



STAFF REPORT

LAND DEVELOPMENT DIVISION

120 Malabar Road SE • Palm Bay, FL 32907 • Telephone: 321-733-3042

landdevelopmentweb@palmbayflorida.org

Prepared by

Kimberly Haigler, Senior Planner

CASE NUMBER

FS23-00011

PLANNING & ZONING BOARD HEARING DATE

January 3, 2024

PROPERTY OWNER & APPLICANT

Paul Daly and Don Ballew (reps. Kimberly Rezanka, Lacey Lyons Rezanka Attorneys At Law / Aaron Struckmeyer, Pulte Home Company, LLC / Chris Ossa, P.E. and Kinan Husainy, P.E., Kimley Horn & Associates, Inc.)

PROPERTY LOCATION/ADDRESS

Tracts 5 and 6 of Palm Bay Colony Section 3 and Tracts 3 and 4 of Palm Bay Colony Section 2, all in Section 14, Township 28, Range 37, Brevard County, Florida, containing approximately 24.56 acres. Located east of Lipscomb Street NE, and in the vicinity north and west of Robert J. Conlan Boulevard NE.
Tax Accounts 2826745, 2826744, 2826682, 2826635

SUMMARY OF REQUEST

The applicant requests Final Subdivision Plan approval for a proposed 202 townhome units to be called Lipscomb Townhomes.

Existing Zoning

PUD, Planned Unit Development

Future Land Use

HDR, High Density Residential

Site Improvements

Vacant Land

Site Acreage

Approximately 24.56 acres

SURROUNDING ZONING & USE OF LAND

North

LI, Light Industrial & Warehousing; Commerce Park

East

RMH, Residential Mobile Homes; Mobile Home Park

South

LI, Light Industrial & Warehousing; Light Manufacturing Plant

West

R-1A, Low Density Residential; Single-Family Residential (Melbourne)

COMPREHENSIVE PLAN COMPATIBILITY

Yes, the Future Land Use for the property is High Density Residential

BACKGROUND:

The property is located east of Lipscomb Street NE, and in the vicinity north and west of Robert J. Conlan Boulevard NE. Specifically, the subject property is Tracts 5 and 6 of Palm Bay Colony Section 3 and Tracts 3 and 4 of Palm Bay Colony Section 2, all in Section 14, Township 28, Range 37, Brevard County, Florida, containing approximately 24.56 acres. The property is zoned PUD, Planned Unit Development and is vacant, unimproved land.

The final plat is a map indicating the proposed layout of a development and related information to show consistency with the subdivision requirements in accordance with Chapter 184 of the Palm Bay Code of Ordinances. The Preliminary Plat (PS23-00008) was granted approval by Council on October 19, 2023.

The project received Final Development Plan approval on July 6, 2023, through Ordinance 2023-31. The applicant is now requesting Final Subdivision Plat approval to create two-hundred and two (202) single-family townhome lots.

ANALYSIS:

The proposed plat is within the Planned Unit Development zoning district. The property has frontage on Lipscomb Drive NE. However, only Huckleberry Lane and Silk Tree Lane will provide ingress/egress connections. Internally, new private roads will be constructed. Sidewalks will be installed on all public frontages and connections to the onsite sidewalk system will be provided.

The minimum lot size for townhome units will be 18' wide by 95' deep. The overall project will provide more than the minimum 25% (6.39 acres) of the required open space. Proposed paved pedestrian paths will encircle stormwater ponds, connecting with the system of sidewalks and crosswalks throughout the community. The project also proposes a 0.27acre recreational tract to include active and passive recreation amenities.

The School Board Impact Analysis found that there is sufficient capacity for the total projected student membership when considering the adjacent elementary school concurrency service areas.

