

2. **CP24-00011 - Foundation Park Recycling Center - Foundation Park Future Investments, LLC (Bruce Moia, P.E., MBV Engineering, Inc., Rep.) - A Small-Scale Comprehensive Plan Future Land Use Map Amendment from LDR, Low Density Residential to IND, Industrial. Tax Parcel 24, Section 9, Township 29, Range 37, Brevard County, Florida, containing approximately 15.4 acres. Located south of Foundation Park Boulevard SE, in the vicinity west of Babcock Street SE**



MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Kimberly Haigler, Senior Planner

THRU: Lisa Frazier, AICP, Growth Management Director

DATE: March 5, 2025

RE: CP24-00011 - Foundation Park Recycling Center - Foundation Park Future Investments, LLC (Bruce Moia, P.E., MBV Engineering, Inc., Rep.) - A Small-Scale Comprehensive Plan Future Land Use Map Amendment from LDR, Low Density Residential to IND, Industrial. Tax Parcel 24, Section 9, Township 29, Range 37, Brevard County, Florida, containing approximately 15.4 acres. Located south of Foundation Park Boulevard SE, in the vicinity west of Babcock Street SE

ATTACHMENTS:

1. CP24-00011 Staff Report
2. CP24-00011 Survey
3. CP24-00011 Site Sketch
4. CP24-00011 Factors of Analysis
5. CP24-00011 Citizen Participation Report
6. CP24-00011 Narrative
7. CP24-00011 Application

8. CP24-00011 Letter of Authorization
9. CP24-00011 Legal Acknowledgement
10. CP24-00011 Legal Ad



STAFF REPORT

LAND DEVELOPMENT DIVISION

120 Malabar Road SE • Palm Bay, FL 32907 • Telephone: (321) 733-3042

landdevelopmentweb@palmbayflorida.org

Prepared by

Kimberly Haigler, Senior Planner

CASE NUMBER

CP24-00011– Foundation Park Green
Recycling Center

PLANNING & ZONING BOARD HEARING DATE

March 5, 2025

PROPERTY OWNER & APPLICANT

Foundation Park Future Investments LLC
(Bruce Moia, Rep.)

PROPERTY LOCATION/ADDRESS

Part of Lots 15, 18 of FL Indian River Land Co Subd PB
1 PG 165, Section 09, Township 29, Range 37 of
Brevard County, Florida, containing approximately 15.4
acres. Located south of and adjacent to Foundation
Park Blvd SE; Tax Account 3030924

SUMMARY OF REQUEST

The applicant is requesting a **Small-Scale Comprehensive Plan Future Land Use Map Amendment** from LDR, Low Density Residential to IND, Industrial

Existing Zoning

RS-2, Single Family Residential

Existing Land Use

LDR, Low Density Residential

Site Improvements

Undeveloped

Site Acreage

Approximately 15.4 acres

SURROUNDING FUTURE LAND USE & USE OF LAND

North

IND, Industrial; Undeveloped

South

LDR, Low Density Residential; Single-Family Home

East

LDR, Low Density Residential;
Single-Family Homes, Commercial Nursery and
COM, Commercial; Landscape Supply

West

LDR, Low Density Residential; Undeveloped

BACKGROUND:

Foundation Park Future Investments, LLC has submitted a request for a Comprehensive Plan Future Land Use Map Amendment from LDR, Low Density Residential to IND, Industrial for the southernmost 15.4 acres of a 36-acre undeveloped parcel located south of and adjacent to Foundation Park Blvd SE and in the vicinity southwest of the intersection of Foundation Park Blvd SE and Babcock St. This amendment would bring the entire 36-acre parcel into the same IND, Industrial land use and would allow for the proposed development of a tree and landscape recycling facility.

The entire 36-acre site was originally platted in 1961 as part of Port Malabar Unit 15 and assigned a land use of Low Density Residential. However, in 2001 the city initiated a large-scale map amendment from LDR, Low Density Residential to IND, Industrial for a 67-acre collection of parcels along Foundation Blvd SE, which included the northern 20.6 acres of the subject site (Ordinance 2001-67). This amendment was the result of the city's efforts to create and enhance commercial and industrial corridors throughout the City, in accordance with the goals established in the City's Comprehensive Plan.

In 2021, the current applicant was granted a textual amendment to establish a tree and landscaping recycling facility as a conditional use within the Light Industrial and Warehousing District (Ordinance 2021-67). This textual amendment also provided a set of specific site plan criterion which is detailed in Section 174.048 of the Code of Ordinances.

Within the past year, the plat and rights-of-way have been vacated for the entire 36-acre site. The applicant has also applied concurrently for a rezoning of this 15.4 acres (CPZ24-00007) and a conditional use for the entire 36-acre site (CU24-00008).

ANALYSIS:

All proposed comprehensive plan map amendments shall be submitted to the Planning and Zoning Board which shall analyze the factors of analysis applicable to the proposed amendment prior to making a recommendation to City Council.

(A) Whether the proposed amendment will have a favorable or unfavorable effect on the city's budget, or the economy of the city.

The applicant states that the change from residential to industrial use will increase the property's valuation, generating additional tax revenue for the City.

Staff Response: Additionally, the City's Public Works Department removes

vegetation daily during right-of-way and drainage maintenance and currently must bring all debris to the Sarno Road landfill, which is nearly twenty (20) miles round trip. The city has a current agreement with the applicant's land clearing company and expects that having the mulching facility at this much more convenient location will generate savings in fuel, staff time, and vehicle wear.

The City's Economic Development Strategic Plan (2023) identifies this area as part of a "business incubation corridor" and recommends the conservation and enhancement of existing commercial and industrial properties.

(B) Whether the proposed amendment will adversely affect the level of service of public facilities

The applicant states that the project would mostly be processing land clearing debris, therefore the impact on public service is expected to be negligible.

Staff Response:

Utilities: The Utilities Department has no objection to the proposed Future Land Use Map Amendment. Project development will be required to connect to existing water and sewer which shall be designed, permitted, installed, and inspected at the owner's expense.

Drainage: The Public Works Department has no objection to the proposed FLU amendment. If developed, a drainage plan must be prepared in accordance with current regulations and approved by the City, along with appropriate outside agencies, including the St. Johns River Water Management District and Melbourne Tillman Water Control District. The proposed stormwater management system will be reviewed and approved by the City during the site plan review process.

Public Schools: The proposed land use does not allow for residential and therefore will have no effect on public schools

Recreation and Open Space: The concept plan submitted proposes preserving the southernmost 9-12 acres for wetland mitigation and conservation. In addition, the existing vegetation within the required 100-foot perimeter buffers, which is outside the footprint for development, will be preserved.

