

**From:** [Terri Lefler](#)  
**To:** [Chandra Powell](#); [Carol Gerundo](#); [Lisa Frazier](#); [Kimberly Haigler](#)  
**Cc:** [Terese Jones](#)  
**Subject:** FW: Urgent Concerns Regarding the Proposed Malabar Village Development and Its Impact on Palm Bay Community  
**Date:** Tuesday, April 2, 2024 11:28:58 AM

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The below email relates to the April 3<sup>rd</sup> P&Z meeting.

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**From:** Thomas Gaume <tgaume@gmail.com>  
**Sent:** Monday, April 1, 2024 6:52 PM  
**To:** wpr686@hotmail.com; Leeta Jordan <Leeta.Jordan@palmbayflorida.org>; boeremaracing@comcast.net; pawasa@bellsouth.net; Robert Good <robertbaysidelakes@gmail.com>; Randal Olszewski <Reoleo13@gmail.com>; jefryrmc@gmail.com; KaraffaRN@gmail.com  
**Cc:** Terese Jones <Terese.Jones@palmbayflorida.org>; Terri Lefler <Terri.Lefler@palmbayflorida.org>  
**Subject:** Urgent Concerns Regarding the Proposed Malabar Village Development and Its Impact on Palm Bay Community

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Dear Members of the Palm Bay Planning and Zoning Board,

I am writing to express my deep concerns regarding the proposed development of Malabar Village by Vacation Finance, LLC. As a resident of Palm Bay, I am committed to the well-being and sustainable development of our community. The proposed project, which includes 424 multiple-family units and approximately 10.73 commercial acres, raises significant issues that I believe are critical for the board to consider.

Firstly, the compatibility of this proposed development with the surrounding single-family home neighborhoods is highly questionable. The City of Palm Bay's comprehensive plan emphasizes the protection of established residential areas from incompatible nonresidential future land use classifications (FLUCs). Introducing a high-density residential and commercial project into this area does not align with the character or density of the existing neighborhoods, undermining the integrity of our community and disregarding the principles laid out in the comprehensive plan.

Moreover, the proposed entrance (curb cut) aligned with Thunderbird, as outlined in the applicant's proposal, presents a significant traffic management and safety concern. The proximity of this entrance to the two-lane bridge on Malabar, immediately to the west of the property, does not provide sufficient distance to meet the Florida Department of

Transportation (FDOT) requirements for a turn lane. Without an increase in the capacity of this bridge, the proposed entrance could exacerbate existing traffic congestion and pose a risk to both pedestrians and motorists. (\*Note: As presented there are no sidewalks and multi-modal transportation accommodations as required in the comp plan.)

Adding to the traffic concerns, the introduction of 424 apartments will significantly increase the traffic load on Malabar Road, which is already at a dangerous level of loading at peak times. Using the Institute of Transportation Engineers (ITE) Trip Generation Manual as a reference, the 424 apartments are estimated to add approximately 127 trips during the AM peak hour and 165 trips during the PM peak hour to Malabar Road, every single day. And that's just during peak times. This increase in traffic, on a road that is already struggling to accommodate current volumes, could exacerbate congestion and safety issues, particularly during peak travel times.

Given the concerns about the current traffic volume on Malabar Road and its rating as an inadequate D- or F-rated roadway across most of the 4-mile western stretch between Minton Road and the St. Johns Heritage Parkway as reported in this [Florida Today article](#).

Furthermore, the comprehensive plan under Policy FLU-1.8B establishes locational criteria within the Land Development Code (LDC) for future rezonings to accommodate population growth, focusing on maximizing compatibility between uses and providing a transition between areas of different character, density, or intensity. The Malabar Village development, as it stands, fails to maintain a transition from the existing neighborhoods in regard to character or density, directly contravening these guidelines.

Given these considerations, and the city staff's recommendation to deny the Malabar Village development application due to its incompatibility with the comprehensive plan and the potential negative impact on surrounding residential neighborhoods, I urge the Planning and Zoning Board to carefully review the proposed Malabar Village development. It is crucial that any future development respects the character, density, and safety of our established neighborhoods, adheres to the comprehensive plan, and addresses the infrastructure needs of our community.

Thank you for your attention to these matters. I trust that you will make a decision that prioritizes the well-being and future prosperity of Palm Bay and its residents.

Sincerely,  
Thomas Gaume

