



# STAFF REPORT

## LAND DEVELOPMENT DIVISION

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### Prepared by

Debbie Flynn, Senior Planner

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#### CASE NUMBER

CP24-00010 – Ashton Park

#### PLANNING & ZONING BOARD HEARING DATE

February 5, 2025

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#### PROPERTY OWNER & APPLICANT

Banack Family Limited Partnership (Jake Wise, P.E., Construction Engineering Group, LLC)

#### PROPERTY LOCATION/ADDRESS

Tax Parcels 501, 502, 503, 504, and 751 of Section 13, Township 30, Range 37 of Brevard County, Florida, containing approximately 133 acres. Located on the south side of Micco Road, 0.13 miles east of Interstate 95; Tax Accounts 3010392, 3010393, 3000720, 3010549, and 3010394

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#### SUMMARY OF REQUEST

The applicant is requesting a **Large-Scale Comprehensive Plan Future Land Use Map Amendment** from NC, Neighborhood Commercial (County) and Residential 1, 1 unit per acre (County) to UMU, Urban Mixed-Use (City).

#### Existing Zoning

GU, General Use (County)

#### Existing Land Use

NC, Neighborhood Commercial and Residential 1, 1 unit per acre (County)

#### Site Improvements

Vacant land

#### Site Acreage

≈ 133 acres

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#### SURROUNDING FUTURE LAND USE & USE OF LAND

#### North

MPV Micco Park Village (City); Lotis Palm Bay – vacant land

#### East

UMU, Urban Mixed-Use (City); Ashton Park – vacant land

#### South

GML(P) Government Managed Lands (Parks and Conservation) (County); vacant land

#### West

IU, Industrial Light (County); TU-2, Transient Tourist Commercial (County); vacant land

**BACKGROUND:**

The subject properties are generally located south side of Micco Road, 0.13 miles east of Interstate 95, covering approximately 133 acres.

Ashton Park is a proposed master-planned community aimed at bringing a much-needed downtown district to Palm Bay. The downtown district will feature public gathering spaces, job opportunities, and will foster a truly walkable community. A 30-acre future school site is also planned. The plan includes expansive green spaces, public parks, interconnected open areas, and regional trails spanning miles. Additionally, a master clubhouse and a variety of amenities are planned for some of Ashton Park's residents.

The community plans to extend St. Johns Heritage Parkway from its northwestern corner to the eastern edge of Ashton Park. The Parkway will primarily run parallel to Micco Road, which is currently a county right-of-way. The Ashton Park team is partnering with nearby large landowners to the north and the city to extend both the Parkway and city utilities through East Emerald Lakes and Lotis Palm Bay. Additionally, the city is close to completing two significant expansions of its water and wastewater plants, which will ensure sufficient service for the region and enable the extension of city utilities throughout Ashton Park.

On February 2, 2023, City Council approved the eastern 1,435 acres for a Future Land Use (FLU) designation of Urban Mixed Use (UMU) (Ordinance 2023-05). The proposal provided variation in residential housing from large lot single family to apartments and townhomes. In addition, this project will offer diverse commercial and industrial opportunities for potential end users, creating jobs in Palm Bay and providing a true live, work, and play environment.

This proposal requests a FLU amendment for the western portion, approximately 133 acres, to align with the same UMU designation. The project plans to include a mix of regional and neighborhood commercial uses within the Town Center, as well as apartments and townhomes.

The western section of Ashton Park shifts the downtown district from its originally planned location to the eastern area. This updated design features 645 multifamily units and 222 townhomes, situated next to the Town Center, which will offer 300,000 square feet of leasable space.

**ANALYSIS:**

All proposed amendments 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) Whether the proposed amendment will have favorable or unfavorable effect on city's budget, or the economy of the city?**

The applicant has proposed that the amendment will positively impact the local economy by introducing the Town Center, Town Center Multifamily, and Town Center Townhomes to Ashton Park. This development will expand opportunities for more diversified housing and create job prospects, supporting a work-live-play lifestyle in this area of the city.

Enclosed is an economic feasibility analysis based on less than the proposed overall master plan because it was completed prior to the additional 133 acres added to the west. In summary the project will provide more than the following:

- Current assessed value of the property estimated to be \$21M, the project buildout assessed value is estimated to be \$3.4B.
- The project estimates adding over 13,000 jobs and provide housing for over 15,000 residents.
- It is projected to increase the Brevard County economic base by 10%.
- It will generate over \$1.5B to various local and regional taxing authorities over a 20-year horizon.
- Over a 20-year period, Ashton Park will generate a net operating fiscal surplus of over \$430M more for the city than it will cost to provide services. In addition, the project as proposed providing land for schools, police, fire and public parks that would be maintained by the CDD and not by the city.
- It will contribute of \$102M in development impact fees.

**(B) Whether the proposed amendment will adversely affect the level of service of public facilities.**

The city evaluated present and future water, sewer, drainage, solid waste, transportation, recreation and open space and assessed the ability of infrastructure to support development.