Transportation: The objectives of the Comprehensive Plan's Transportation Element are to provide a safe, balanced, efficient transportation system that maintains the roadway level of service and adequately serves the needs of the community. Trip generation and/or traffic study will be required as applicable based

on final use. A level of service study will also be required for connection to Foundation Park Blvd. SE. This require that they provide adequate space for the trucks to wait on site, so that no vehicle stacking occurs on public roads.

(C) Whether the proposed amendment will adversely affect the environment or the natural or historical resources of the city or the region as result of the proposed amendment

The applicant does not believe there are any historical resources on this site and emphasizes that at least nine (9) acres of wetland are being preserved which would not likely be preserved is the land use were to remain LDR, Low-Density Residential.

Staff Response: The environmental character of the city is maintained through conservation, appropriate use, and protection of natural resources. Any protected species or habitats that may be on the subject property would need to be mitigated as required by State and Federal regulations and per Policy CON-1.6.

According to the Florida Land Use and Cover Classification System, approximately 13.9 acres of the entire 36-acre site is wetlands. The remainder of the site is pine flatwoods. The applicant is proposing the conservation of nearly 12 acres of wetland and upland buffer to mitigate the less than an acre of wetlands that would be impacted.

(D) Whether the proposed amendment will have a favorable or adverse effect on the ability of people to find adequate housing reasonably accessible to their places of employment

The applicant asserts that the amendment request does not impede the ability of people to find adequate housing, nor does it impede reasonable access to places of employment. However, no support is provided for this statement.

Staff Response: The 15.4 acres of the site which has a land use of LDR, Low Density Residential is isolated with no right-of-way access and is located a long distance from the utilities that the homes would be required to connect to. This coupled with the fact that most of the area is jurisdictional wetlands has contributed to the site remaining undeveloped since it was platted 1961.

Additionally, the proposed facility is expected to employ 15-20 people and is only a quarter mile from a large area of single-family homes.

(E) Whether the proposed amendment will promote or adversely impact the public health, safety, welfare, or aesthetics of the region or the city.

The applicant asserts that the proposed land use change will promote an increase in all these items by reducing trips to the County landfill. The less time these large trucks with vegetative waste spend on the road, ultimately less traffic is generated.

Staff Response: The proposed project will be required to install the first section of sidewalk along the south side of Foundation Park Blvd SE, this will eventually connect the residential area to Babcock Road SE. Section 174.048 of the Code of Ordinances provides protection for the adjacent parcels by requiring an eight (8) foot opaque fence and 100ft (commercial) and 250ft (residential) buffer around the perimeter. In addition, a nine (9) to twelve (12) acre wetland conservation area will be preserved to the south.

To further protect the surrounding properties from the noise produced, tree and landscape recycling operations are restricted to 8:00 a.m. to 6:00 p.m. During permitted business hours, the sound levels generated must adhere to the maximum permissible sound levels as set forth in Table 1 of Section 92.06, of the Palm Bay Code of Ordinances.

(F) Whether the requested amendment is consistent with all elements of the Comprehensive Plan and established Levels of Services.

The applicant believes the request is consistent with the Comprehensive Plan, because abuts existing industrial land use properties.

Staff Response: The subject 15.4 acres is contiguous with a 67-acre collection of parcels to its north with a land use of IND, Industrial. This was the result of a large-scale city-initiated map amendment in 2001 to create and enhance commercial and industrial corridors throughout the City, in accordance with the goals established in the City's Comprehensive Plan.

(G) Whether the request maximizes compatibility (consistent with the definition found in Florida Statutes 163.31649) between uses.

The applicant asserts that the "residential zoning has existed abutting the industrial zoned property for many years. The proposed development just moves the abutting boundary further south. Compatibility should not change from how it exists today".

Staff Response: The additional buffer requirements required for tree and landscape recycle facilities as established by Section 174.048 of the Code of Ordinances serve to maximize compatibility with the adjacent residential lands.

(H) Whether the request provides for a transition between areas of different character, density or intensity.

FLU Element Goal FLU-1 is to ensure a high-quality, diversified living environment through the efficient distribution of compatible land uses.

FLU Objective FLU-1.8 is to ensure that future development activity shall be compatible with established neighborhoods and strive to enhance the character of the community.

Section 174.048 requires that between the facility and adjacent residential properties, a 250 ft buffer be provided from the boundary to any operating machinery. The applicant feels that this provides adequate transition between the land uses.

Staff Response: The adjacent properties have a land use of COM, Commercial and LDR, Low-Density Residential. While the Commercial land use provides a good transition for Industrial land uses, the residential parcels will be protected by a required 250 ft buffer from the equipment as well as an eight (8) foot opaque fence or wall and additional landscaping and tree preservation.

(I) Whether the request relocates higher density and intensity uses in areas which already feature adequate vehicular access and access to public facilities

The applicant asserts that the intensity requested will result in a decrease of impact to the vehicular access and public facilities compared to the 45 single-family residential parcels that the site was originally platted for.

Staff Response: The proposed tree and recycling facility will generate far less traffic than the previously platted single family residential development.

(J) Whether the request has potential for creating land use inequities per Policy FLU 1.12A of the Comprehensive Plan.

The applicant is of the understanding that industrial property is under served in the City and that this map amendment attempts to meet that need.

