex Use (PFU) development. The proposed land use amendment would be considered compatible, as the diversity and mixture of residential and non-residential uses provides for a more efficient distribution of compatible land uses and further addresses the long-term responsible growth of the city by providing residents with diverse housing options, to include 203.5 acres of single-family residential and 34.44 acres of multi-family residential. Lotis Palm Bay is intended to be a walkable community with 12.6 acres of landscape

buffers and pedestrian connectivity. The project will also provide approximately 15.1 acres of commercial area directly accessible to the residential development. Specifically, 11.36 acres of commercial land will be provided along the western side of the St. Johns Heritage Parkway extension to capture trips generated from the northern adjacent developments, and 3.74 acres of commercial will be located on the eastern side of the St. Johns Heritage Parkway extension.

Please note that as of the February 23, 2023, School Impact Analysis Capacity Determination, considering the adjacent concurrency service areas, there is sufficient capacity at the middle and high school levels. A shortfall of capacity is anticipated within the adjacent concurrency areas for the elementary schools. The school district is closely monitoring rapid development in this area, and requires the applicant to contact staff to discuss the mitigation process as defined in Section 13.5 of the ILA-2014 prior to submitting for a final concurrency determination.

REQUESTING DEPARTMENTS:

Growth Management

FISCAL IMPACT:

None

STAFF RECOMMENDATION:

Case CP24-00009 is recommended for approval based on the analysis provided.

ATTACHMENTS:

1. Staff Report
2. Development Plan
3. Narrative
4. Survey
5. Factors of Analysis
6. Natural Resources Assessment
7. School Board Report
8. Citizen Participation Plan Report
9. Application
10. Letter of Authorization
11. Legal Acknowledgement
12. Legal Ad
13. Ordinance