**Utilities:** Infrastructure Solutions Services reviewed the updated development plan provided by the City of Palm Bay Utilities for Ashton Park. Based on their review, they calculated a total

of 7,010 equivalent residential connections (ERCs) for the updated development. The previous version of Ashton Park, as noted in the Revised Ashton Park Water LOS Analysis dated July 18, 2023, had 6,800 ERCs. This represents a 210 ERC (3%) increase over the previous plan. However, this 3% increase in ERCs does not impact the conclusions or recommendations of the July 18, 2023, LOS Analysis. Attached is the July 18, 2023, Revised Ashton Park Water Level of Service Hydraulic Analysis.

The Utilities Department has no objection to the proposed Development. Note, this area of the City is currently at capacity for water and sewer. Several large-scale projects must be completed prior to connection to either system. Upon development of the site, the following shall apply for connection to the City's Water and Sewer Utilities System:

1. The applicant/owner, at their expense, will be required to design, permit, install, inspect, and test water systems of adequate size to accommodate the development and to connect to the City's water and sewer system. [§ 200.11(D)(1) - On-Site Facilities].
2. The applicant/owner will be required to extend and/or loop service from the On-Site Facilities to the existing water and wastewater connection points. [§ 200.11(D)(2) - Off-site Facilities]
3. The applicant/owner will be responsible for the property's hydraulic share for the new utilities required to serve the development. Oversizing of utilities at the request of the Utilities Department will be subject to a refunding agreement or refundable advance. [§ 200.11(D) & (E)]. The City of Palm Bay's 2024 Water and Wastewater Master Plans identify proposed mainline extensions with the City's current pipe sizing requirements. Contact the Utilities Engineering Department (321-952-3410) to obtain these Master Plans.
4. A City of Palm Bay "Utility Agreement" shall be executed between the Property Owner and the City. All Utility impact/connection charges noted in the "Utility Agreement" must be paid as outlined in the terms and conditions of the Utility Agreement. All fees are subject to change annually on October 1. The Property Owner shall submit a certified copy of the property deed as verification of ownership as part of the Utility Agreement.
5. All utility construction, materials, and testing shall be in accordance with the latest revision of the Palm Bay Utility Departments Policies, Procedures and Standards Handbook and the Standard Detail Drawings.
6. Prior to any construction, all required FDEP Permit applications for the Water and Sanitary Sewer Construction shall be processed through and copies of the Permits filed with the Utilities

Department.

**Drainage:** The Public Works Department has no objection to the proposed FLU amendment. If developed, a drainage plan must be prepared in accordance with current regulations and approved by the City, along with appropriate outside agencies. Any proposed stormwater management system will be reviewed and approved by the city during the site plan review process. Working phasing plans including on site and off site with corresponding drainage and offsite improvements for associated work.

**Public Schools:** A 30-acre site is planned for a future school, large enough to accommodate an elementary and/or middle school (K-8). The site will be accessible from three separate locations, which will help distribute traffic during peak school hours. According to the attached School Capacity Availability Determination Letter from the School Board of Brevard County, the adjacent high school concurrency service area is projected to have sufficient capacity for the total number of projected and potential students from the Ashton Park development. However, there is a shortfall in capacity within both the elementary and middle school concurrency service areas, as well as in adjacent areas. The School District is actively monitoring the rapid development in this region and sees an opportunity to collaborate with the developer on a mitigation agreement for a potential school site within the development.

**Recreation and Open Space:** The proposed FLU amendment will increase the demand for recreation services as compared to the existing public needs. However, the requested use will not exceed the existing parkland or recreational level of service standards for the planning area. Ashton Park project is intended to be a walkable community with 75.5 acres of landscape buffers and pedestrian connectivity. The proposed project includes substantial green spaces, public parks, and interconnected open areas, with planned regional trails extending for miles. Additionally, a master clubhouse with various amenities is planned for some of Ashton Park's residents. The existing property features beautiful trees, particularly native hardwoods, which will be preserved to the extent possible.

**Transportation:** The proposed Ashton Park project is classified as a rural major collector per the Brevard County TPO and maintained by Brevard County.

Using the Trip Generation Rates per ITE 11th Edition Trip Generation Manual, trips were calculated per land use as identified in the Ashton Park Preliminary Development Plan dated August 2024. The changes include the addition of a Town Center which includes a reduction in overall multifamily units and increase in overall residential, townhomes, and downtown apartment units.

The proposed Ashton Park PUD including the proposed change will impact the existing 2 lane roadway capacity of Micco Road and Babcock Street to be deficient in level of service (D). Micco Road along the project site westward to Babcock Street, and to the east from Dottie Drive to Fleming Grant Road will need to be widened to four (4) lanes, Babcock Street from Micco Road to St. John's Heritage Parkway (SJHP) will need to be widen to six (6) lanes to accommodate the resulting traffic projected to be produced from the proposed development to maintain the adopted level of service (D). Attached is the revised Ashton Park's LOS Analysis.

The Transportation LOS Analysis did not take into consideration the future SJHP extension, as there is currently no official agreement with developers and the maintaining agency to fund and construct that roadway extension.