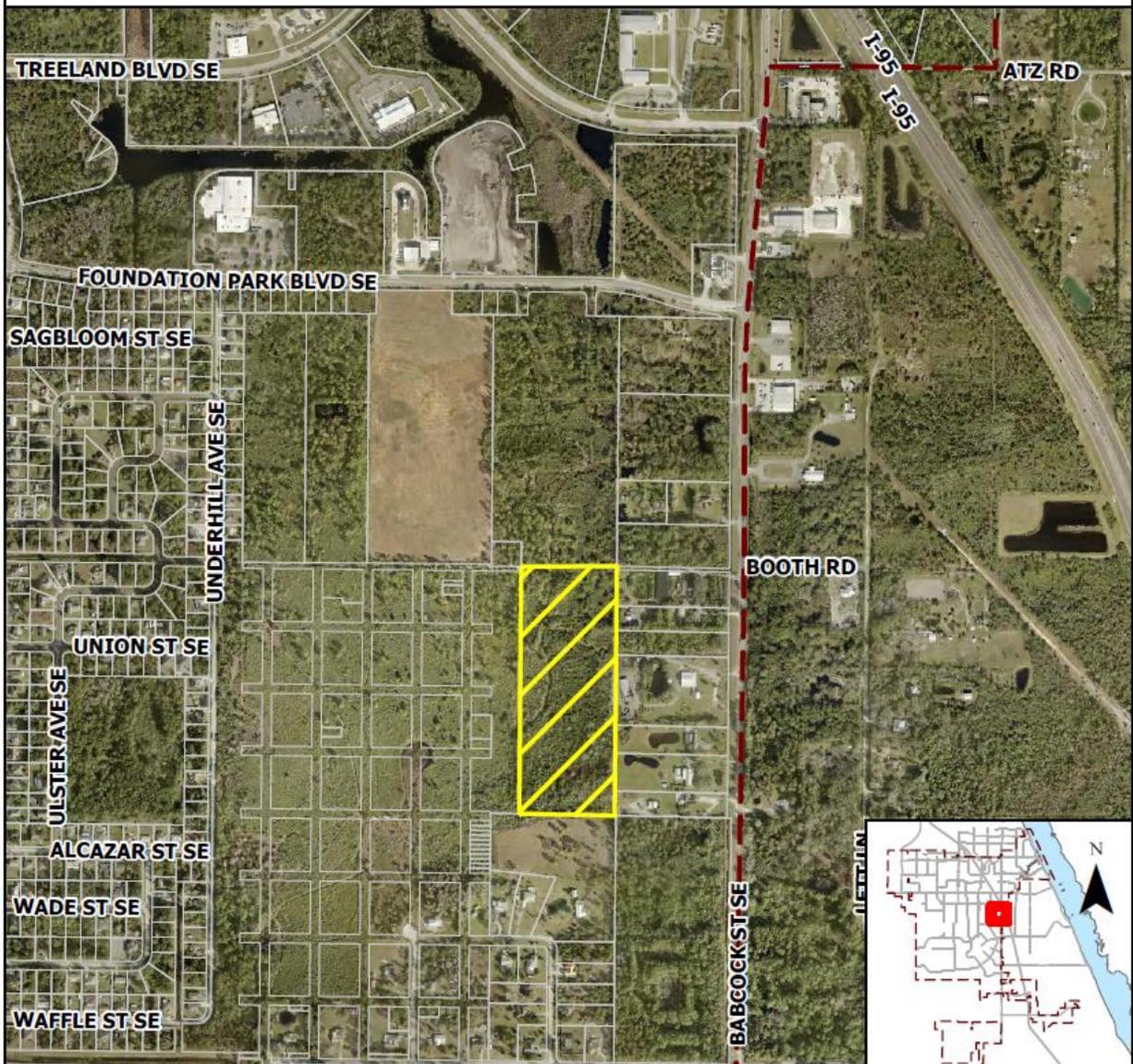
Staff Response: The light industrial activity proposed does not appear to contain any component that could lead to water pollution or other impairments which could contribute to higher rates of disease or health problems in the vicinity.

STAFF FINDINGS:

Staff recommends approval of Case CP24-00011.



Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



AERIAL LOCATION MAP

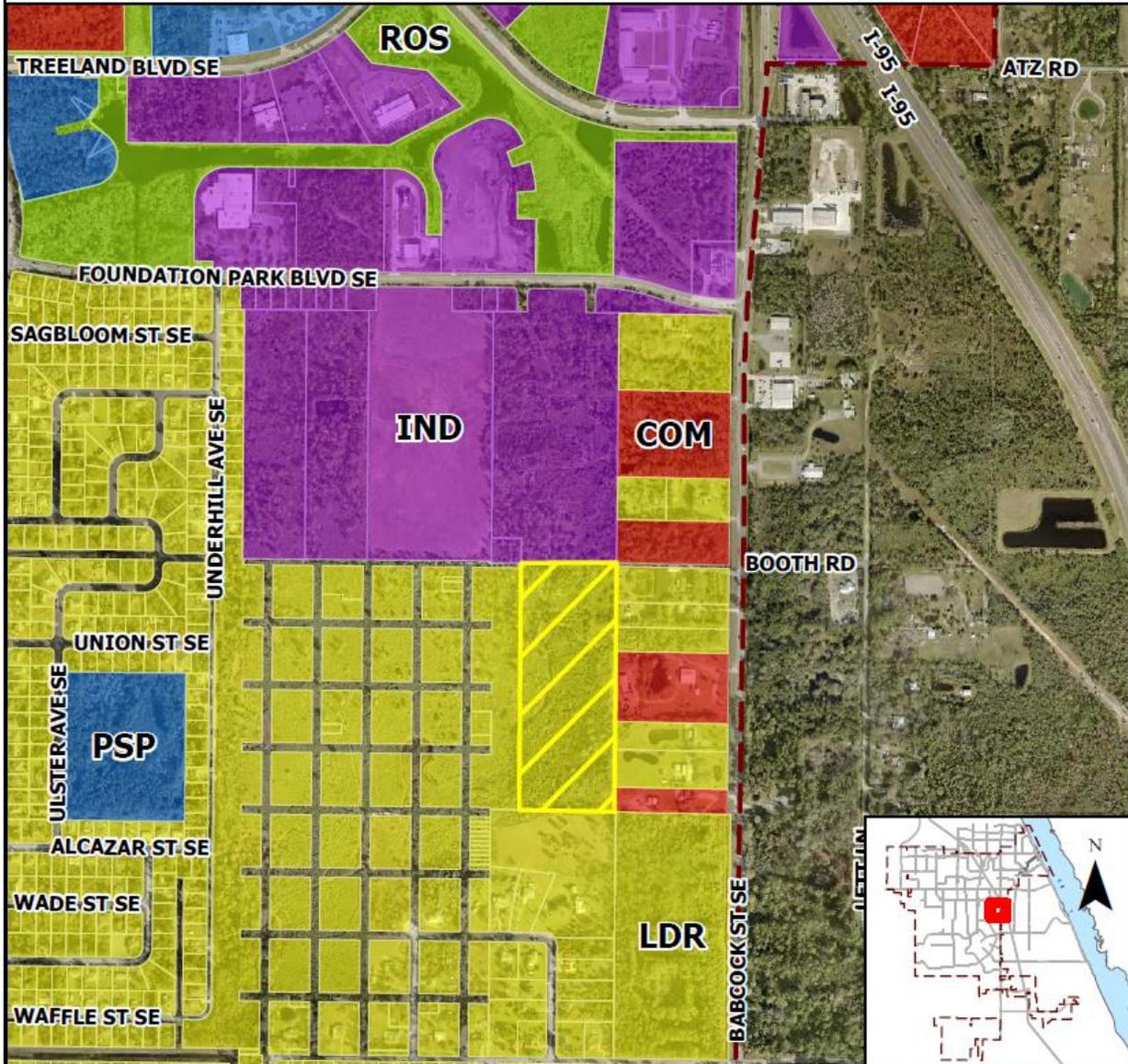
CASE: CP24-00011 & CPZ24-00007

Subject Property

Located south of Foundation Park Blvd SE, in the vicinity west of Babcock Street SE



Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



FUTURE LAND USE MAP **CASE: CP24-00011 & CP224-00007**

Subject Property
Located south of Foundation Park Blvd SE, in the vicinity west of Babcock Street SE

Future Land Use Classification
LDR - Low Density Residential



Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



ZONING MAP

CASE: CP24-00011 & CP24-00007

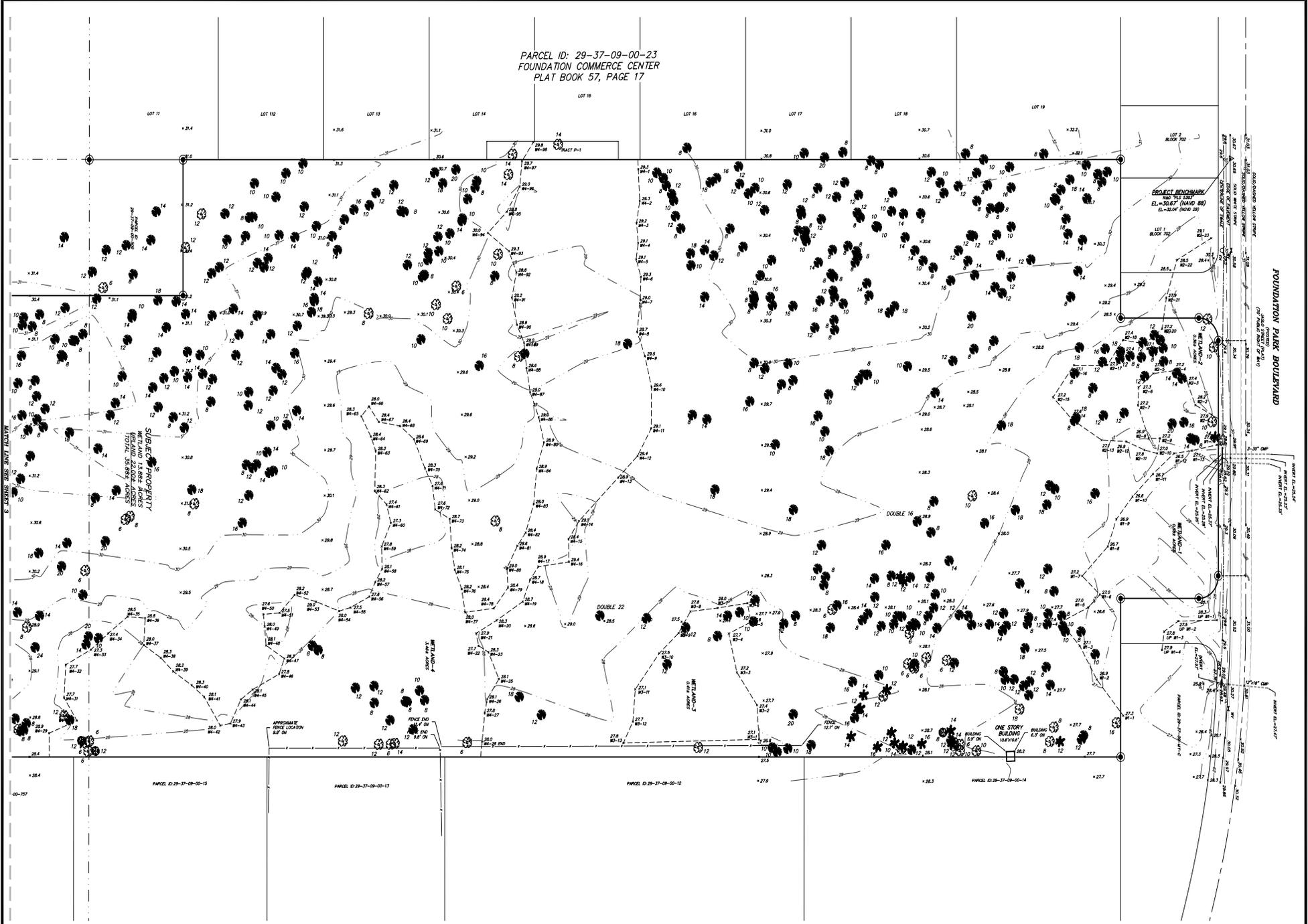
Subject Property

Located south of Foundation Park Blvd SE, in the vicinity west of Babcock Street SE

Zoning District

RS-2 - Single Family Residential

PARCEL ID: 29-37-09-00-23
 FOUNDATION COMMERCE CENTER
 PLAT BOOK 57, PAGE 17



GRAPHIC SCALE



(IN FEET)
 1 inch = 50 ft.