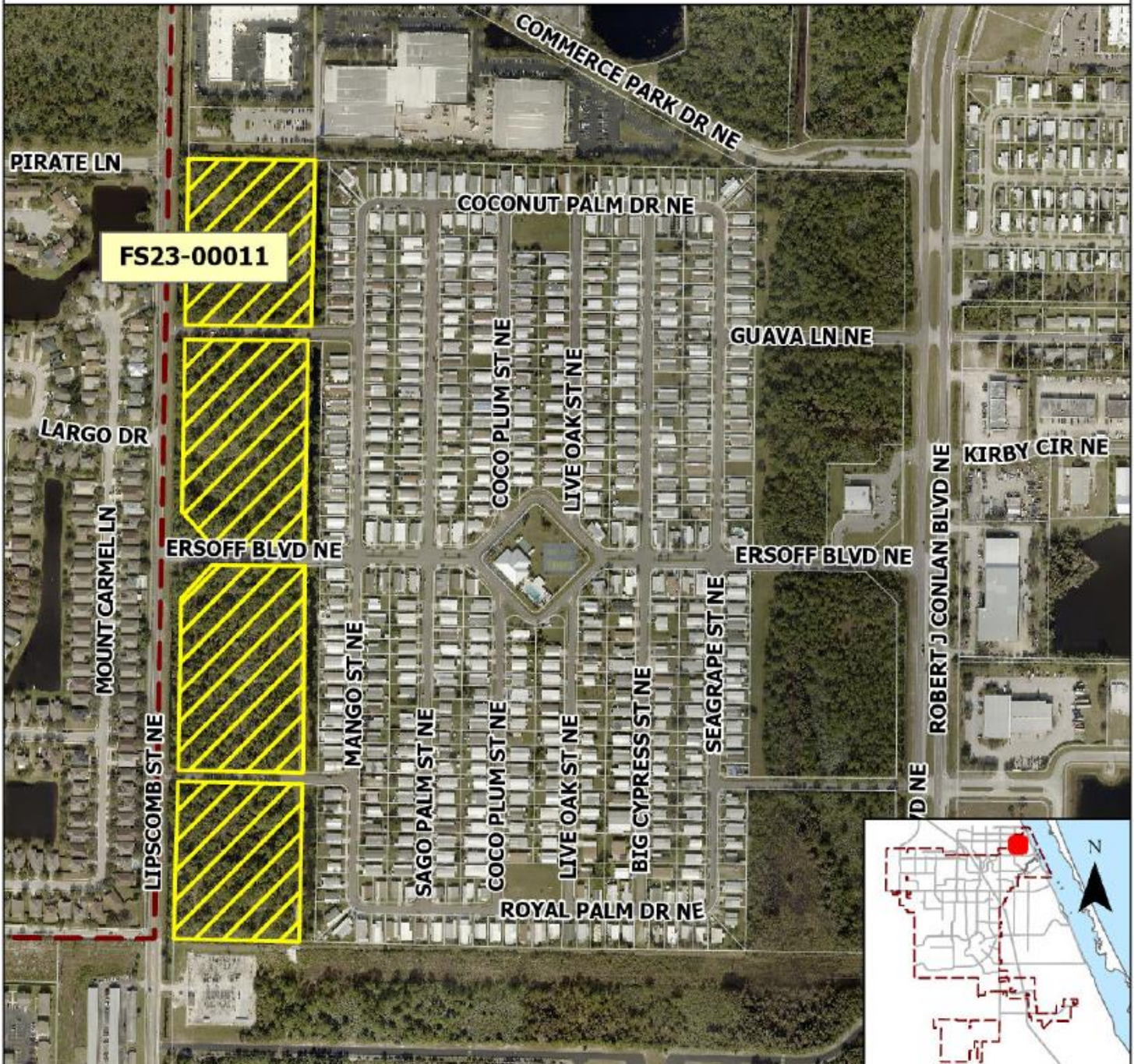
To receive Final Subdivision Plan approval, the proposal must meet the subdivision requirements of Chapter 184.08 of the City of Palm Bay's Code of Ordinances. Upon review, the request is in conformance with the applicable requirements of this section.

STAFF RECOMMENDATION:

Staff recommends Case FS23-00011 for approval.