**(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.**

The environmental character of the city is maintained through conservation, appropriate use, and protection of natural resources. Any protected species that would be found on the subject property would need to be mitigated as required by State and Federal regulations and per Comprehensive Plan Policy CON-1.6.

The proposed project area has been previously disturbed and contains minimal natural vegetation. There is one 1.03-acre remnant wetland on the property. The applicant proposes to protect the existing wetland and establish appropriate buffers between the wetland and the built environment. A listed species report provided by the applicant indicates the potential presence of wood storks and small kites in the area; however, the project plans to include on-site lakes, which are expected to have no adverse impact and may even enhance and improve habitat for these species. Gopher tortoises may also be present, but they can be permitted for off-site relocation. Lastly, while Audubon crested caracaras are known to inhabit the region, none have been identified on the property. A natural resource assessment will be required as part of the development review and will be required prior to any construction along with a jurisdictional determination and mitigation plan from SJRWMD.

**(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.**

The applicant's project proposes two primary housing types on the 133-acre site: Town Center Multifamily (645 units) and Town Center Townhomes (222 units), located adjacent to the Town Center, creating a vibrant work-live-play community.

Overall, the project offers a diverse range of residential housing options, including:

- Apartments
- Townhomes
- Single-family lots, ranging from 40-foot wide to over an acre in size
- An age-restricted community (286 units, approximately 65 acres)

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

The proposed amendment, funded by developers aims to enhance the public health, safety, welfare, and aesthetics of this region of the city by extending the St. Johns Heritage Parkway to Micco Road and through the heart of Ashton Park. This proposed extension will improve accessibility throughout the area and provide better hurricane evacuation routes for both current and future residents.

The proposed development may provide an increase to the aesthetics and safety of the region by promoting open space and multi-modal transportation options. This goal may also be accomplished by providing standard neighborhood commercial uses that will directly serve the community.

**(F) Whether the requested amendment is consistent with all elements of the Comprehensive Plan and established levels of service.**

The intent of Urban Mixed-Use (UMU) as stated in the Comprehensive Plan 2045, is to “facilitate high-intensity mixed-use development within a pedestrian-friendly environment, primarily at the intersection of arterial roadways. Typical uses include a range of housing types, commercial, office, recreational, and institutional spaces. The maximum density is 40 dwelling units per acre (du/ac), with up to 50 du/ac available through a density bonus as per Policy FLU-1.1D. The maximum floor area ratio (FAR) is 2.5, with up to 3.5 permitted through an intensity bonus under Policy FLU-1.1D.”

According to the Comprehensive Plan 2045 and Economic Development Strategic Plan (2/2/23), Ashton Park is the second potential area to foster economic growth within the city.

**(G) Whether the request maximizes compatibility (consistent with the definition found in Florida Statutes 163.31699) between uses.**

According to the applicant, the Urban Mixed-Use option allows for a project of this size to have the most flexibility over an anticipated decade plus build-out in varying economies and future markets. It is almost entirely surrounded by preservation lands managed by the County and State and Lotis Palm Bay to the northwest. Lotis is a Parkway Flex Use project that plans a mix of residential and commercial spaces, along with the proposed extension of the Parkway and city utilities. The preservation lands offer a significant buffer from surrounding uses, and the Lotis Palm Bay project is fully compatible with the Ashton Park proposal.

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

The western approximately 133 acres of Ashton Park provides a completely compatible transition between Lotis Palm Bay to the north and the eastern portion of Ashton Park. To the west is Interstate 95 providing great visibility for the long-term success of the proposed commercial, and to the east is a large canal buffering and providing transition to existing single family located outside the City in Brevard County. Finally, to the north and south are large County and State maintained preservation lands open to the public. These provide an ideal transition from our project's proposed regional trails, public trailhead, and other open space/recreational amenities open to all Palm Bay residents. Finally, it also extends both the St. Johns Heritage Parkway and City utility mains that are part of the City's master plan.

**(I) Whether the request locates higher density and intensity uses in areas which already feature adequate vehicular access and access to public facilities.**

Not applicable – this site currently lacks existing vehicular access and public facilities. It is proposed to extend the St. Johns Heritage Parkway through Ashton Park, along with the necessary City utilities.

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

The creation of this land use is compatible with Policy FLU-1.12A. There are no environmental injustices as identified above. There is no component that will lead to water pollution or other impairments that will create higher rates of disease or health problems. There is no heavy industrial proposed that impacts the US EPA definition adopted in 2019.

The project proposes to include only native landscaping throughout, preserving native vegetation and incorporating Florida-friendly options on-site wherever feasible. A portion of

the site was previously a tree farm, so the applicant plans to preserve as many of the large native trees from the farm as possible.

Attainable housing is a significant need in Palm Bay and new housing options (particularly multi-family) offer opportunities to the populations currently underserved. This project will enhance housing availability.

Food Deserts are apparent when affordable or good quality fresh food is not available. The site provides for neighborhood commercial uses such as restaurants, grocery, or specialty food stores that provide fresh food.

