

July 5, 2023

City of Palm Bay
Land Development Division
120 Malabar Road SE
Palm Bay, FL 32907

Project Narrative
Planned Unit Development - Malabar Village
Southwest Corner of Malabar Rd. and Allison Dr.
Parcel I.D. No: 29-36-04-004

Vacation Finance, LLC (the “Owner” & “Applicant”) is the owner of the 32.72 acre (ac.) vacant property located at the south-west Corner of Malabar Rd. and Allison Dr in the City of Palm Bay, Florida. The subject property currently has an existing zoning designation of Community Commercial (CC) and has a Future Land Use designation of Commercial (COM). The Owner & Applicant is proposing a rezoning to Planned Unit Development (PUD) (the “Project”). Additionally, a concurrent amendment to the Future Land use of the subject property to Neighborhood Center (NC) has been submitted to the City of Palm Bay, pending review. The purpose of this project narrative is to address the applicable sections of the Land Development Code (LDC) and Palm Bay Comprehensive Plan (PBCP), and describe how the proposed PUD meets those requirements.

The subject property is located at the Southwest Corner of Malabar Rd. and Allison Dr. The existing property is currently vacant and has no visible improvements. No existing onsite stormwater detention or treatment has been noted.

This project is designed to be compatible with the existing land uses surrounding the subject property. The proposed mixed-use development consists of residential multi-family apartments and commercial retail and self-storage uses, all of which comply with density and intensity requirements outlined in the PBCP for the proposed Future Land Use of NC. The proposed commercial development is anticipated to be 0.36 FAR, which is below the allowable 0.5 FAR for NC, and the residential multi-family apartments are 21 Dwelling units/ac. which is below the allowable 25 Dwelling Units/ac. permissible in the NC future land use zone. All adjacent residential properties abut proposed multi-family residential development, and the commercial portion of the development is located along the frontage of Malabar Rd. The proposed development is anticipated to meet and exceed all city requirements for landscape buffers and screening between the subject property and the

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adjacent existing residential properties, utilizing a hedges, opaque fencing, and canopy trees to provide the neighboring properties with privacy and security (LDC Sec. 185.142.2.A).

Additional proposed improvements include a clubhouse, recreation space, roadways, surface parking, stormwater management infrastructure, stormwater management lakes, and utility infrastructure. The stormwater management infrastructure proposed includes two lakes and additional dry detention areas. The subject property is located within a floodplain, and the design takes into consideration the provision of compensating storage for impacts into the existing floodplain.

The Project is proposed to meet the minimum required 25% Common Open Space requirement, as stated in LDC Sec. 185.065.C, with 7.89 ac. of open space proposed and 7.87 ac. required. Furthermore, pedestrian trails are proposed around each of the lakes and throughout the development's open spaces, providing a useable recreation area for residents and visitors.

The subject property has no existing driveways or entrances from either Malabar Rd. or Allison Dr. The proposed development of the site includes two entrances from Malabar Rd, which is the major street adjacent to the subject property, both including new right- and left-turn lanes. The commercial and residential developments are to be accessed through two-lane drives extending from each of the two entrances, with a shared-access easement to be proposed for the development. A robust pedestrian network is proposed for both the residential and commercial portions of the development, with pedestrian access between and to each of the independent parcels and walking trails around the proposed stormwater lakes. Additionally, each of the proposed land use types are anticipated to have an adequate amount of surface parking in accordance with LDC Sec. 185.065.H, with the exception of the proposed commercial self-storage facility, which provides parking for the spaces to be utilized as an office, restroom, or breakroom.

We look forward to a favorable review by the Land Development Division of this proposed Project.

Sincerely,

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Piñero Lugo

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Ángel Piñero, P.E.

Principal

Dynamic Engineering Consultants, PC