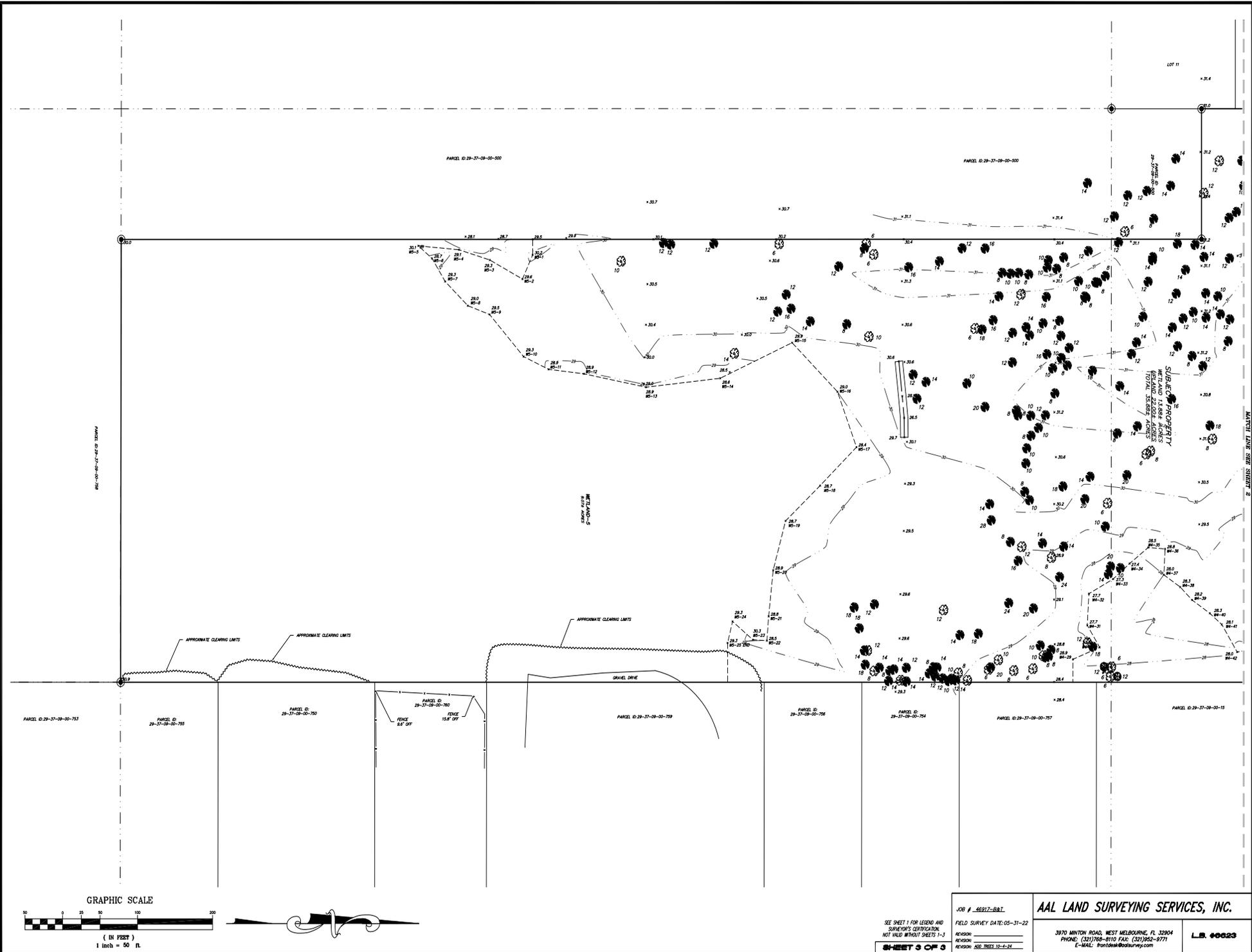
SEE SHEET 1 FOR LEGEND AND
 SURVEYOR'S CERTIFICATE
 NOT VALID WITHOUT SHEETS 1-3

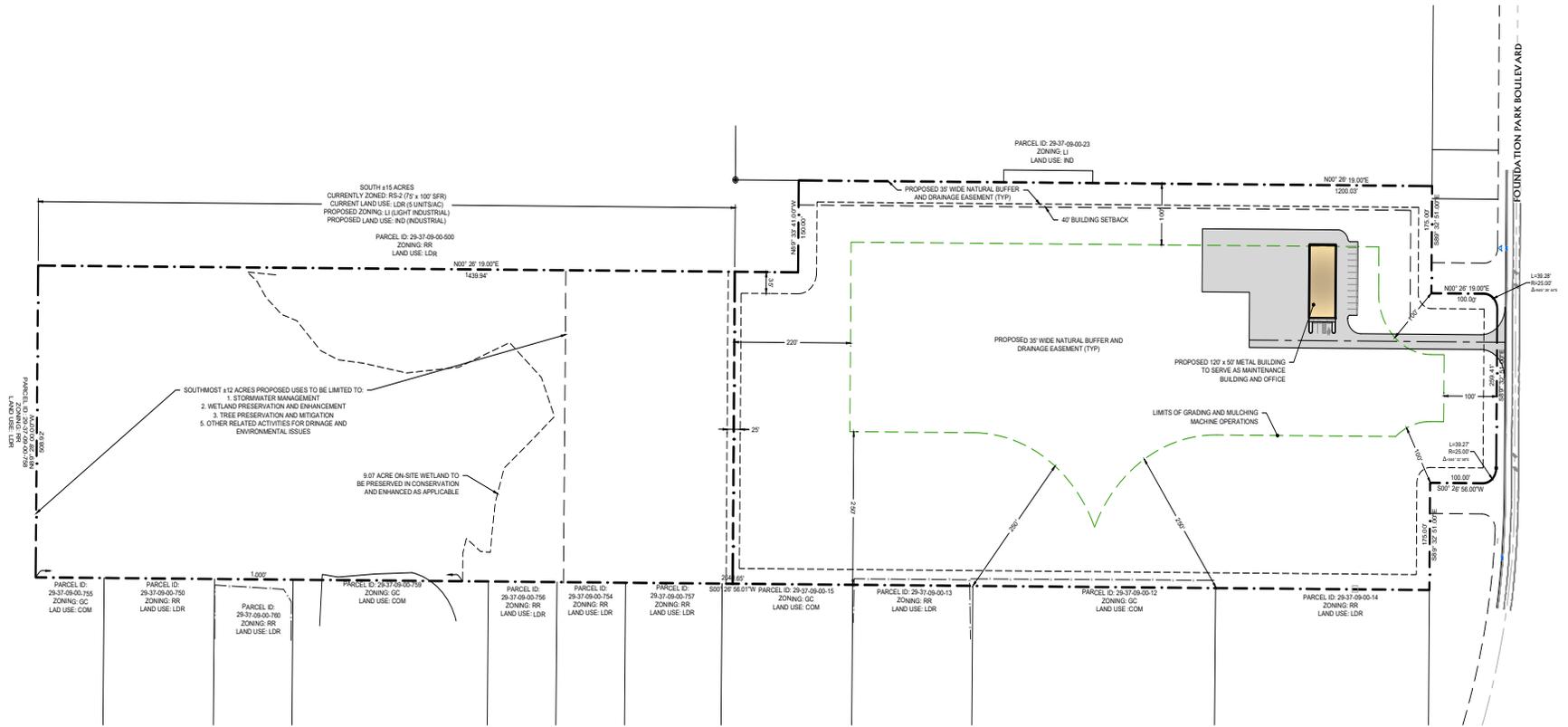
SHEET 2 OF 3

JOB # 46917-B&T
 FIELD SURVEY DATE: 05-31-22
 REVISION:
 REVISION:
 REVISION: 400.786X.10-E-24

AAL LAND SURVEYING SERVICES, INC.
 3970 WINTON ROAD, WEST MELBOURNE, FL 32904
 PHONE: (321)768-8110 FAX: (321)762-8771
 E-MAIL: Walt@aalbooksurvey.com

L.B. 46623





SITE INFORMATION

GENERAL STATEMENT
THE PROPOSED PROJECT INVOLVES CONSTRUCTION AND DEVELOPMENT OF A RECYCLING FACILITY WITHIN THE CITY OF PALM BAY. THE PROJECT SITE IS LOCATED 4.33 MILES WEST OF BARBOCK ROAD, 1.25 MILES SOUTH OF MALABAR ROAD. THE PROJECT WILL CONSIST OF A METAL MAINTENANCE/OFFICE BUILDING, INFRASTRUCTURE IMPROVEMENTS CONSIST OF DRAINAGE PIPES AND STRUCTURES, PARKING AREAS, WATER AND SEWER SERVICES.

