



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Lisa Frazier, AICP, Growth Management Director

DATE: March 21, 2024

RE: Ordinance 2024-10, granting approval of a Final Development Plan for a proposed mixed-use development to be known as 'Palm Bay Pointe West' on property located west of and adjacent to Babcock Street, in the vicinity north and south of St. Johns Heritage Parkway (84.75 acres) (Case FD23-00012, Kimaya, LLC), final reading. (Quasi-Judicial Proceeding)

SUMMARY:

A public hearing is to be held on the above subject ordinance and the caption read for the second and final time at tonight's Council meeting.

The applicant is seeking Final Development Plan (FDP) approval to allow for the creation of a 668 unit multiple-family residential subdivision with 16 adjacent commercial parcels. This proposed 84.75-acre mixed-use development will be known as Plam Bay Pointe West.

The PUD zoning district does not establish a minimum floor living area per unit for multi-family dwellings. However, the preliminary development plan indicates that the units will include up to three bedrooms with a minimum floor area of 500 square feet. Placement of these multi-family units abutting the commercial sites to the east on Babcock Street supports the creation of a walkable community. The location also provides a transitional buffer between the single-family residential under development to the west, and the commercial sites to the east.

Included in this Final Development Plan is a request to allow for a maximum building length of 305 feet. The PUD zoning sets a maximum building length of 200 feet. An approval of PD23-00005 will also be an approval for the proposed 105-foot increase in building length.

REQUESTING DEPARTMENTS:

Growth Management

STAFF RECOMMENDATION:

Motion to approve.

Planning and Zoning Board Recommendation:

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

Motion to submit Case FD23-00012 to City Council for approval.

Motion by Mr. Weinberg, seconded by Mr. Boerema. Motion carried with members voting as follows:

Aye: Jordan, Weinberg, Boerema, McLeod, Olszewski.

Nay: Good, Warner.

ATTACHMENTS:

1. FD23-00012 Staff Report - REVISED
2. FD23-00012 Final Development Plan - REVISED
3. FD23-00012 Survey
4. FD23-00012 School Board Letter
5. FD23-00012 Narrative
6. FD23-00012 Development Schedule
7. FD23-00012 Deed Restrictions
8. FD23-00012 Title Opinion
9. FD23-00012 Application
10. FD23-00012 Letter of Authorization
11. FD23-00012 Legal Acknowledgement
12. FD23-00012 Legal Ad
13. FD23-00012 Applicant Correspondence
14. FD23-00012 Applicant Presentation
15. FD23-00012 Correspondence – Revised
16. Ordinance
17. Additional correspondence
18. Additional correspondence