The project provides essential public facilities such as a school site, linear parks, public walking trails, interconnectivity between the residential and neighborhood commercial uses, the proposed extension of the Parkway, and extension of the City's utilities. In addition, it provides interconnectivity access to County and State preservation lands to the north and south of the site including a new public trailhead. The project provides for interconnectivity with all typical modes of transportation. There are roadways, sidewalks, and separate trails throughout. Most are publicly accessible and interconnect the residential, commercial hubs, and even the preservations areas to the north and south of the project. Both have public trails throughout them. The project will include public regional roads and trails along the south side of Micco Road, running through the heart of the development. This will feature a proposed extension of the Parkway along most of the southern boundary, adjacent to the St. Sebastian Preserve, as well as north/south corridors, including a regional trail that follows the gas easement.

During the review of Ordinance 2023-05, Ashton Park's large-scale comprehensive plan future land use map amendment by the Florida Department of Commerce and the Florida Department of Environmental Protection, the agencies provided the following technical comments:

- Florida Department of Commerce
  - The proposed package partially included data and analysis to support the requested revisions. However, the data and analysis did not adequately demonstrate the availability and planning for adequate public facilities for the demand generated by the maximum development potential of the proposed land use. Florida Statutes require that any future land use plan amendment shall be based upon survey, studies, and data regarding the subject area, including the availability of water supplies, public facilities, and services. Before adoption, the City should include data and analysis for planning purposes pursuant to section

163.3177(6)(a)2, F.S., that demonstrates adequate public facility capacity exists for the proposed land use.

- **Staff Response:** A Transportation and Utilities LOS was completed for the proposed Ashton Park project.
- The proposed Future Land Use map amendment allows for a potential increase from 4,840 dwelling units and 1,071,200 square feet of non-residential development to 43,060 dwelling units and 125,048,563 square feet of non-residential development. In a conversation with the Department, city staff clarified the city is not likely to approve development at the levels allowed by the proposed Future Land Use category. As part of the City's consideration in whether to adopt the proposed amendment the city should also consider a site-specific policy establishing the level and type of development the city is planning for that can be supported with data and analysis demonstrating public facilities are adequately planned for.
  - **Staff Response:** The city's Future Land Use Map designates areas for high-intensity mixed-use development within a pedestrian-friendly environment, primarily at the intersection of arterial roadways. The proposed project site allows for a variety of housing types, as well as commercial, office, recreational, and institutional uses. The maximum density permitted is 40 dwelling units per acre (50 with a density bonus) and a Floor Area Ratio (FAR) of 2.5 (3.5 with an intensity bonus).
- Florida Department of Environmental Protection
  - The Central Indian River Lagoon (CIRL) Basin Management Action Plan (BMAP) outlined by Section 403.067(7), F.S. and adopted by secretarial order, identifies and frames actions to address and restore impaired state waters. The Clean Waterways Act (Chapter 2020-150, Laws of Florida) further refines actions taken by the BMAPs. Activities associated with the proposed land use change have the potential to impact water quality. Per Executive Order 23-06, actions to reduce nutrient contributions to the CIRL from sources are prioritized to expedite water quality restoration within the subbasin. These actions include the proper siting, treatment, and disposal of wastewater in accordance with BMAP requirements, implementation of current and future onsite sewage treatment and disposal system (OSTDS) prohibitions, stormwater controls, and the implementation of adequate sediment and erosion control practices to mitigate any groundwater or surface water impacts. Any additional nitrogen and phosphorus loading to the basin will be evaluated and may require additional restoration actions by the city. The Department would also encourage the city to continue coordination with the County on the wastewater feasibility plans as outlined in the Clean Waterways Act

(403.067(7)(a)9, F.S.). In addition to a wastewater treatment plan, the Department recommends implementing actions for conservation of green space and/or pervious area as much as practicable to assist with stormwater conveyance, groundwater recharge, and water quality integrity.

- **Staff Response:** The applicant and the city fully acknowledge the importance of addressing water quality concerns and are committed to adhering to the BMAP requirements and the guidelines outlined in Executive Order 23-06. We will ensure that all activities associated with the proposed land use change are designed to minimize nutrient contributions to the CIRL Basin. Specifically, we will prioritize proper siting, treatment, and disposal of wastewater, in compliance with current and future onsite sewage treatment and disposal system (OSTDS) regulations and implement stormwater controls as well as sediment and erosion control practices.
- We also recognize the need for continued coordination with the County on wastewater feasibility plans as per the Clean Waterways Act. Furthermore, we will explore opportunities to conserve green spaces and pervious areas on the project site to assist with stormwater management, groundwater recharge, and overall water quality protection.
- We will continue to work closely with all relevant agencies to ensure that any potential nitrogen and phosphorus loading is carefully evaluated and that the necessary restoration actions are implemented. We appreciate your guidance and will take all recommended actions into consideration as we move forward with the planning and development process.
- The St. Sebastian River Preserve State Park – the following concerns should be noted regarding the increased density of the proposed mixed-use development:
  - Prescribed Fire Management and Wildland-Urban Interface – prescribed fire is a management tool frequently used in the park to maintain and restore diverse natural communities and reduce hazardous fuel loads associated with overgrown vegetation. An increase in density on lands surrounding the park hampers the Department’s ability to apply prescribed fire, potentially resulting in increased fuel loads which create hazardous wildfire potential. Currently, the preserve is restricted to burning only when prevailing winds will carry smoke away from Interstate 95, existing developed areas, other smoke sensitive areas, and Herndon Swamp. As a result, the zones immediately adjacent to the proposed Ashton Park must be burned with a southwest wind component which sends smoke directly to

the proposed development. Alteration of the allowable burn conditions may result in conflicts with the dormant season of the habitat.