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



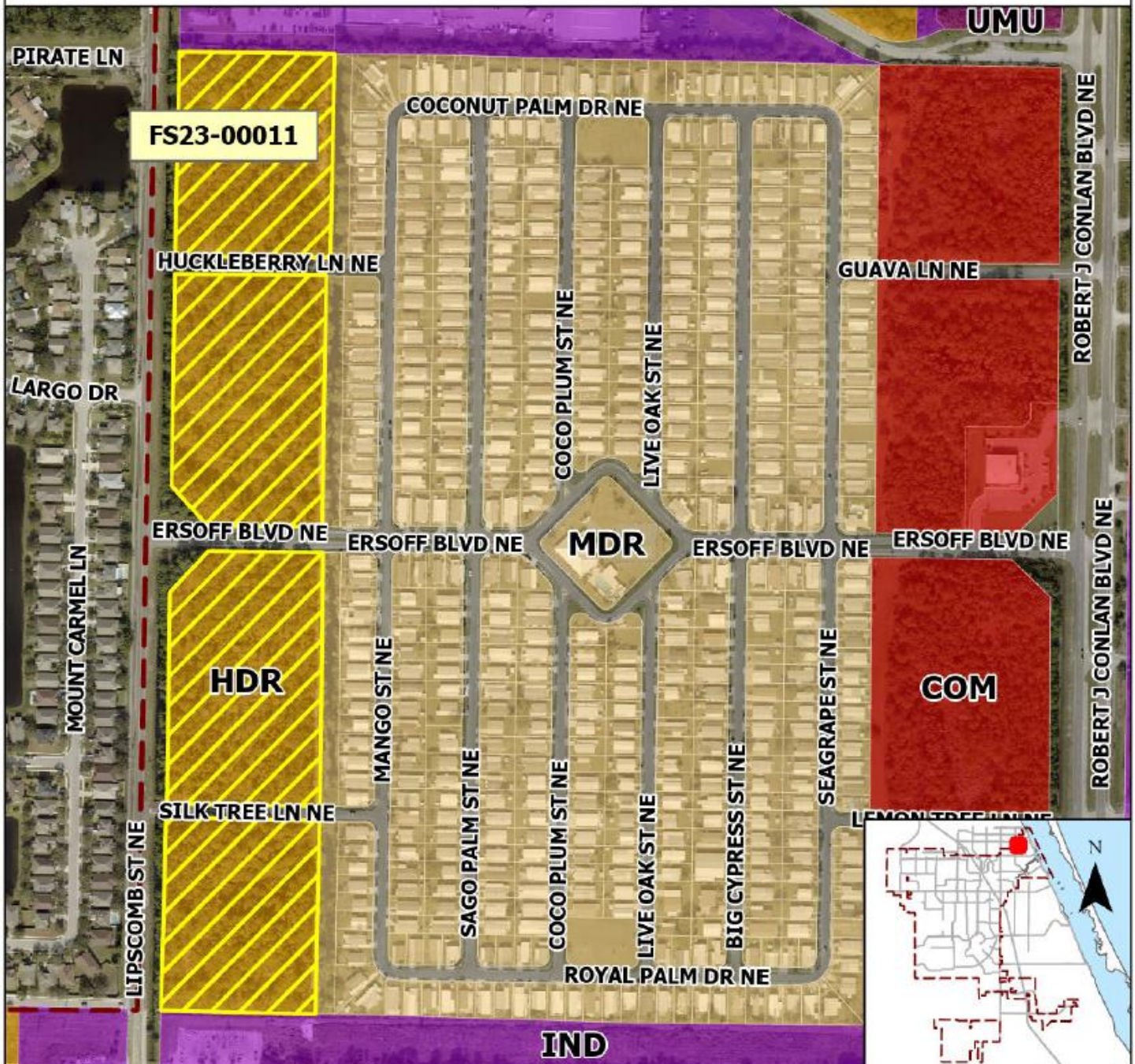
AERIAL LOCATION MAP CASE: FS23-00011

Subject Property

East of Lipscomb Street NE, and in the vicinity north and west of Robert J. Conlan Boulevard NE



