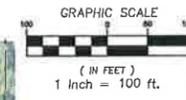


CP23-002A SUBMITTED BY KIM REZANKA AT 2/7/2024 PLZ

# PROJECT NAME: PALM BAY SUITES AND RESIDENCES



**CCEI**  
CONSULTING CIVIL ENGINEERS, INC.  
1650 BOBBY LAKE SUITE 119  
WESLEYVILLE, FLORIDA 32789  
PH: (407) 344-7878 FAX: (407) 344-7879  
CERT. AUTH. NO. 00007322

CCEI PROJECT No. 220427

THIS SHEET HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THE ENGINEER USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT TO BE CONSIDERED SIGNED AND SEALED AND THE SHA-1 CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**CONCEPTUAL DESIGN NOT FOR CONSTRUCTION**

DESIGNED BY	CHECKED BY	APPROVED BY	DATE

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

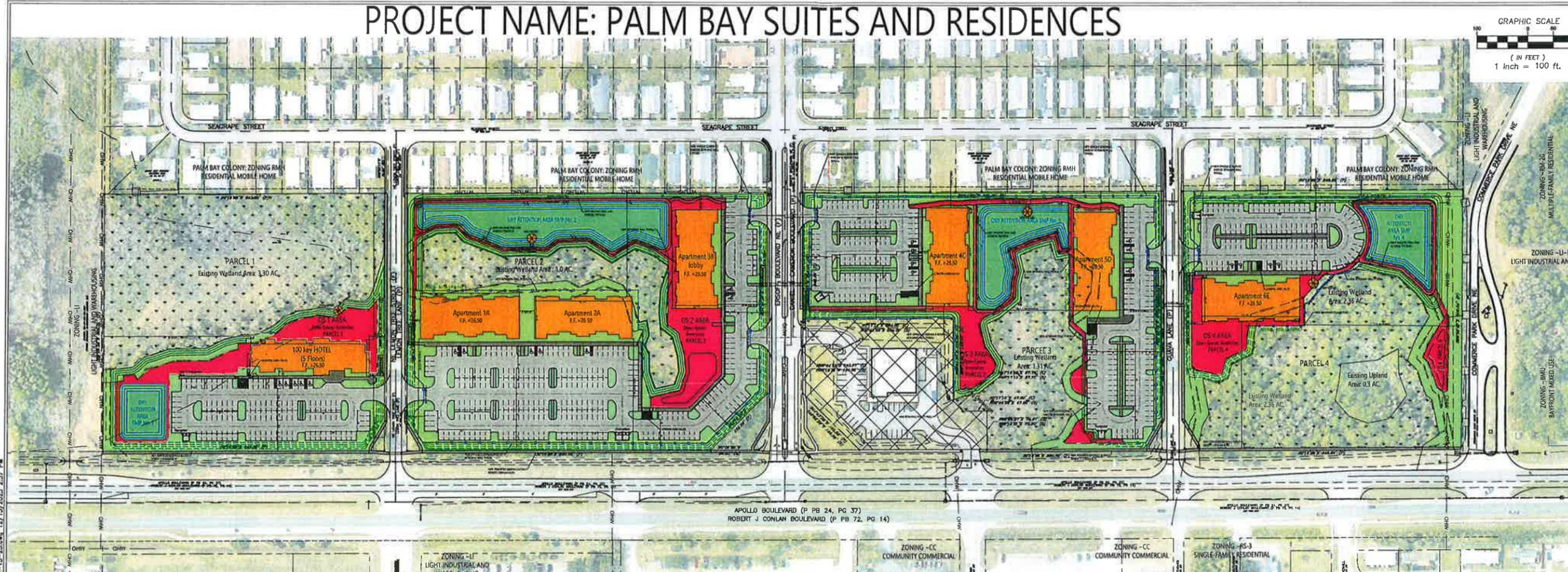
NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

**PRELIMINARY DEVELOPMENT PLAN**  
**PALM BAY SUITES & RESIDENCES**  
**PALM BAY DEVELOPMENT GROUP, LLC**  
**PALM BAY, FLORIDA**

SHEET NO. **MP**



### MASTER LEGEND

EXISTING	NEW	DESCRIPTION
[Symbol]	[Symbol]	BUILDING
[Symbol]	[Symbol]	ASPHALT PAVEMENT
[Symbol]	[Symbol]	CONCRETE CURB
[Symbol]	[Symbol]	CONCRETE PAVEMENT
[Symbol]	[Symbol]	OPACQUE FENCING/RETAINING WALL
[Symbol]	[Symbol]	PROPERTY LINE
[Symbol]	[Symbol]	CENTER LINE
[Symbol]	[Symbol]	EASEMENT/SETBACK LINE
[Symbol]	[Symbol]	WATER LINE
[Symbol]	[Symbol]	SANITARY FORCE LINE
[Symbol]	[Symbol]	SANITARY SEWER LINE
[Symbol]	[Symbol]	WATER VALVE
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	STORM LINE
[Symbol]	[Symbol]	OPEN SPACE/AMENITIES (OS)
[Symbol]	[Symbol]	GREEN SPACE
[Symbol]	[Symbol]	WETLAND AREA
[Symbol]	[Symbol]	NOT PART OF PROJECT