- **Staff Response:** The applicant and the city understand the importance of prescribed fire as a management tool for maintaining diverse natural communities and reducing hazardous fuel loads, and we are committed to considering these concerns in the planning process. We acknowledge that an increase in density near the park could complicate the Department's ability to conduct prescribed burns, potentially increasing the wildfire risk.
- We will carefully evaluate the potential impacts of the proposed development on prescribed burn conditions and work to minimize any conflicts. Specifically, we will consider the wind direction and ensure that the planning and layout of the development account for smoke dispersal to prevent any adverse effects on the burning process or the dormant season of the habitat.
- Additionally, we will explore options for buffering the development from areas where prescribed fires are conducted, in order to support the Department's management efforts while minimizing risks to the surrounding community. We are committed to working with your agency and other relevant stakeholders to ensure that both fire management goals and development needs are addressed in a balanced and sustainable way.
- Other consideration is an increase in suburban density surrounding the preserve, where landscaping restrictions are not present and/or enforced, is likely to exacerbate invasive/non-native plant infestations on the preserve by providing extensive nearby non-native seed sources.
  - **Staff Response:** The project proposes to include only native landscaping throughout, preserving native vegetation and incorporating Florida-friendly options on-site wherever feasible. A portion of the site was previously a tree farm, so we plan to preserve as many of the large native trees from the farm as possible.

On September 7, 2023, City Council approved Ordinance 2023-05 with the following conditions, which will be incorporated into Ashton Park's Development Agreement during the review of their Preliminary and Final Development Plans:

### **Density and Intensity Regulations**

1. Any development associated with this Comprehensive Plan Future Land Use Map amendment must be commenced through a Planned Development zoning district in substantial conformance with the submitted conceptual plan (Exhibit 'B.1 '), subject to developer-initiated adjustments not to exceed a 10% change in acreage for any given place type identified in Exhibit 'B.1 '.

### **Public School Level of Service Analysis Requirements**

1. The School District of Brevard County has the "right of first refusal" per terms to be determined during the Planned Development zoning review process, for the proposed school site identified on the conceptual plan (Exhibit 'B.1 ') associated with the Ashton Park Development.

### **Parks and Open Space Level of Service Analysis Requirements**

1. All park space shall be publicly accessible but privately maintained by the developer or any successors.

### **Transportation Level of Service Analysis Requirements**

1. Micco Road Improvements: From the project site to Babcock Street will need to be improved to four lanes, pending improvements to other Rights of Way providing direct access to the project site. If improvements to other Rights of Way providing direct access to the project site are planned for prior to development, a Traffic Impact Analysis shall be required to determine any required improvements specific to this development through the Planned Development Zoning District application process.

2. Babcock Street Improvements: From Micco Road to St. John's Heritage Parkway will need to be improved to four lanes, pending improvements to other Rights of Way providing direct access to the project site. If improvements to other Rights of Way providing direct access to the project site are planned for prior to development, a Traffic Impact Analysis shall be required to determine any required improvements specific to this development through the Planned Development Zoning District application process.

### **Utilities Level of Service Analysis Requirements**

#### **Water Service Requirements**

1. 24-inch water main extension from the intersection of Cogan Drive and Paigo Street to Mara Loma Boulevard. A majority of this pipeline will be placed in the "FPL corridor."  
Note: The city is working with other developers to construct this pipeline; however, there are currently no agreements in place.

2. 24-inch water main extension along St Johns Heritage Parkway from Mara Loma Boulevard to the proposed Southern Booster Pump Station.
3. 24-inch water main extension along St Johns Heritage Parkway from the Southern Booster Pump Station and through the Emerald Lakes West development.
4. 20-inch water main extension along St Johns Heritage Pkwy from the Emerald Lakes West development through the Emerald Lakes East and Pete Holdings developments.
5. Construction of the Southern Booster Pump Station with four (4) 125 hp pumps, one (1) 35 hp pump, and one 0.5 MG prestressed concrete ground storage tank.
6. 24-inch water main extension along Micco Road to the Ashton Park development.
7. Additionally, due to the amount of growth in southeast Palm Bay and the timing of this growth, other mainline extensions may be required to support the ultimate buildout of Ashton Park, including the construction of additional water transmission infrastructure along the FPL Corridor, Cogan Drive, and/or Osmosis Drive SE.