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



FUTURE LAND USE MAP CASE: FS23-00011

Subject Property

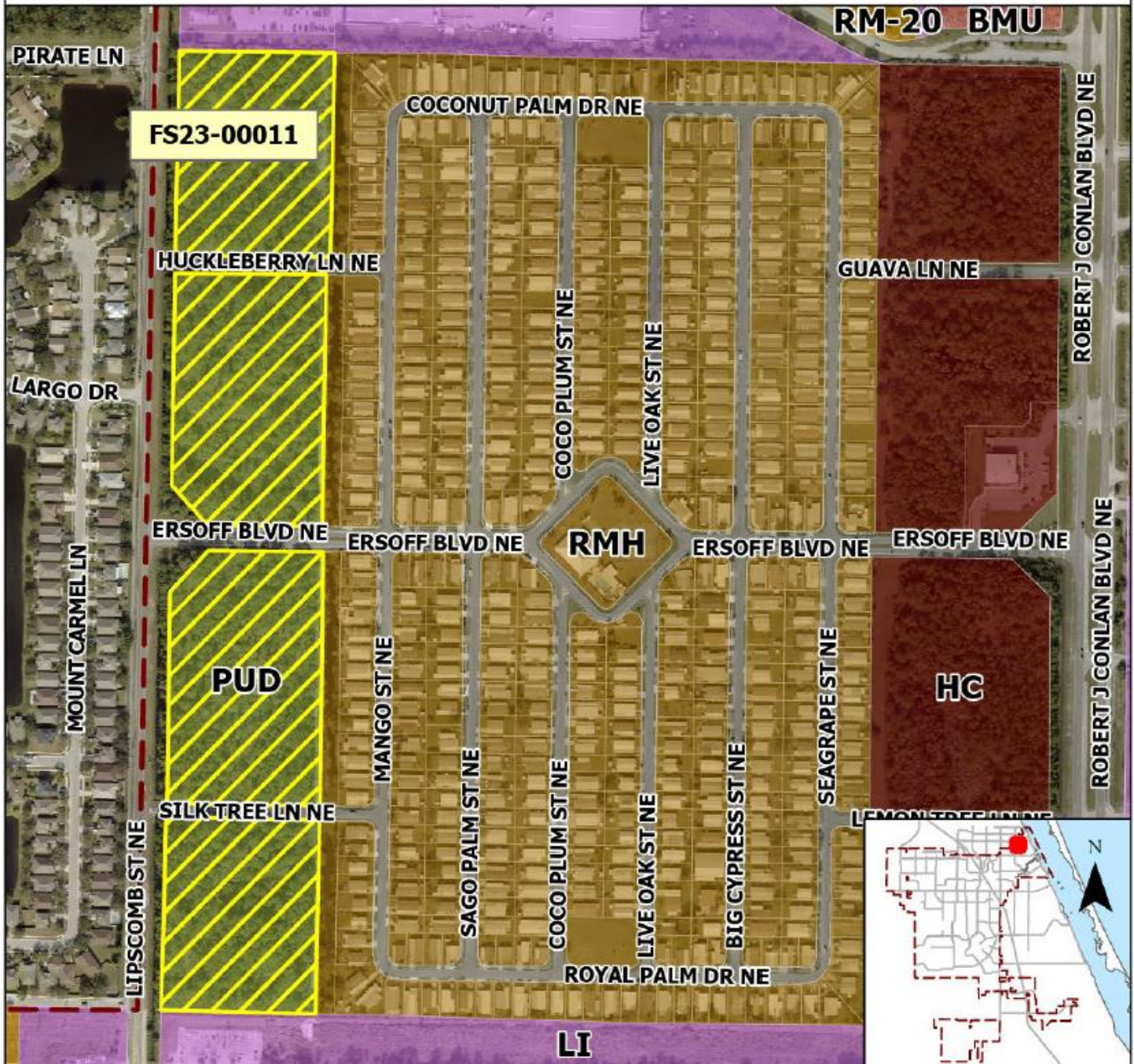
East of Lipscomb Street NE, and in the vicinity north and west of Robert J. Conlan Boulevard NE

Future Land Use Classification

HDR - High Density Residential



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



ZONING MAP CASE: FS23-00011

Subject Property

East of Lipscomb Street NE, and in the vicinity north and west of Robert J. Conlan Boulevard NE

Current Zoning Classification

PUD - Planned Unit Development