### SITE DATA Parcel No.1 aka TRACT 2:

TOTAL PARCEL AREA:	6.2 AC.
IMPERVIOUS AREA (Pavement):	1.2 AC. = 20%
IMPERVIOUS AREA (Building):	0.3 AC. = 5%
WETLAND AREA:	3.32 AC. = 53%
DRAINAGE AREA (Pond Top):	0.4 AC. = 6%
REMAINING PERVIOUS:	1.1 AC. = 17%

**OPEN SPACE CALCULATION (25%)**

GROSS LOT AREA INCLUDING WETLAND	6.2 AC.
- OPEN SPACE AREA REQUIRED	1.56 AC.
GROSS LOT AREA EXCLUDING WETLAND	2.9 AC.
- OPEN SPACE AREA REQUIRED	0.72 AC.

(OS) OPEN SPACE PROVIDED: 0.70 AC.\*  
\*REQUEST TO WAIVE PORTION OF OPEN SPACE (1.56-0.70) = 0.86 AC.

**BUILDING DATA**

BUILDING TYPE:	100 Key HOTEL
BUILDING DIMENSIONS:	12,900' x 300'
BUILDING HEIGHT:	5-11 FLOORS
FLOOR AREA RATIO (FAR):	4.19
BUILDING SETBACKS:	PROVIDED (R)
NORTH:	30'
SOUTH:	285'
EAST:	145'
WEST:	283'

**PARKING REQUIRED HOTEL**  
1 SPACE EVERY 1 ROOM (100 ROOMS) + 1 SPACE FOR EVERY EMPLOYEE (8 EMPLOYEES)  
REQUIRED = 108 SPACES  
\*\*TOTAL PARKING PROVIDED w/ 5 HANDICAP SPACES = 108 SPACES  
\*\*Approximate

### SITE DATA Parcel No.2 aka TRACT 1:

TOTAL PARCEL AREA:	7.9 AC.
IMPERVIOUS AREA (Pavement):	2.5 AC. = 33%
IMPERVIOUS AREA (Building):	1.0 AC. = 12%
WETLAND AREA:	1.0 AC. = 12%
DRAINAGE AREA (Pond Top):	0.8 AC. = 10%
REMAINING PERVIOUS:	2.5 AC. = 33%

**WETLAND IMPACT:** WETLAND IMPACTED

**OPEN SPACE CALCULATION (25%)**

GROSS LOT AREA INCLUDING WETLAND	7.9 AC.
- OPEN SPACE AREA REQUIRED	1.97 AC.
GROSS LOT AREA EXCLUDING WETLAND	6.9 AC.
- OPEN SPACE AREA REQUIRED	1.72 AC.

(OS) OPEN SPACE PROVIDED: 0.70 AC.\*  
\*REQUEST TO WAIVE PORTION OF OPEN SPACE (1.97-0.70) = 1.27 AC.

**BUILDING DATA**

BUILDING TYPE:	4-FLOORS
BUILDING DIMENSIONS:	191' x 271' +/-
BUILDING HEIGHT:	52'-4" FT.
FLOOR AREA RATIO (FAR):	2.04
BUILDING SETBACKS:	PROVIDED (R)
NORTH:	96' MIN.
SOUTH:	25' MIN.
EAST:	204' MIN.
WEST:	33' MIN.

### SITE DATA Parcel No.3 aka TRACT 8:

TOTAL PARCEL AREA:	8.7 AC.
IMPERVIOUS AREA (Pavement):	1.9 AC. = 22%
IMPERVIOUS AREA (Building):	0.6 AC. = 7%
WETLAND AREA:	1.3 AC. = 15%
DRAINAGE AREA (Pond Top):	0.4 AC. = 5%
REMAINING PERVIOUS:	1.9 AC. = 22%

**WETLAND IMPACT:** WETLAND IMPACTED

**OPEN SPACE CALCULATION (25%)**

GROSS LOT AREA INCLUDING WETLAND	6.2 AC.
- OPEN SPACE AREA REQUIRED	1.55 AC.
GROSS LOT AREA EXCLUDING WETLAND	4.9 AC.
- OPEN SPACE AREA REQUIRED	1.22 AC.

(OS) OPEN SPACE PROVIDED: 0.60 AC.\*  
\*REQUEST TO WAIVE PORTION OF OPEN SPACE (1.55-0.60) = 0.95 AC.