OWNER
FOUNDATION PARK FUTURE INVESTMENTS, LLC
430 EASTON FOREST CIRCLE
PALM BAY, FL 32909
PHONE: (321) 720-4849

ENGINEER
MBV ENGINEERING, INC.
1250 W EAU GALLE BLVD, UNIT H
MELBOURNE, FL 32955
PHONE: (321) 253-1510

APPLICANT
LISA GRAM
430 EASTON FOREST CIRCLE
PALM BAY, FL 32909
PHONE: (321) 720-4849

SURVEYOR
AAL LAND SURVEYING SERVICES, INC.
3975 MINTON ROAD
WEST MELBOURNE, FL 32904
PHONE: (321) 768-8110

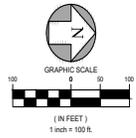
SITE ADDRESS
NONE ASSIGNED

FUTURE LAND USE
IND LDR

ZONING
LI RS2

TAX PARCEL I.D. NUMBER(S)
29-37-09-00-24

TAX ACCOUNT NO.
3036524



NO.	DATE	BY	REVISIONS
1	07-23-2024	AWR	DATE ISSUED
2	07-23-2024	AWR	CHECKED
3	07-23-2024	AWR	DRAWN
4	07-23-2024	AWR	DESIGNED

MBV ENGINEERING, INC.
Civil - Structural - Surveying - Environmental
1520 W EAU GALLE BLVD, SUITE H
PALM BAY, FL 32909
PHONE: (321) 253-1510
FAX: (321) 253-9011
PROJECT: 22-08-0003, 27-08-0003, 27-08-0004, 27-08-0005

ZONING AND LAND USE CONCEPT SITE PLAN

FOUNDATION GREEN RECYCLE FACILITY

NOT FOR CONSTRUCTION
THIS IS A PRELIMINARY CONCEPT SITE PLAN. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF MBV ENGINEERING, INC. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

ZLUA-1
SHEET 24-1055
PRELIMINARY SET

FLORIDA CITY OF PALM BAY



LAND DEVELOPMENT DIVISION

120 Malabar Road SE • Palm Bay, FL 32907 • Phone: (321) 733-3042

<https://ims.palmbayflorida.org>

PLANNING AND ZONING BOARD FACTORS OF ANALYSIS

(1) Future Land Use Map Amendment Factors of Analysis

- (a) Whether the proposed amendment will have a favorable or unfavorable effect on the city's budget, or the economy of the city;

Applicant Response:

- (b) Whether the proposed amendment will adversely affect the level of service of public facilities;

Applicant Response:

- (c) Whether the proposed amendment will adversely affect the environment or the natural or historical resources of the city or the region as a result of the proposed amendment;

Applicant Response:

(d) Whether the amendment will have a favorable or adverse effect on the ability of people to find adequate housing reasonably accessible to their places of employment;

Applicant Response:

(e) Whether the proposed amendment will promote or adversely impact the public health, safety, welfare, or aesthetics of the region or the city;

Applicant Response:

(f) Whether the requested amendment is consistent with all elements of the Comprehensive Plan and established Levels of Service.

Applicant Response:

(g) Whether the request maximizes compatibility (consistent with the definition found in [Florida Statutes 163.31649](#)) between uses;

Applicant Response:

(h) Whether the request provides for a transition between areas of different character, density or intensity;

Applicant Response:

(i) Whether the request relocates higher density and intensity uses in areas which already feature adequate vehicular access and access to public facilities; and

Applicant Response:

(j) Whether the request has potential for creating land use inequities per Policy FLU – 1.12A of the Comprehensive Plan.

Applicant Response:

(2) Zoning Map Amendment Factors of Analysis

(a) The applicant's need and justification for the change and whether it aligns with the community's current or future needs;

Applicant Response:

(b) The effect of the change, if any, on a particular property and surrounding properties;

Applicant Response:

(c) The amount of existing undeveloped land in the general area of the city having the same classification as that requested;

Applicant Response:

(d) Whether the proposed amendment furthers the purpose of the city's Comprehensive Plan, or other strategic plans applicable to the proposed development and the provisions in the Land Development Code;

Applicant Response:

(e) Whether the requested district is substantially different from that of the surrounding area; and

Applicant Response:

(f) Whether the request provides for a transition between areas of different character, density or intensity.

Applicant Response:

Please note: You may add supplemental information or documents to this form for consideration.



CITIZEN PARTICIPATION REPORT

Applicant should follow established Citizen Participation Plan as specified in § 169.005 CITIZEN PARTICIPATION PLANS.

CASE DETAILS

Applicant Name	Lisa Cram - Foundation Park Future Investments, LLC
Project Name	Foundation Park Recycle Center
Case Type	Rezoning, Land Use, Conditional Use
Case Description	Rezoning to LI and Land Use to IND for back 15.427 acre portion of parcel. Conditional Use for length of fencing / wall required.
Intended Month of Submission	August 2024

INFORMATION ON THE CITIZEN PARTICIPATION MEETING

Notice to the Public (Date)	08-06-2024
Date of CPP	08-21-2024
Location of the Meeting	Holiday Inn Express, 1206 Malabar Road, 32907
Number of Attendees	10 - Please note 5 of the attendee's were outside of the 500 ft radius mailing.



DENOTE ANY ADVERSE COMMENTS/COMPLAINTS/ CONCERNS/ ISSUES RECEIVED AND DESCRIBE RESOLUTION OR PROVIDE JUSTIFICATION IF THE APPLICANT IS UNABLE OR UNWILLING TO ADDRESS THE ISSUE:

	Comments	Resolution	Justification if the applicant is unable or unwilling to address the issue
	Why are you requesting the rezoning?	The rezoning is being requested because ancillary improvements to the industrial facility cannot be placed in residentially zoned property	
	Will there be traffic of large trucks and what is the impact?	A traffic study will be performed during the site plan review process and required.	
	Invitation letter error	The mailed letter documented noted both Comfort Inn and Holiday Inn in error. The meeting was at Holiday Inn.	
	What will be the FDEP Permitting requirements?	FDEP permitting will be required for the recycling facility as required, including but not limited to an ERP and related permits	
	What will be the displacement of wildlife?	Most of the south property will be proposed to be placed in conservation (over 9 acres). This should address wildlife needs	
	Will this impact our property value?	The impact to property values is difficult to determine. A study by a property appraiser would need to be done to determine	
	How does zoning affect uses?	Since the proposed use is a Conditional Use in the zoning, the allowable uses can be restricted to the use proposed	
	Will the air quality be disturbed by the operation?	It is our understanding that air quality is an item addressed in the ERP permit process with the FDEP, and must comply with state standards	
	What will the noise effects be?	It is our understanding that the facility will have to operate in conformance with City and State noise requirements.	