### **Sewer Service Requirements**

1. 20-inch force main extension from the intersection of Cogan Drive and Paigo Street to Babcock Street. A majority of this pipeline will be placed in the "FPL corridor." Note: The city is working with another developer to install this pipeline. Construction materials are currently on site and the force main is expected to be installed prior to completion of the SRWRF.
2. Construction of a master pump station that will serve the entire Ashton Park development. This pump station is expected to be located along Micco Road near the western edge of Ashton Park.
3. 20-inch force main extension along Micco Road and Babcock Street from Ashton Park to the FPL Corridor.
4. Additionally, due to the amount of growth in southeast Palm Bay and the timing of this growth, other mainline extensions may be required to support the ultimate buildout of Ashton Park, including the construction of additional force mains along the FPL Corridor, Cogan Drive, and/or Osmosis Drive SE.

### **Summary of General Utilities Requirements**

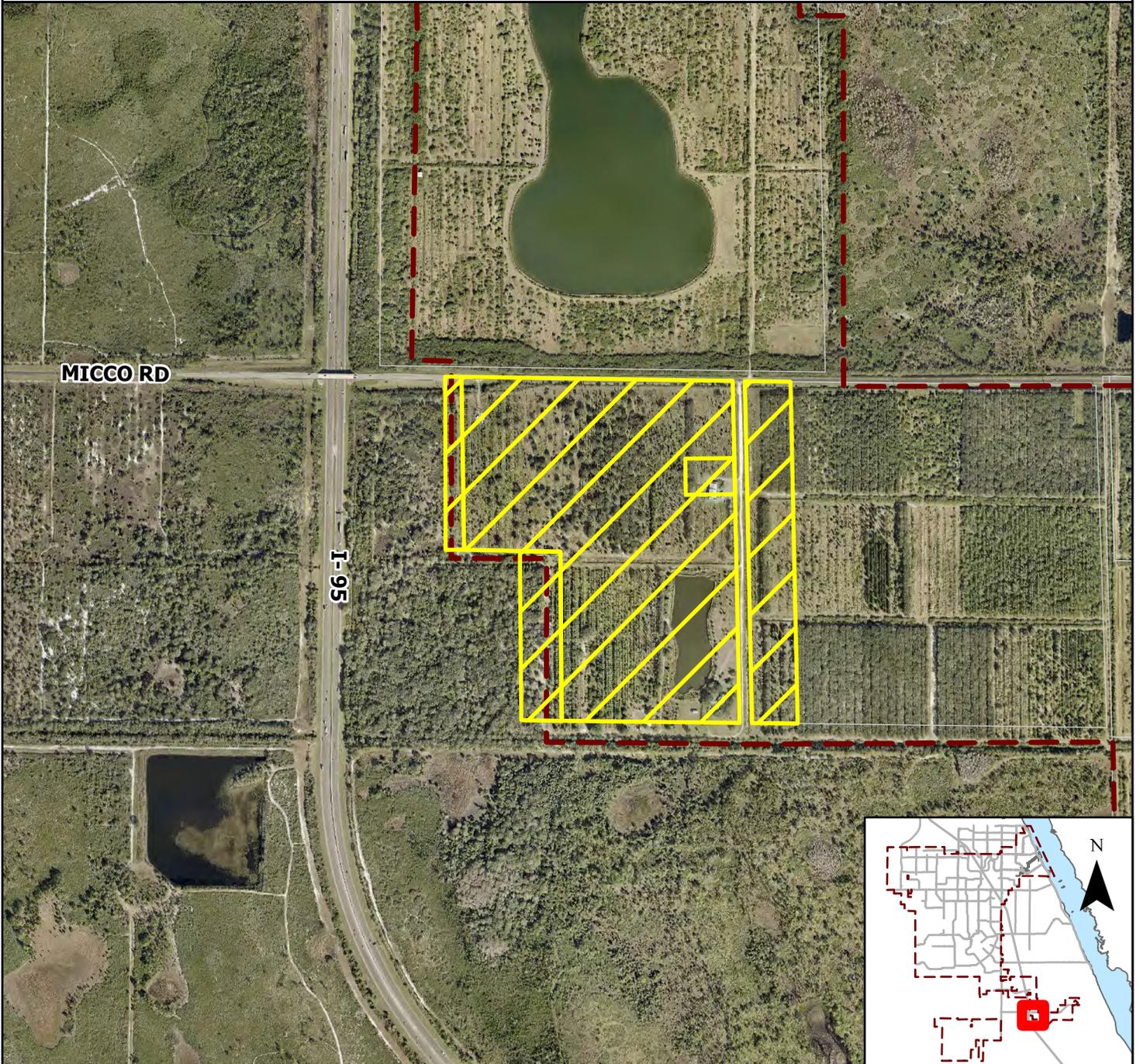
1. The applicant/owner, at their expense, will be required to design, permit, install, inspect, and test infrastructure of adequate size to accommodate the development and to connect to the City's water and sewer system. [§ 200.11 (0)(1) - On-Site Facilities].