**BUILDING DATA:**

BUILDING TYPE:	4-APARTMENT BUILDING "C"
BUILDING DIMENSIONS:	14,040 SF
BUILDING HEIGHT:	4-FLOORS
FLOOR AREA RATIO (FAR):	2.40
UNIT SIZE IN BEDROOMS - AREA SF:	1BR - 710 SF / 2BR-920 SF / 3BR-1260 SF
BUILDING SETBACKS:	PROVIDED (R)
NORTH:	241'
SOUTH:	24'
EAST:	24' MIN.
WEST:	30' MIN.

**BUILDING INFORMATION:**

APARTMENT BUILDING "AC"	51 units
NUMBER OF FLOORS:	4 floors
UNITS PER FLOOR:	13 units
TOTAL UNITS:	102 units

**PARKING CALCULATIONS:**

CATEGORY: MULTI FAMILY MIXED USED OF 1 AND MULTIPLE BEDROOM UNITS ALLOWS 2 SPACES PER (2) BEDROOM UNIT OR MORE 1.5 SPACE PER (1) BEDROOM UNIT

PROVIDED w/ 4 HANDICAP SPACES = 92 SPACES\*\*

### SITE DATA Parcel No.4 aka TRACT 7:

TOTAL PARCEL AREA:	6.2 AC.
IMPERVIOUS AREA (Pavement):	0.9 AC. = 15%
IMPERVIOUS AREA (Building):	0.3 AC. = 5%
WETLAND AREA:	2.3 AC. = 38%
DRAINAGE AREA (Pond Top):	0.3 AC. = 5%
REMAINING PERVIOUS:	2.0 AC. = 32%

**WETLAND IMPACT:** WETLAND IMPACTED

**OPEN SPACE CALCULATION (25%)**

GROSS LOT AREA INCLUDING WETLAND	6.2 AC.
- OPEN SPACE AREA REQUIRED	1.55 AC.
GROSS LOT AREA EXCLUDING WETLAND	3.9 AC.
- OPEN SPACE AREA REQUIRED	0.97 AC.

(OS) OPEN SPACE PROVIDED: 0.56 AC.\*  
\*REQUEST TO WAIVE PORTION OF OPEN SPACE (1.55-0.56) = 1.0 AC.

**BUILDING DATA:**

BUILDING TYPE:	4-APARTMENT BUILDING "E"
BUILDING DIMENSIONS:	(191') x (271') +/-
BUILDING HEIGHT:	4-FLOORS
FLOOR AREA RATIO (FAR):	2.40
UNIT SIZE IN BEDROOMS - AREA SF:	1BR - 710 SF / 2BR-920 SF / 3BR-1260 SF
BUILDING SETBACKS:	PROVIDED (R)
NORTH:	317'
SOUTH:	35'
EAST:	247' MIN.
WEST:	170' MIN.

**BUILDING INFORMATION:**

APARTMENT BUILDING "E"	51 units
NUMBER OF FLOORS:	4 floors
UNITS PER FLOOR:	13 units
TOTAL UNITS:	51 units

**PARKING CALCULATIONS:**

CATEGORY: MULTI FAMILY MIXED USED OF 1 AND MULTIPLE BEDROOM UNITS ALLOWS 2 SPACES PER (2) BEDROOM UNIT OR MORE 1.5 SPACE PER (1) BEDROOM UNIT

PROVIDED w/ 4 HANDICAP SPACES = 92 SPACES\*\*

**CIVIL ENGINEER:** Consulting Civil Engineers, Inc. 2, 5th Cheyenne, P.E. P.O. Box 1198 Titusville, Florida 32781-1198 Tel: 321-269-9930 info@ccei.com

**OWNER/APPLICANT:** PALM BAY DEVELOPMENT GROUP LLC PO Box 321355 Cocoa Beach, Florida 32932

**SURVEYOR:** Campbell Surveying, LLC John Campbell 2420 S. Lakemont Avenue Merritt Island, FL 32954 Tel: 321-514-6920

**LANDSCAPE ARCHITECT:** iDG, Innovation Design Group 101 S. Gulfview Avenue, Suite 202 Orlando, Florida 32801 Tel: 407-440-3574

**GENERAL CONTRACTOR:** 3729 NE 16th St Homestead FL 33033 Palm Bay Development Group Commercial Division Tel: 954-224-6925

### GENERAL PHASING NOTE

THIS PROJECT IS PROPOSED TO BE COMPLETED IN FOUR (4) PHASES. THE PHASES SHALL BE BROKEN INTO EACH PARCEL STARTING WITH PHASE 2, PHASE 3, THEN PHASE 4 AND ENDING WITH THE HOTEL PHASE 1.

### GENERAL FLU/ ZONING NOTE:

THE EXISTING FUTURE LAND USE (FLU) IS COMMERCIAL TO BE CHANGED TO A NEIGHBORHOOD CENTER. THE EXISTING ZONING IS HIGHWAY COMMERCIAL ZONING TO BE CHANGED TO A PLANNED UNIT DEVELOPMENT (PUD).

