



Lotis Palm Bay Narrative for Future Land Use (FLU) and Zoning District Amendment

Justifications

Project: Lotis Palm Bay is a 353.5 acre project site that provides a mixed use master planned community in the City of Palm Bay. It is located south of East Emerald Lakes and the Sotile Canal, east of Interstate 95, north of Micco Road and Brevard County EEL's preservation lands are east and west of the property. It is an opportunity for the City to provide much needed housing in various types plus commercial land the housing would support and help thrive.

The existing property has two large lakes and a pole barn but is otherwise undeveloped. The eastern extension of the St. Johns Heritage Parkway (SJHP) is anticipated to be through the project site from East Emerald Lakes at the existing Interstate 95 interchange, across the Sotile Canal, and through to Micco Road. Micco Road and the Sotile Canal are Brevard County jurisdiction and the SJHP is a City roadway so multiple agencies will be coordinated. The Parkway is proposed to run north/south near our eastern boundary.

The following land uses are proposed:

- ±15.1 acres of commercial or industrial.
- ±203.5 acres of single family residential at 4.0 units per acre.
- ±34.44 acres of multi-family residential at 15.8 units per acre.
- ±61.7 acres of existing reshaped lakes also proposed for stormwater treatment use.
- ±26.2 acres for future public right-of-way.
- ±12.6 acres of landscaped buffers and pedestrian connectivity (as a walkable community).

With the extension of the Parkway City utilities for water and wastewater will also be extended as well as power, cable/internet, and other infrastructure. The City is currently working on two plant expansion projects to support this type of development for both water and wastewater.

The existing large lakes will be re-shaped and be a tremendous amenity for the master planned mixed use development. Pedestrian connectivity to provide a true walkable community between the various residential uses and commercial portions of the site will ensure it's viability and enhance its success.



Compatibility and Transitional Buffers: We are seeking the Parkway Flex Use (PFU) FLU and Parkway Mixed Use (PMU) zoning which is compatible to Emerald Lakes East project to the north and the proposed Ashton Park project to the south. We have the Sotile Canal to the north and preservation buffers on our east and west ends of the site through Brevard County EEL's program. Their land will never be disturbed. Just south of us is Micco Road which is a busy County right-of-way corridor so the proposed land use and zoning are compatible. The Sotile Canal, Micco Road and the EEL's preservation lands provide buffers to the surrounding properties as well.

Property Owner: Brian Lulfs, as Managing Member of Peat Holding, LLC

Applicant: Jake Wise, PE – Construction Engineering Group, LLC

Future Land Use (Existing): Micco Park Village District

Zoning (Existing): Micco Park Village District

Meeting a Need: Housing supply and affordability has been increasingly problematic throughout the City of Palm Bay and Brevard County. The proposed project will provide varying housing units for the need that exists in the area, as reflected by very low multi-family vacancy rates and demand for single family homes. Projects such as this one and others can address the rising cost of housing in Brevard County by offering an attractive, attainable housing option and provide commercial lands that will support the new residential. It is a true master planned horizontal mixed use walkable community providing residential and commercial needs to new and current Palm Bay residents.

Economic and Fiscal Benefit: This project will provide substantial impact fees for police, fire, utilities, parks and transportation. The net fiscal impact for multi-family is significantly higher than that of single family residences and the same as commercial. In addition, there is no maintenance required by the City of Palm Bay for any of the internal streets or stormwater management system for the project. The net result is a lower demand for services while providing a much higher (property) tax income for the City of Palm Bay. The aforementioned Emerald Lakes project directly north of this project is in the process of providing water tanks, police and fire station sites to help support nearby development. This project would assist in supporting that as well.



Future Development Plan: The Applicant held a pre-application meeting with the Palm Bay City staff and it was agreed that the proposed zoning and FLU would be the most compatible and flexible use for the success of the master planned community. Please see the enclosed master plan identifying the proposed uses outlined in this memorandum. The project provides substantial benefits to the City of Palm Bay and its residents as follows:

- Meets varying housing needs for the City of Palm Bay and provides commercial lands to support the residential.
- It is compatible with the project to the north and has preservation buffers to the east and west as well as the Sotile Canal and Micco Road to the north and south, respectively.
- It will support the extension of the SJHP and provided both needed right-of-way and stormwater treatment for this regionally beneficial roadway.
- Provides substantial fiscal and financial benefits to the City of Palm Bay.
- It includes a master planned horizontal mixed use walkable community for current and future Palm Bay residents to enjoy.