LIST OF ATTENDEES

Number	Name of attendee	Number	Name of attendee
1.	Tim Pidgeon (outside of radius)	2.	Olgan Pidgeon (outside of radius)
3.	Sheryl Falso (outside of radius)	4.	Reginald Goodine
5.	Maryanne Goodine	6.	Diane Rivera (outside of radius)
7.	Vernon Densler	8.	Ella Austin
9.	Mike Brinzow	10.	Irene Murphy (not a homeowner)
11.	Edward Renzulli (Developer)	12.	Bruce Moia (Engineer)
13.		14.	
15.		16.	
17.		18.	
19.		20.	
21.		22.	
23.		24.	
25.		26.	
27.		28.	
29.		30.	
31.		32.	
33.		34.	
35.		36.	



ADDITIONAL DOCUMENTS REQUIRED WITH CITIZEN PARTICIPATION PLAN REPORT SUBMISSION

1. Copy of notice sent (separate attachment)
2. Material distributed or presented at the meeting (separate attachment)
 - All the property owners within a 500-foot radius of the subject parcel shall be informed about the meeting date, time and location.

I hereby certify that information provided as part of this report is correct.

Signature,

Bruce A. Moia, P.E., President, MBV Engineering, Inc.

08-26-2024

Typed Name and Title:

Date :



August 6, 2024

Via First Class Mail

RE: Notice of Citizen Informational Meeting on August 21, 2024

Applicant: Foundation Park Future Investments, LLC
Project : Foundation Park Recycle Center
Parcel ID: 29-37-09-00-24

Application Request: Rezoning and Comprehensive Plan Amendment

Dear Neighbor:

Foundation Park Future Investments LLC will be submitting Rezoning and Comprehensive Plan Amendment (Future Land Use) Applications to the City of Palm Bay for a portion of the parcel listed above.

We are requesting a zoning change of LI/RS2 to LI only and a Land Use Change from IND/LDR to IND only. The parcel is 35.88 acres with 20.453 acres of the parcel with the desired zoning / land use, leaving 15.427 acres to be addressed.

On behalf of Foundation Park Future Investments LLC, I am inviting you to an informational meeting at the Comfort Inn and Suites on Malabar Road to discuss the request, answer any questions you may have, and record any feedback you may offer. We will then present to City Staff, the Planning and Zoning Board and City Council as we move through the review and public hearing process for this request.

We will have additional explanatory information with us at the meeting. If you have any questions you wish to submit in advance of the meeting, we would appreciate the opportunity to review them in advance to be sure that we bring appropriate information to answer your questions or address your concerns at the meeting.

DATE: August 21, 2024
TIME: 6:00 PM
PLACE: Holiday Inn Express
1206 Malabar Road, Palm Bay FL 32907

We hope to see you there. In the interim, please do not hesitate to contact me via email at brucem@mbveng.com

Best Regards,

A handwritten signature in blue ink, appearing to be "Bruce Moia", written over a light blue circular scribble.