### LEGAL DESCRIPTION

(CORB 9582, PG 378) TRACT 1 AND TRACT 2, PALM BAY COLONY SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 37 - 40, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND TRACT 7 AND TRACT 8, LESS THAT PORTION OF TRACT 8 AS DESCRIBED IN OFFICIAL RECORDS BOOK 7775 PAGE 2062, PALM BAY COLONY SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 37 - 40, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

**SURVEYOR'S NOTES**

1. ELEVATIONS SHOWN HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION DISK ON A 4"x4" CONCRETE MONUMENT STAMPED "DSPIC 700149", HAVING AN ELEVATION OF 21.82, PER NATIONAL GEODETIC VERTICAL DATUM OF 1929.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF UPDATED TITLE SEARCH INFORMATION BEING PROVIDED TO THE SURVEYOR. THERE MAY BE OTHER EASEMENTS AND MATTERS OF RECORD AFFECTING THIS SITE IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

**BUILDING INFORMATION:**

APARTMENT BUILDING "1A"	51 units
NUMBER OF FLOORS:	4 floors
UNITS PER FLOOR:	13 units
APARTMENT BUILDING "2A"	51 units
NUMBER OF FLOORS:	4 floors
UNITS PER FLOOR:	13 units
APARTMENT BUILDING "3B"	51 units
NUMBER OF FLOORS:	4 floors
UNITS PER FLOOR - APPROX.	13 units
TOTAL UNITS:	141 units

**PARKING CALCULATIONS:**

CATEGORY: MULTI FAMILY MIXED USED OF 1 AND MULTIPLE BEDROOM UNITS ALLOWS 2 SPACES PER (2) BEDROOM UNIT OR MORE 1.5 SPACE PER (1) BEDROOM UNIT

TOTAL PARKING PROVIDED w/ 7 HANDICAP SPACES = 256 SPACES\*\*

PARKING REQUIRED AS FOLLOWS\*\*

58 (1 UNIT BDRM)	= 87 SPACES
81 (2/3 UNIT BDRMS)	= 162 SPACES

\*\*Approximate

**BUILDING INFORMATION:**

APARTMENT BUILDING "4C"	51 units
NUMBER OF FLOORS:	4 floors
UNITS PER FLOOR:	13 units
TOTAL UNITS:	102 units

**PARKING CALCULATIONS:**

CATEGORY: MULTI FAMILY MIXED USED OF 1 AND MULTIPLE BEDROOM UNITS ALLOWS 2 SPACES PER (2) BEDROOM UNIT OR MORE 1.5 SPACE PER (1) BEDROOM UNIT

PROVIDED w/ 4 HANDICAP SPACES = 92 SPACES\*\*

**BUILDING INFORMATION:**

APARTMENT BUILDING "5D"	51 units
NUMBER OF FLOORS:	4 floors
UNITS PER FLOOR:	13 units
TOTAL UNITS:	102 units

**PARKING CALCULATIONS:**

CATEGORY: MULTI FAMILY MIXED USED OF 1 AND MULTIPLE BEDROOM UNITS ALLOWS 2 SPACES PER (2) BEDROOM UNIT OR MORE 1.5 SPACE PER (1) BEDROOM UNIT

PROVIDED w/ 4 HANDICAP SPACES = 92 SPACES\*\*

UNIT PARKING REQUIRED AS FOLLOWS\*\*

42 (1 UNIT BDRM)	= 63 SPACES
60 (2/3 UNIT BDRMS)	= 120 SPACES

\*\*Approximate

**BUILDING INFORMATION:**

APARTMENT BUILDING "6E"	51 units
NUMBER OF FLOORS:	4 floors
UNITS PER FLOOR:	13 units
TOTAL UNITS:	51 units

**PARKING CALCULATIONS:**

CATEGORY: MULTI FAMILY MIXED USED OF 1 AND MULTIPLE BEDROOM UNITS ALLOWS 2 SPACES PER (2) BEDROOM UNIT OR MORE 1.5 SPACE PER (1) BEDROOM UNIT

PROVIDED w/ 4 HANDICAP SPACES = 92 SPACES\*\*

PARKING REQUIRED AS FOLLOWS\*\*

21 (1 UNIT BDRM)	= 32 SPACES
30 (2/3 UNIT BDRMS)	= 60 SPACES

\*\*Approximate

**TOTAL GROSS AREA OF THE PROJECT IS 26.5 ACRES**  
**TOTAL GROSS AREA OF WETLANDS IS 7.92 ACRES**  
**OPEN SPACE PROVIDED 2.56 ACRES**  
**GREEN SPACE PROVIDED 4.94 ACRES**

THE WORK CONTAINED WITHIN THESE PLANS IS THE INTELLECTUAL PROPERTY OF CCEI AND IS PROTECTED BY ALL APPLICABLE COPYRIGHT LAWS. ANY USE, REPRODUCTION OR ALTERATION OF THIS WORK WITHOUT THE EXPRESS PERMISSION OF THE ENGINEER OF RECORD IS STRICTLY PROHIBITED. SEE NOTE ABOVE ON ELECTRONIC SIGNATURE.

