



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Lisa Frazier, Growth Management Director

DATE: January 18, 2024

RE: Request by Paul Daly and Don Ballew for a final subdivision plan to be known as 'Lipscomb Street Townhomes' in PUD (Planned Unit Development) zoning (24.56 acres) (Case FS23-00011). (Quasi-Judicial Proceeding)

SUMMARY:

The applicant requests Final Subdivision Plan/Plat approval for 202 townhome units to be called 'Lipscomb Townhomes', located east of and adjacent to Lipscomb Street NE, in the vicinity west of Robert J. Conlan Boulevard NE.

The Final Development Plan (FD23-00002) was approved by City Council on July 6, 2023 by Ordinance 2023-31. The minimum lot size for townhome units will be 18' wide by 95' deep. The overall project will provide more than the minimum 25% (6.39 acres) of the required open space. Proposed paved pedestrian paths will encircle stormwater ponds, connecting with the system of sidewalks and crosswalks throughout the community. The project also proposes a 0.27acre recreational tract to include active and passive recreation amenities.

To receive Final Subdivision Plan/Plat approval, the proposal must meet the subdivision requirements of Chapter 184.08 of the City of Palm Bay's Code of Ordinances. Upon review, the request is in conformance with the applicable requirements of this section. Per section 184.08, City Council may approve, approve with conditions, or disapprove such requests.

**Quasi-judicial proceeding.

REQUESTING DEPARTMENTS:

Growth Management

FISCAL IMPACT:

STAFF RECOMMENDATION:

Motion to approve case FS23-00011, a Final Subdivision Plat for a proposed 202-unit townhome development to be known as Lipscomb Street Townhomes.

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 FS23-00011 to City Council for approval.

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

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

ATTACHMENTS:

1. FS23-00011 Staff Report
2. FS23-00011 Final Plat
3. FS23-00011 Declarations
4. FS23-00011 Title Opinion
5. FS23-00011 Application
6. FS23-00011 Letters of Authorization
7. FS23-00011 Legal Acknowledgement
8. FS23-00011 Legal Ad