



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Lisa Frazier, Growth Management Director

DATE: May 2, 2024

RE: Ordinance 2024-08, amending the City's Comprehensive Plan Future Land Use Map to change the designated use of property located west of and adjacent to Robert J. Conlan Boulevard, in the vicinity south of Commerce Park Drive, from Commercial Use to Neighborhood Center Use (26.5 acres) (Case CP23-00020, Palm Bay Development Group, LLC), only one reading required. (CONTINUED FROM 04/04/24 RCM)

SUMMARY:

As you may recall, the above request was scheduled for the April 4, 2024, regular Council meeting. Council voted to continue the request at the applicant's request.

The applicant is requesting a small-scale Comprehensive Plan Future Land Use Map Amendment of their 26.5 acre property from COM, Commercial to NC, Neighborhood Center. Neighborhood Center is a new FLU designation that is designed to provide for "*Areas accommodating high residential densities complemented by neighborhood-scale commercial and office uses,*" and allows for a range of housing types, commercial, office, recreation, and institutional uses. This change in future land use would allow the property owner to build a proposed 294-unit multi-family apartment complex with shared amenities across three of the parcels and a 100-room hotel with amenities on the most southern parcel.

The subject area consists of four parcels separated by public roads located on the west side of Robert J. Conlan Blvd. NE. The 26.5-acre site is vacant except for one outparcel on Parcel 3 containing a Dollar General store. Currently, this property has a future land use consisting of COM, Commercial, which allows for "*Areas supportive of low-to -moderate intensity commercial developments,*" including offices, retail businesses, personal service businesses, day care centers, restaurants, financial institutions, hotels and motels, and other similar uses. The four parcels also contain approximately 8 acres of jurisdictional wetlands. Robert J. Conlan Blvd NE has been developed as a high intensity "employment" corridor.

L3Harris is identified as one of the largest employers in the city and is located on Robert J. Conlan Blvd NE, south of Palm Bay Road. Similar industries and suppliers tend to agglomerate near each other to achieve economies of scale and gain a competitive advantage. These *industry clusters* have been identified in the Economic Development Strategic Plan within "corridors" including the Renesas

Business Corridor, which is centered on Renesas Electronics America, a large business on Robert J. Conlan Blvd NE and located immediately south of the proposed project. Preservation of commercial land uses within these economic corridors is listed as a priority within the Economic Development Strategic Plan and Comprehensive Plan 2045.

A hotel/event space is permissible under the current Commercial land use and zoning.

REQUESTING DEPARTMENTS:

Growth Management

STAFF RECOMMENDATION:

Case CP23-00020 is not recommended for approval based on the analysis provided.

Planning and Zoning Board Recommendation:

Planning and Zoning Board minutes are not fully transcribed at this time; the following is an excerpt:

Motion to submit Case CP23-00020 to City Council for denial.

Motion by Mr. Olszewski, seconded by Mr. Good. Motion carried with members voting as follows:

Aye: Jordan, Boerema, Good, Olszewski, Warner.

Nay: Weinberg, McLeod.

ATTACHMENTS:

1. CP23-00020 Staff Report
2. CP23-00020 Preliminary Development Plan
3. CP23-00020 Survey
4. CP23-00020 Vicinity Map
5. CP23-00020 Factors of Analysis
6. CP23-00020 Traffic Study
7. CP23-00020 School Board Report
8. CP23-00020 Citizen Participation Report
9. CP23-00020 Narrative
10. CP23-00020 Application
11. CP23-00020 Letters of Authorization

12. CP23-00020 Legal Acknowledgement
13. CP23-00020 Legal Ad
14. CP23-00020 Applicant Presentation
15. CP23-00020 Applicant Handout
16. CP23-00020 Continuance Request
17. CP23-00020 Correspondence
18. CP23-00020 Correspondence – Additional – Revised 04-29-2024
19. CP23-00020 Board Minutes
20. CP23-00020 Correspondence from Applicant's Planning Consultant
21. CP23-00020 Ordinance 2024-08
22. Shared parking analysis
23. Revised plans