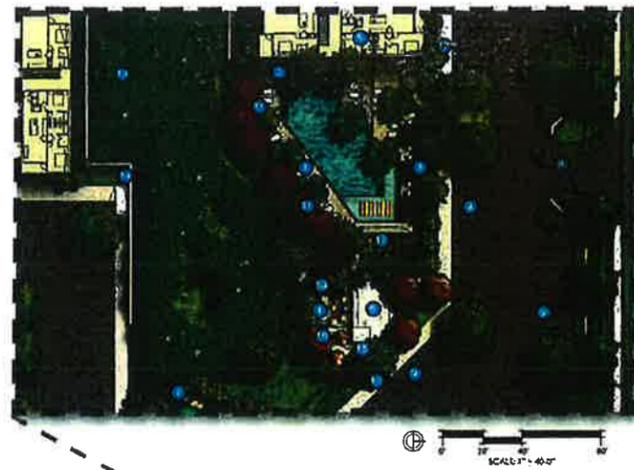








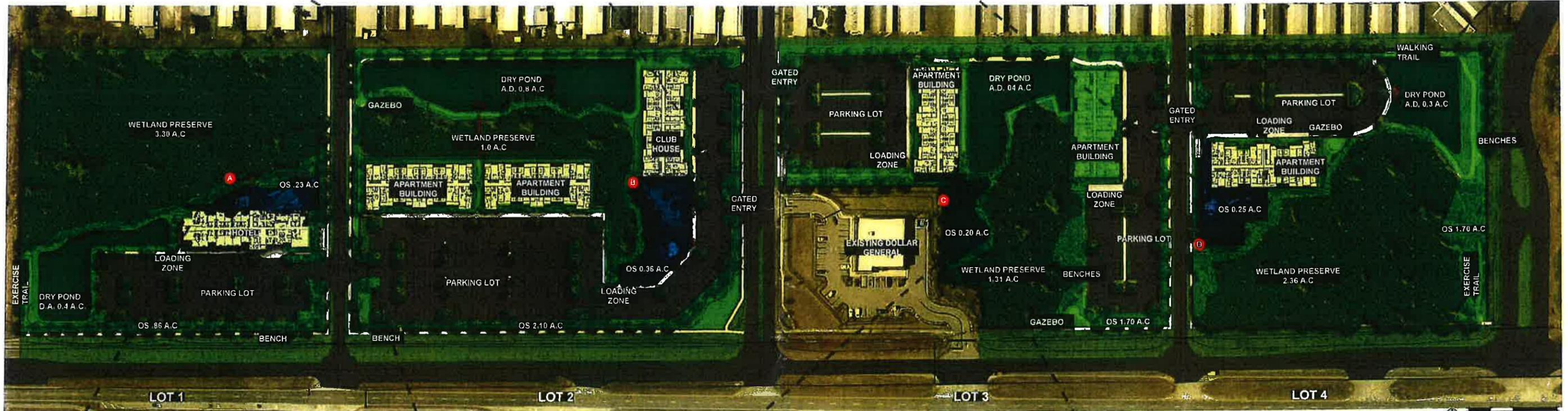




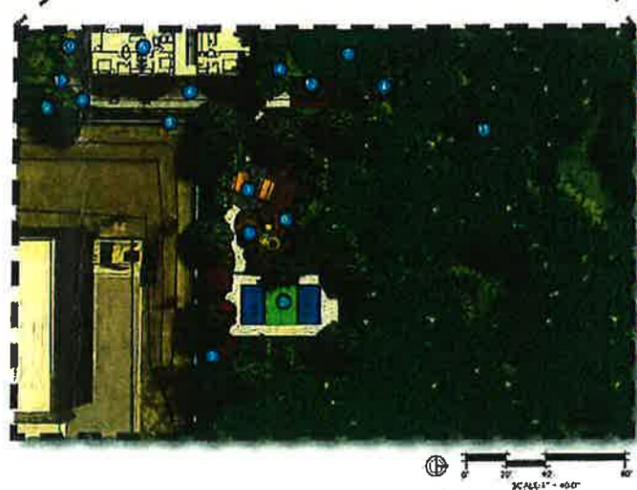
- 8 MULTI-FAMILY POOL
- 1 POOL DECK
- 2 LOUNGES
- 3 CABANAS
- 4 FIRE PIT
- 5 CLUB HOUSE
- 6 PAVILION
- 7 HAMMOCKS
- 8 GATED ENTRY
- 9 PARKING LOT
- 10 OUTDOOR CLUB SEATING
- 11 AMENITY LANDSCAPE
- 12 SIDEWALK
- 13 WETLAND PRESERVE
- 14 RETAINING WALL
- 15 OUTDOOR KITCHEN
- 16 FESTOON LIGHT
- 17 PERGOLA