2. The applicant/owner will be required to extend and/or loop service from the On-Site Facilities to the existing water and wastewater connection points. [§ 200.11 (0)(2) - Off-site Facilities].
3. The applicant/owner will be responsible for the property's hydraulic share for the new utilities required to serve the development. Oversizing of utilities at the request of the Utilities Department will be subject to a refunding agreement or refundable advance. [§ 200.11 (0) & (E)]. The city is currently revising the Water and Wastewater Master Plans that identify proposed mainline extensions with the City's current pipe sizing requirements. The final Master Plans will be completed in 2023. Contact the Utilities Engineering Division (321-952-3410) to obtain these Master Plans.
4. A City of Palm Bay "Utility Agreement" shall be executed between the Property Owner and the City. All Utility impact/connection charges noted in the "Utility Agreement" must be paid as outlined in the terms and conditions of the Utility Agreement. All fees are subject to change annually on October 1. The Property Owner shall submit a certified copy of the property deed as verification of ownership as part of the Utility Agreement.
5. All utility construction, materials, and testing shall be in accordance with the latest revision of the Palm Bay Utility Departments Policies, Procedures and Standards Handbook and the Standard Detail Drawings.
6. Prior to any construction, all required FDEP Permit applications for the Water and Sanitary Sewer Construction shall be processed through and copies of the Permits filed with the Utilities Department.

**STAFF RECOMMENDATION:**

Case CP24-00010 meets the minimum requirements for a Large-Scale Comprehensive Plan Future Land Use Map Amendment request for transmittal to the Florida Department of Commerce. Staff recommends approval of the proposed Large-Scale Comprehensive Plan Future Land Use Map amendment.

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



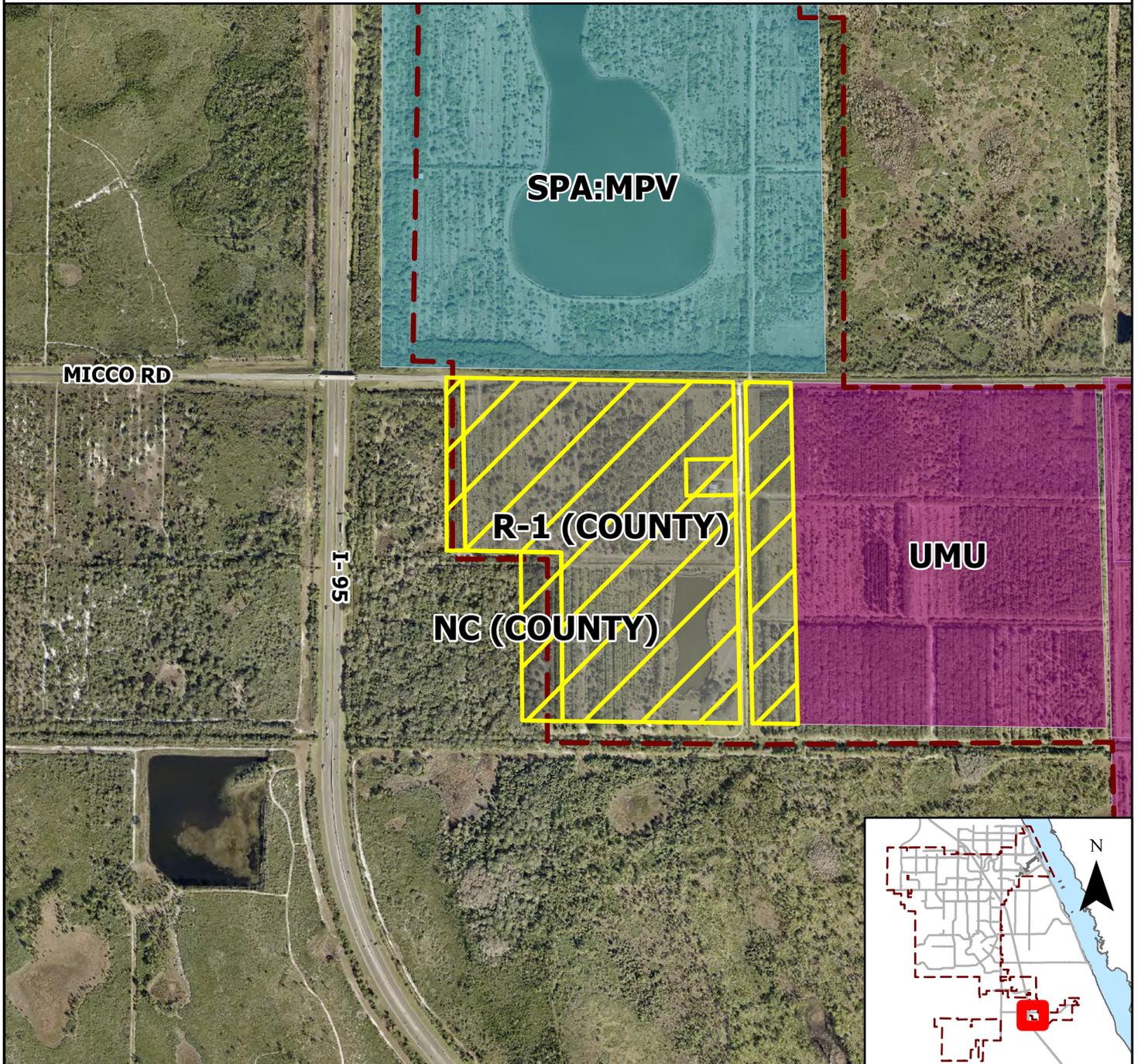
**AERIAL LOCATION MAP**

**CASE: CP24-00010**

**Subject Property**

Located south of and adjacent to Micco Road, in the vicinity east of Interstate 95

