

PALM BAY POINTE EAST – NARRATIVE AND JUSTIFICATION STATEMENT

PRELIMINARY DEVELOPMENT PLAN AND FINAL DEVELOPMENT PLAN

Palm Bay Pointe East (the “Project”) is a +/- 43-acre project proposed to be a mix of neighborhood commercial uses. The subject commercial land was part of the Cypress Bay Preserves Master Plan which is a large Planned Unit Development (PUD). The Project is situated east of Babcock Street and on the north and south sides of St. Johns Heritage Parkway and will serve the neighborhood’s commercial needs for the residential homes that are in planning, construction and recently completed in the area. The north parcels are located both east and west of Capital Drive SE. The PUD is adjacent to Emerald Lakes on its eastern boundary.

The Comprehensive Plan Future Land Use Element designates the entire Project with a Commercial Land Use designation, so the Final Development Plan (FDP) is consistent with the requirements of the Comprehensive Plan of the City of Palm Bay. The zoning is designated as PUD. This FDP proposes to subdivide the 43-acre commercial tract into commercial parcels of various shapes and sizes to accommodate a variety of neighborhood commercial users. Substantial infrastructure has already been constructed to serve the Project including master stormwater retention (including ponds, structures and piping), offsite roadway improvements (including curb cuts, median cuts and turn lanes), water and wastewater infrastructure, and a substantial amount of earthwork and grading.

Anticipated uses may include a mix of neighborhood commercial uses including but not limited to restaurants, retail, medical, dental, financial institutions, office space, church and faith-based institutional uses, charter school(s), daycare(s), and a variety of service-type commercial uses. The approval of this FDP is needed such that commercial lots can be delineated and created and so end-users may begin submitting for site plan approval and building permits.

Property Owner: Kimaya, LLC

Applicant: Kimaya, LLC

Existing Zoning: Planned Unit Development (PUD)

Future Land Use: The underlying Land Use per the Comprehensive Plan is Commercial.

Request: The Applicant is seeking to create a PDP/FDP for the subject site dividing the site into individual parcels which will allow retailers and end-users to submit for engineering and building permits.