

June 14, 2024

Lotis Palm Bay Planning and Zoning Board FLU Factors of Analysis

PROPOSED FLU Amendment: from Micco Village Park District (MPVD) to Parkway Flex Use (PFU)

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

Parkway Flex use provides for a mix of commercial uses supported by moderate density (maximum density of 10 du/ac) residential development. In this case, it is intended to provide commercial development on both sides of the Parkway (limited on the east side due to the Brevard County EEL's preservations lands) that could include retail, personal service establishments, daycare centers, church/religious uses, restaurants, financial institutions, office uses, food service, theaters, professional office uses, medical or veterinary clinics and a range of housing types. Two types of multi-family are proposed which are taxed the same as commercial and will support the commercial, as well single family lots.

Based on a \$750 million total development, an annual contribution in tax revenue to the City of Palm Bay (based on current millage of 7.9255 per \$1,000 of assessed value), will be recurring at \$5.9 million annually. In addition, impact fees will be paid based on current rates adopted by the City as well as a proportionate fair share. This certainly will have positive budget impacts as the valuation rates of multi-family are consistent with commercial valuation numbers. It will generate substantial application fees, utility connection fees, temporary construction jobs, and permanent jobs.

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

Parkway Flex proposes a variety of uses and is consistent with the City Council's vision for more viable commercial development that can be supported by the proposed residential. The Parkway extension from I-95 to Micco Road is part of this project and is critical to the City's master plan. This provides substantial improvements to the surrounding roads existing level of service (LOS) and improved emergency evacuation. It will also extend the City's utility infrastructure including extensions of both water and wastewater force mains. The City has completed one and is near completion on two water and wastewater plant expansions with capacity intended for this and other anticipated regional developments. The City has invested tens of millions of dollars for these expansions for the ability to improve their utility LOS.

(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 project will not adversely affect the environment or any natural/historical resources. There may be some wood stork and small kite habitat but the project proposes to regrade and expand the existing on-site lakes so we anticipate no impact or more likely even more and improved habitat. There are possibly gopher tortoises but those can be permitted to be relocated off-site. There appears to be no wetlands or other protected species.

(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.

To the north and south of this project are two large master planned developments called Emerald Lakes and Ashton Park. They are both 1500 plus acres with substantial amounts of commercial development including up to over 2 million square feet in Emerald Lakes to the north and over 155 acres of flex commercial proposed on Ashton Park to the south. This project is ideally situated between the two larger developments to provide adequate housing reasonably accessible to places of employment within Lotis which also provides neighborhood commercial, Emerald Lakes, and Ashton Park. This project also will extend the St. Johns Heritage Parkway allowing direct access to Interstate 95 providing even more reasonable access to places of employment throughout Brevard County. The amendment will have a favorable effect on the ability to find adequate housing reasonably accessible to their places of employment.

(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 will promote public health, safety, welfare and aesthetics of this region of the City. Currently the Interstate 95 interchange that was paid for by tax payer dollars through FDOT extends approximately 1200 linear feet into Emerald Lakes east and there is public right-of-way and City owned parcels intended for stormwater treatment for the future extension of the Parkway that is part of the City's master plan. This project would provide the rest of the Parkway right-of-way to Micco Road. This project also is proposing to be the catalyst to construct both the Parkway and two City utility main extensions. The Parkway improves the entire region of the City including better accessibility and hurricane evacuation for current and future residents.

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

Parkway Flex Use and this project is consistent with the elements of the Comprehensive Plan and established levels of service. It is consistent with FLU 1.3A through F, FLU 1.4A through C, and FLU 1.5A, (B & C are not applicable), 1.5D through F. FLU 1.6 through 1.8 are not applicable. FLU 1.9 is consistent by providing a large daycare and VPK facilities. It is anticipated the two adjacent much larger developments are providing public and charter school sites. The proposal is consistent with FLU-2.1 as detailed herein and FLU 2.2 is not applicable.

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

Not applicable – it is not an urban infill it is a master planned mixed use community.

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

Lotis provides a good transitional type of master planned project between the much more intense Emerald Lakes with I-95 visibility and the interchange to Ashton Park to the south. It cannot support nearly as much commercial as the adjacent larger developments but provides a mix of different residential products and opportunities for successful neighborhood commercial. It also extends both the 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 does not have existing vehicular access nor public facilities.

(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.

Affordable 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 actually 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. We also anticipate Emerald Lakes and Ashton Park to provide much more adjacent to this project.

The project provides essential public facilities such as linear parks, public walking trails, interconnectivity between the residential and neighborhood commercial uses, extension of the Parkway, and extension of the City's utilities. In addition, it provides interconnectivity access to EEL's preservation lands to the east and west of the site currently not available.

As identified above it also creates more pedestrian and transit friendly neighborhoods.