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



## FUTURE LAND USE MAP

**CASE: CP24-00010**

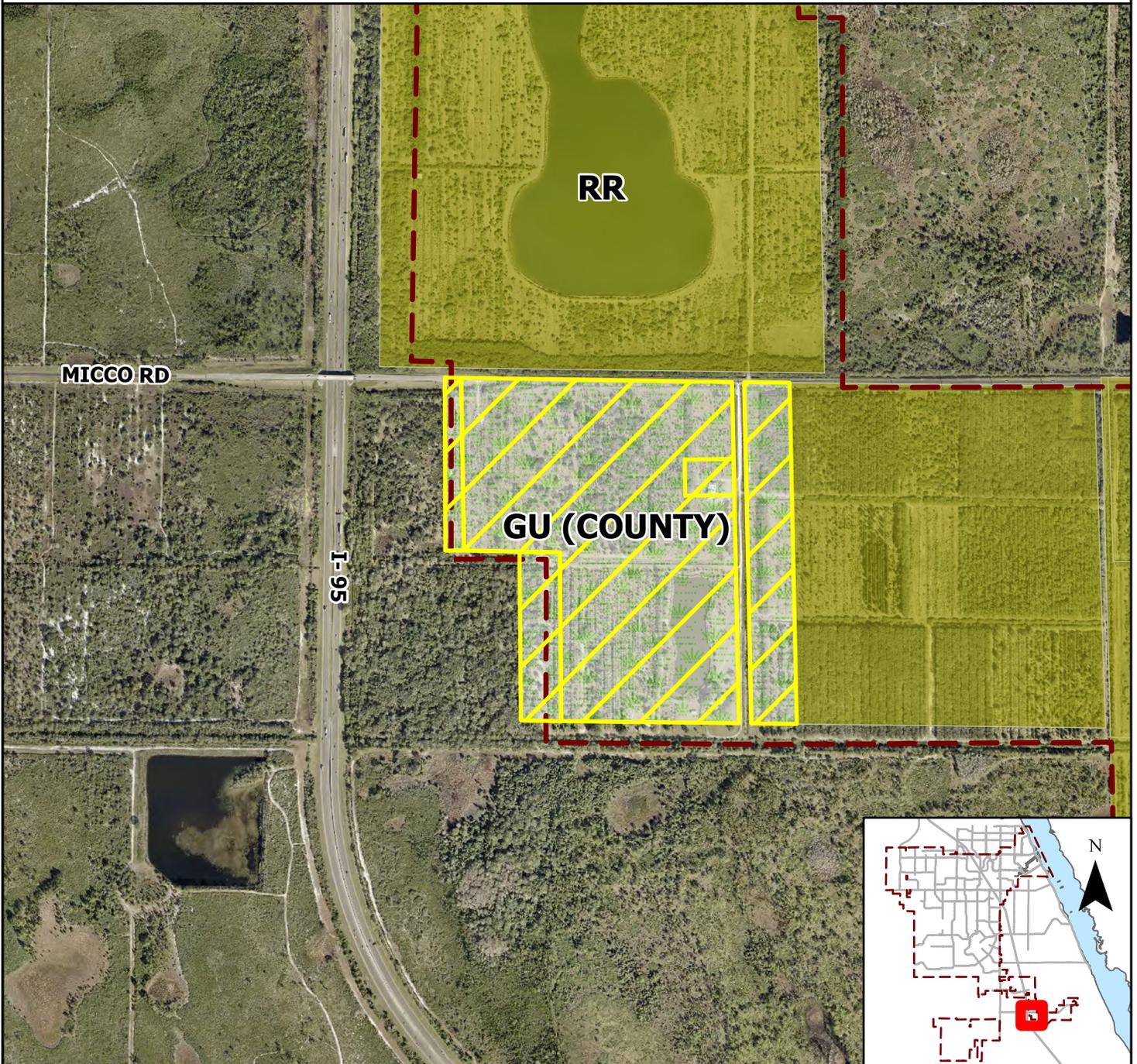
### Subject Property

Located south of and adjacent to Micco Road, in the vicinity east of Interstate 95

### Future Land Use Classification

R-1, Single-Family Residential (COUNTY) and NC, Neighborhood Commercial (COUNTY)

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**ZONING MAP**

**CASE: CP24-00010**

**Subject Property**

Located south of and adjacent to Micco Road, in the vicinity east of Interstate 95

**Zoning District**

GU, General Use (COUNTY)