- 8 DOG PARK
- 1 DOG PARK FENCE
- 2 SMALL DOG AREA
- 3 LARGE DOG AREA
- 4 PLAY EQUIPMENT
- 5 APARTMENT BUILDING
- 6 TRAIL
- 7 PAVILION
- 8 BENCHES
- 9 GAZEBO
- 10 OUTDOOR SEATING
- 11 BUFFER LANDSCAPE
- 12 SIDEWALK
- 13 WETLAND PRESERVE
- 14 RETAINING WALL



- 8 HOTEL POOL
- 1 POOL DECK
- 2 LOUNGES
- 3 CABANAS
- 4 FIRE PIT
- 5 HOTEL
- 6 POOL EQUIPMENT
- 7 SYNTHETIC TURF
- 8 FESTOON LIGHT
- 9 PARKING LOT
- 10 OUTDOOR SEATING
- 11 AMENITY LANDSCAPE
- 12 SIDEWALK
- 13 WETLAND PRESERVE
- 14 RETAINING WALL
- 15 RAMP BY CIVIL



- 8 TOT LOT
- 1 PLAYGROUND EQUIPMENT
- 2 PICKLEBALL COURT
- 3 PICNIC TABLES
- 4 TRAIL
- 5 APARTMENT BUILDING
- 6 PLAYGROUND MULCH
- 7 DRY POND
- 8 RETAINING WALL
- 9 BUFFER LANDSCAPE
- 10 SIDEWALK
- 11 WETLAND PRESERVE
- 12 PERGOLA

Palm Bay Suites & Residences- Landscape Plan  
 Gross Acres: 26.5 A.C.  
 Minimum Common Recreation & Open Space (25%): 6.6 A.C.  
 Future Land Use (FLU) Commercial to Neighborhood Center  
 Zoning: Highway Commercial to Planned Unit Development (PUD)  
 Project Number: 23079  
 Date: October 13, 2023

December 14, 2023

**Response to Review Comments: CP23-00020; Palm Bay Development Group, LLC**

Please find revised comments to the entire Future Land Use Map Amendment Factors of Analysis, in response to the comments sent 11/30/23 by Lisa Frazier.

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

Neighborhood Center provides for a mix of uses, and in this case, it is intended to provide hotel rooms and apartments. Based on a \$100 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 \$792,500 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/hotel are consistent with commercial valuation numbers.

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

Neighborhood Center proposes a variety of uses and is consistent with the current commercial designation. Multi-family and hotel use could actually decrease the total number of trips based on what could be placed on the site. In addition, this does not promote sprawl, but rather the location represents an infill project. Comprehensive Plan FLU policy 1.5 D (h) states "permitting the clustering of uses to preserve wetlands, open space, and other natural amenities". Commercial is also identified to be nodal, not along corridors as this Property is situated. Location is such that it is an ideal use for a property that is adjacent to the Bayfront Redevelopment Area, which promotes mixed use. Ultimately, whether Commercial or Neighborhood Center, the impact on public facilities will be equivalent.

(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.

As previously noted, (FLU Policy 1.5 D (h)). This project will protect existing wetlands and provide appropriate buffers. There are no known historical resources on the site. This type of mixed use provides greater flexibility to protect these wetland resources.

(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.

The current multi-family vacancy rate is 5.4%, which is below both the national suburban rate (5.9%) and the national metropolitan rate (6.4%). The location of light industrial and commercial in the area provides a base of job opportunity that includes companies such as L3 Harris, multiple Air Conditioning/Heating Service Companies, a Truck parts/service facility, and numerous commercial outlets including two supermarkets on Palm Bay Road. Being on the

north end of Palm Bay, it also offers reasonable access to the business community in the City of Melbourne. It should also be noted that the current interest rate environment makes home ownership out of reach for many, increasing the need for rental options.

(e) Whether the proposed amendment will promote or adversely impact public health, safety, welfare, or aesthetics of the region of the city.

Neighborhood Center is a new concept added to the FLUE uses, and provides mixed use while reflecting community character as identified in FLU policy 1.4. It also will address multi-family options that are missing that promote a safe environment, and a design that is reflective of aesthetically pleasing site while protecting natural resources (wetlands). The site has generally been neglected and this project will clean the property and provide a transitional buffer between Robert J. Conlan Blvd. and Palm Bay Colony Mobile Home Park. The step down in density/intensity is positive for the area.

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

Neighborhood Center provides the potential for a lower level of service than the existing commercial designation with the introduction of the multi-family option. Neighborhood Center provides an opportunity to create new housing options with amenities in reasonable proximity to employment and services (FLU-1.3); In addition, the mixed-use component supports creation of harmonious uses co-located and integrated into a sustainable development pattern (FLU-1.5). FLU-1.8 states an objective to be compatible with established neighborhoods and strive to enhance the character of the community, which Neighborhood Center is designed to accomplish. The Housing Element (HSG-1.1) seeks to diversify housing options including types, price points and location. Specifically, Policies HSG-1.1A and HSG-1.1F are relative to the overall objective of the Housing Element. Service levels will be improved with Neighborhood Commercial as opposed to the Commercial.

