



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Lisa Frazier, Growth Management Director

DATE: March 21, 2024

RE: Ordinance 2024-11, granting approval of a Final Development Plan for a proposed commercial subdivision to be known as 'Palm Bay Pointe East' on property located east of and adjacent to Babcock Street, in the vicinity north and south of St. Johns Heritage Parkway (42.95 acres) (Case FD23-00010, Kimaya, LLC), final reading. (Quasi-Judicial Proceeding)

SUMMARY:

A public hearing is to be held on the above subject ordinance and the caption read for the second and final time at tonight's Council meeting.

The applicant, Kimaya, LLC (Jake Wise, P.E., Construction Engineering Group, LLC., Rep.), has submitted for a Final Development Plan approval for a 14-lot commercial subdivision to be called Palm Bay Pointe East, generally located east of and adjacent to Babcock Street SE, north and south of St. John's Heritage Parkway.

Palm Bay Pointe East consists of approximately 42.95 acres designated as commercial within the Cypress Bay Preserve Master Plan. The property already has a PUD zoning classification with the Commercial future land use designation. The proposed FDP is necessary to establish development standards and delineate commercial lots for platting so end-users may begin submitting for site plan approval and building permits. A mix of neighborhood commercial uses is anticipated.

All technical staff review comments have all been addressed.

REQUESTING DEPARTMENTS:

Growth Management

STAFF RECOMMENDATION:

Motion to approve.

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 FD23-00010 to City Council for approval.

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

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

ATTACHMENTS:

1. FD23-00010 Staff Report
2. FD23-00010 Final Development Plan
3. FD23-00010 Survey
4. FD23-00010 Traffic Memo
5. FD23-00010 Citizen Participation Plan & Report
6. FD23-00010 Narrative
7. FD23-00010 Development Schedule
8. FD23-00010 Declaration of Covenants
9. FD23-00010 Title Opinion
10. FD23-00010 Application
11. FD23-00010 Letter of Authorization
12. FD23-00010 Legal Acknowledgement
13. FD23-00010 Legal Ad
14. FD23-00010 Applicant Correspondence
15. FD23-00010 Correspondence – Revised
16. Ordinance
17. Additional correspondence
18. Additional correspondence