



MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Scott Morgan, Interim City Manager

THRU: Lisa Frazier, AICP, Growth Management Director

DATE: May 1, 2025

RE: Ordinance 2025-08, amending the City's Comprehensive Plan Future Land Use Map to change the designated use of property located south of and adjacent to Micco Road, in the vicinity east of Interstate 95, from NC (Neighborhood Commercial) (Brevard County) and RES-1 (Residential 1 Unit Per Acre) (Brevard County) to UMU (Urban Mixed-Use) (133.0 acres) (Case CP24-00010, Banack Family Limited Partnership), final reading.

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.

On February 5, 2025, under Case CP24-00010, the Planning & Zoning Board recommended approval of a Large-Scale Comprehensive Plan Future Land Use Map Amendment for Ashton Park, changing the designation from NC, Neighborhood Commercial (County) and Residential 1, 1 unit per acre (County) to UMU, Urban Mixed-Use (City). The development is 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 proposing a downtown district that 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 also planned.

The developer plans to extend St. Johns Heritage Parkway within the boundaries of its parcels 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 the City and nearby large landowners to the north to extend both the Parkway and City utilities through portions of projects known as Emerald Lakes and Lotis Palm Bay. Additionally, the City is nearing completion of two significant expansions of its water and wastewater plants, which will ensure sufficient service for the region and enable the extension of City utilities to Ashton Park.

On February 2, 2023, the City Council approved Ashton Park's Future Land Use (FLU) designation of Urban Mixed Use (UMU) for the eastern 1,435 acres (Ordinance 2023-05). The proposal included a variety of residential housing options, ranging from large lot single-family homes to apartments and townhomes. It also provided commercial and industrial opportunities, designed to attract potential end users, create jobs in Palm Bay, and promote a true live, work, and play environment.

The western 133-acre proposal requests a FLU amendment to align with the same UMU designation as the eastern portion of Ashton Park. The 133-acre project site plans to include the downtown district, which was originally planned for 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 commercial space.

The Florida Department of Commerce, along with the reviewing agencies, has completed its review of the proposed comprehensive plan amendment for the City of Palm Bay (Amendment No. 25-01ESR), which was received on February 24, 2025. The review was conducted under the expedited state review process. Florida Commerce had no comments on the proposed amendment. However, the reviewing agencies provided technical comments, which the applicant addressed in Attachment 19.

REQUESTING DEPARTMENTS:

Growth Management

STAFF RECOMMENDATION:

Case CP24-00010 is recommended for approval based on the analysis provided.

Planning & Zoning Board Recommendation:

Approval of the request by a vote of 4 to 1.

ATTACHMENTS:

1. CP24-00010 – Staff Report
2. CP24-00010 – Site Sketch
3. CP24-00010 – Factors of Analysis
4. CP24-00010 – Water LOS Tech Memo
5. CP24-00010 – Transportation LOS Analysis
6. CP24-00010 – Financial Impact
7. CP24-00010 – Economic Report
8. CP24-00010 – Ordinance 2023-05
9. CP24-00010 – School Board Report
10. CP24-00010 – Citizen Participation Plan Report
11. CP24-00010 – Narrative
12. CP24-00010 – Application
13. CP24-00010 – Letters of Authorization
14. CP24-00010 – Legal Acknowledgement
15. CP24-00010 – Legal Ad

16. CP24-00010 – Correspondence
17. CP24-00010 – Applicant Illustration Handout
18. CP24-00010 - Florida Commerce and Reviewing Agencies Approval Letters
19. CP24-00010 - Applicant Response to Reviewing Agencies Letters
20. CP24-00010 – Board Minutes
21. CP24-00010 – Ordinance