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

The Neighborhood Center option provides better compatibility options by introducing the residential opportunity to provide a transitional buffer for the property to the west (mobile home community). The feedback from that neighborhood reflected their desire for commercial not to abut their property, protection of wetlands, and appropriate buffering which will be provided through development of the site. Florida Statute 163.31649 states "the condition which land uses can coexist in relative proximity to each other". This is certainly the case with the transition to the west and since Neighborhood Center included commercial, it can be concluded that commercial/light industrial are compatible with the overall plan for this property.

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

While there does appear to be an appropriate transition of uses with abutting properties being a mobile home park, two roadways, and an undeveloped wetland; steps will be taken to locate buildings with increased setbacks. The designation of Neighborhood Center is the best designation to provide the transitions in an area where currently there does not exist different character. As a transitory buffer and consistent with Florida Statute 163.31649, Neighborhood Center provides the best land use designation for the property.

(i) Whether the request locates higher density and intensity uses in areas which already feature adequate vehicular access and access to public facilities.

Neighborhood Center does not anticipate an increase in trip generation as compared to Commercial land use. The most recent traffic counts indicate that the roadway (RJ Conlon) is between 25% and 33% of maximum capacity with an acceptable service level shown as "D". Potential intensity can be brought down with the requested FLU designation when considered against the current Commercial designation. Conclusion is traffic impact can be lessened with this proposal when measured against other potential uses.

(j) Whether the request has potential for creating land use inequities per Policy FLU-1.12A of the Comprehensive Plan

- Environmental Justice (EJ) will be enhanced through preservation of wetlands that add to the overall aesthetics and conservation for the area. 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 industry located near this property 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. From this site, two supermarkets that provide fresh food include Bravo and Thrifty Produce. Walmart is also in relative proximity to the property. Healthy options do exist.
- This project will provide internal and external pedestrian paths and will be integrated into the city network. Transit options are available through SCAT that have routes in this area of Palm Bay.

This project will actually provide more equity as it relates to Policy FLU 1-12A.

As to the actual three comments:

1. Please provide a detailed analysis on how the tax base and overall economy of the City would benefit from this change of land use and the cost of services comparison.

**See (a), (b), and (i), above.**

2. Please provide further explanation regarding the value of additional housing along an established commercial corridor, across and surrounded by Industrial Land Use and how this aligns with the City's stated goals.

**See (c) through (j), above. This Property is not surrounded by Industrial Land Use FLU or actual use. Palm Bay Colony Mobile Home Subdivision abuts the entirety of the western boundary of this Property subject to the CPA. To the east, across Robert Conlan Boulevard are individual residences, warehouses, used auto sales, light manufacturing, parts sales, and mini warehouses. To the north across Commerce Park Drive NE, a new high-density apartment complex is planned, Eastshore Apartments, under site plan review for Northshore Developments, LLC.**

**The 2023 Economic Development Strategic Planning Report (“Strategic Planning Report”) does not identify this Property as being in any of the eight business corridors discussed. This Property is to the west of and north of the Renesas Business Corridor. Because of its proximity to Palm Bay Colony Mobil Home Subdivision, industrial use would not be appropriate for this Property. Similarly, with 224 apartment units in Eastshore Apartments, industrial use on this Property would not be compatible.**

3. Please provide specific Element Objectives/Policies that support the requested land use amendment. Specifically related to conflicting compatible land uses along this corridor, transportation, etc.

**See above Factors Analysis and responses to specific comments.**

# PROSPERITY

## RENESAS BUSINESS CORRIDOR

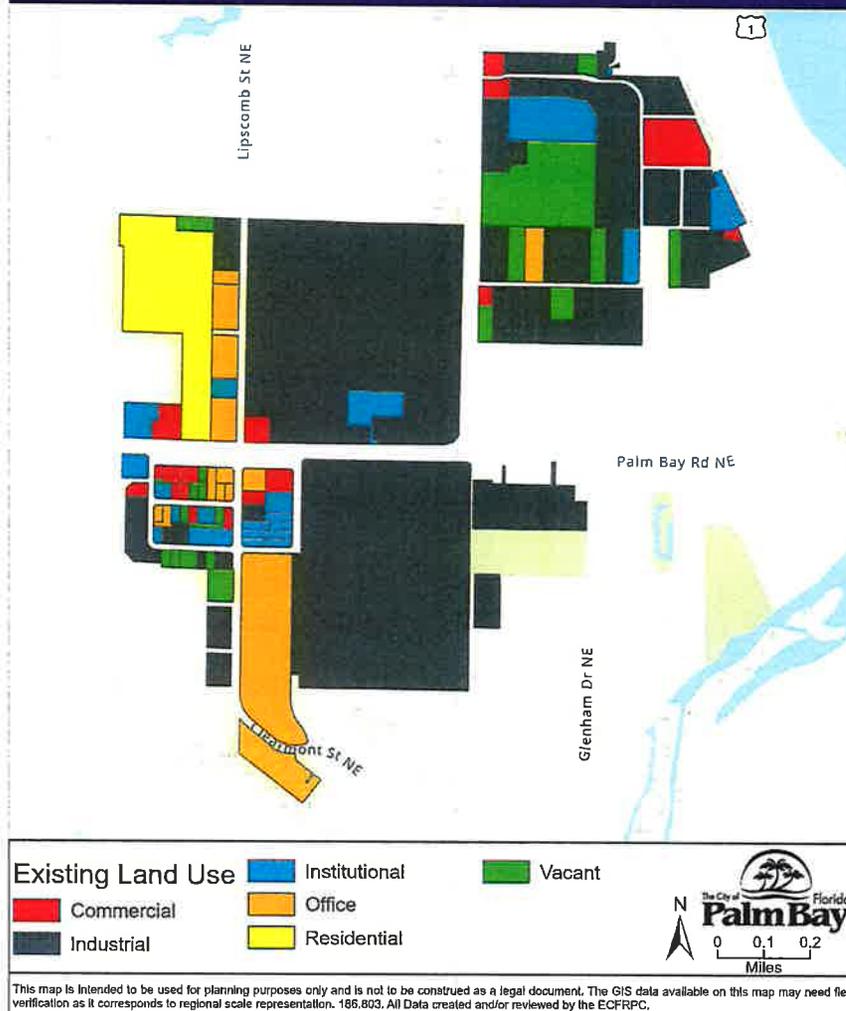
The Renesas corridor is based on Renesas Electronics America, a large business in the area. The corridor is sandwiched between the Palm Bay Road Corridor (West) and Bayfront Corridor (East). Several major roads connect through this corridor, including Palm Bay Road NE, Robert J. Conlan Boulevard NE, and Clearmont Street NE.

### General Land Use Characteristics

The Renesas corridor comprises 122 parcels spread over almost 600 acres. The average parcel size of this corridor is 4.9 acres, which is the highest of any of the City's business corridors. Over sixty-five percent of the land within this corridor is used for industrial uses, and this is the highest percentage of industrial acreage within the City of Palm Bay. Another 14 percent of this corridor's land is used for commercial and office uses, the lowest proportion of commercial uses within any corridor. About 7.8 percent of the corridor's land is considered vacant. The total assessed value of the Renesas corridor is \$186.2 million, with an average assessed value of \$1.5 million per parcel. The average assessed value is also higher than any other corridor. The total taxable value of the Renesas corridor is \$178.8 million, and the average taxable value per parcel of \$1.46 million, which is also higher than any other corridors.

Land Use Characteristics	Renesas
Total Area of Corridor (Acres)	591.9
Total Parcels	122
Average Parcel Size (Acres)	4.9
Vacant Parcels %	7.8%
Total Assessed Value (Millions)	\$186.2
Total Taxable Value (Millions)	\$178.8

## Palm Bay Renesas Existing Land Uses



This map is intended to be used for planning purposes only and is not to be construed as a legal document. The GIS data available on this map may need field verification as it corresponds to regional scale representation. 166.803. All Data created and/or reviewed by the ECFRPC.

# PROSPERITY

## RENESAS BUSINESS CORRIDOR

### Economic Vitality

Home to 165 businesses, Renesas is the third-largest business corridor within the City of Palm Bay. Nonetheless, it has the highest number of employees. Most of the corridor's 8,000 employees work for extensive high-technology and manufacturing companies. The Renesas corridor is home to L3HARRIS Technologies, which employs nearly 80 percent of the corridor's workforce in two sites. The company's Integrated Mission Systems and Space and Airborne Systems divisions are headquartered here. The are other large manufacturing companies located within this area, including Renesas Electronics (351 employees), Filter Research Corporation (70 employees), and Art-Kraft Sign Company (25 employees), among others.

Because of the presence of large employers, the average business size in Renesas is 49 employees. This is more than triple the size of the other business corridors. However, most of the corridor's businesses are local and only two percent of these establishments can be considered traded. Not surprisingly, the Renesas corridor has the highest number of estimated sales of all eight corridors. The almost \$1.5 billion generated by these businesses represent 54 percent of the sales for all of the City's business corridors. The average business sales for this corridor are almost \$9 million. It also received the largest amount of private investment of all corridors. At \$67.2 million, this is more than double the investment received by the second-largest corridor.

Economic Vitality Index			
# Businesses	165	Average Sales (Millions)	\$8.9
Business Age	10.7	Dominant Industry	Manufacturing
# Employees	8,023	% Local	59%