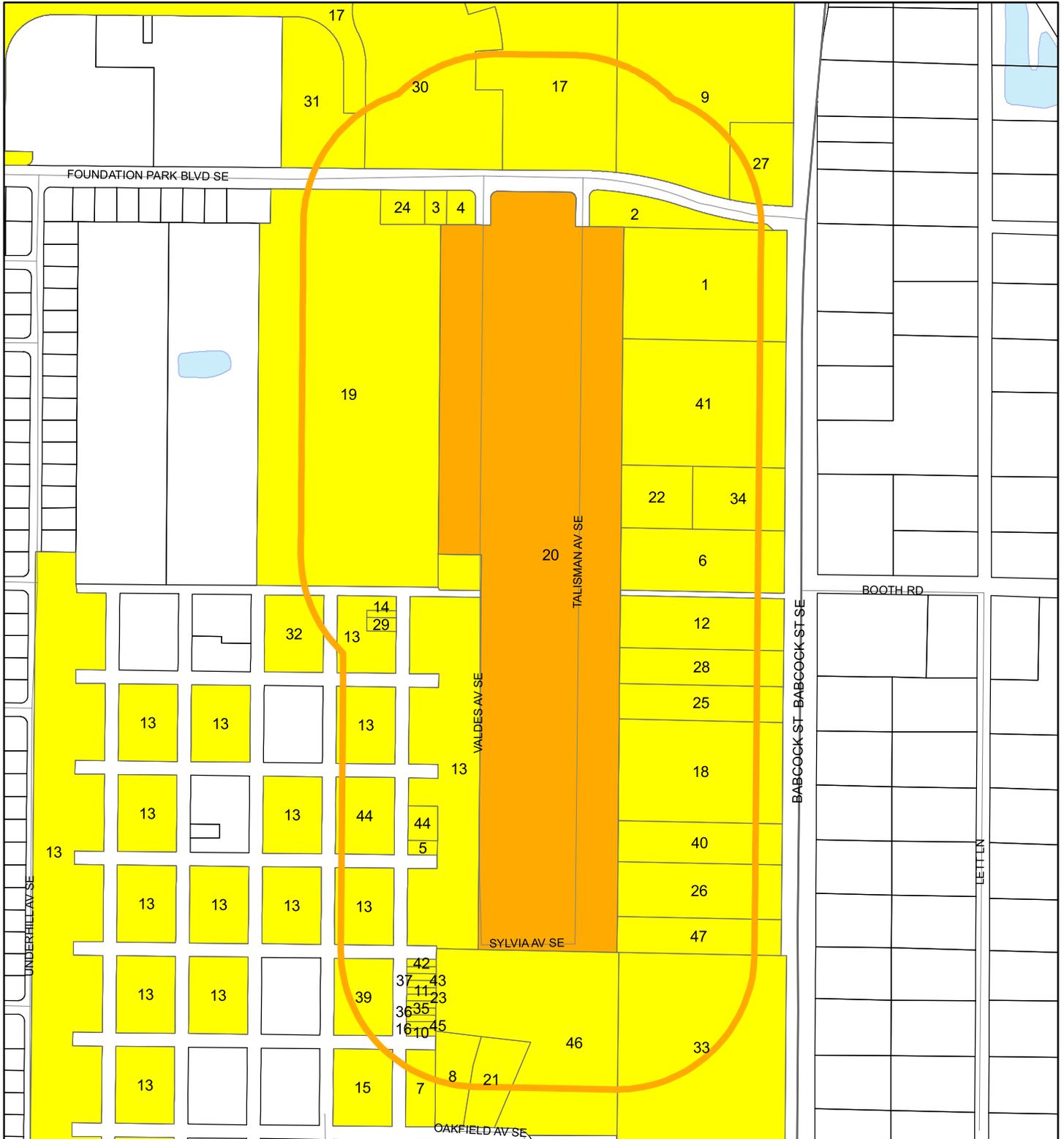
Bruce Moia, P.E., President

MBV Engineering, Inc.
1250 W. Eau Gallie Blvd., Suite H
Melbourne, FL 32935
321-253-1510

RADIUS MAP

FOUNDATION PARK FUTURE INVESTMENTS LLC

Wanda_Kessler_3030924



1:6,085 or 1 inch = 507 feet

Buffer Distance: 500 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 8/6/2024

-  Buffer
-  Subject Property
-  Notify Property
-  Parcels



January 9, 2025

City of Palm Bay, Land Development Division
120 Malabar Road, S.E.
Palm Bay FL, 32909

Via Electronic Delivery

RE: Foundation Park Recycle Center
Parcel ID: 29-37-09-00-24 / 3030924
MBV Project #: 24-1065

Please allow this revised letter to serve as a narrative for the Rezoning, Comprehensive Plan Amendment, Conditional Use Application and Vacate Application that MBV Engineering has submitted to the City of Palm Bay.

The development is approximately 35.88 acres per survey with the North 20.453 acres of the parcel zoned LI with a Land Use of IND. The South 15.427 acres of the parcel, is zoned RS2, with a Land Use of LDR. Our request is to change the zoning and land use to the southern 15.427 to match the northern 20.453 acres.

We are requesting a Conditional Use Application for the operation of a Green Recycle Facility, per chapter 173, table 173-3 of the City's Land Development Code.

The vacate application has been submitted to the public works department, and will be reviewed, coordinated, etc. by them.

Upon site plan submittal the development will contain a +/- 6,000 SF Office and Maintenance building along with a recycling area.

Applications brought forward to the Land Development Department at this time consist of:

- Rezoning
- Land Use
- Conditional Use

Two citizens meeting have been completed, the first on August 21st, 2024 and the second on November 26th, 2024



Ms. Chandra Powell
Foundation Park Recycle Center
MBV # 24-1065

Contacts for the project are as follows:

OWNER/
DEVELOPER: Foundation Park Future Investments, LLC
Michael and Lisa Cram
430 Easton Forest Circle SE
Palm Bay, FL 32909
321-720-4849
info@allprolandclearing.com

EOR: MBV Engineering Inc.
Bruce A. Moia, P.E., President
1250 W Eau Gallie Blvd, Ste H,
Melbourne, FL 32935
321-253-1510
brucem@mbveng.com
wandak@mbveng.com

Surveyor: AAL Land Surveying, Daniel Garner
3970 Minton Road
Melbourne, FL 32904
321-952-9771
frontdesk@aalsurvey.com

Sincerely,

Wanda Kessler, Permitting Coordinator

Project Details: CP24-00011

Project Type: Comprehensive Plan Future Land Use Map

Project Location: nan UNKNOWN Palm Bay, FL

Milestone: Submitted

Created: 9/4/2024

Description: Foundation Recycle

Assigned Planner: Kimberly Haigler

Contacts

Contact	Information
Owner/Applicant	FOUNDATION PARK FUTURE INVESTMENTS LLC 430 EASTON FOREST CIR SE PALM BAY, FL 32909 (321) 720-4849 info@allprolandclearing.com
Legal Representative	Bruce A Moia 1250 W Eau Gallie Blvd Melbourne, FL 32935 (321) 253-1510 brucem@mbveng.com
Assigned Planner	Kimberly Haigler 120 Malabar Rd SE Palm Bay, FL 32907 kimberly.haigler@palmbayflorida.org
Submitter	MBV Engineering Inc. 1250 W Eau Gallie Blvd Melbourne, FL 32935 (321) 253-1510 wandak@mbveng.com

Fields

Field Label	Value
Block	24
Lot	
Township Range Section	29-37-09
Subdivision	00
Year Built	
Use Code	4000
Use Code Desc	VACANT INDUSTRIAL LAND

Project Details: CP24-00011

Lot Size	
Building SqFt	
Homestead Exemption	
Taxable Value Exemption	
Assessed Value	
Market Value	
Land Value	
Tax ID	3030924
Flu Description	Industrial
Flu Code	IND
Zoning Description	Light Industrial and Warehousing
Zoning Code	LI
Are You a Property Owner of Record?	False
Parcel Number(s)	3030924
Tax Account Number(s)	29-37-09-00-24
Present Use of Property	Vacant
Project Scale	Small Scale (50 acres or less)
Specific Use Intended for Property	Recycle Center
Development Submitted?	False
Rezoning Submitted?	False
List Structures	
Structures On Property?	False
Proposed Land Use Classification	IND
Present Land Use Classification	IND / LDR
Justification for Change	Unification of parcel land use.
Total Acreage	
Ordinance Number	

August 8, 20 24

Re: Letter of Authorization

As the property owner of the site legally described as:

Brevard County Parcel # 29-37-09-00-24 / Tax ID # 3030924

I, Owner Name: Lisa Cram as manager for Foundation Park Future Investments, LLC

Address: 430 Easton Forest Circle SE, Palm Bay, FL 32909

Telephone: 321-720-4849

Email: info@allprolandclearing.com

hereby authorize:

Representative: Bruce A. Moia, P.E., for MBV Engineering, Inc.

Address: 1250 W. Eau Gallie Blvd. Suite H, Melbourne FL 32935

Telephone: 321-253-1510

Email: brucem@mbveng.com

to represent the request(s) for:

Rezoning, Land Use Amendment, and Conditional Use

Lisa A. Cram (Property Owner Signature)

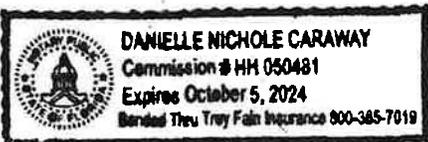
STATE OF Florida

COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 8th day of August, 20 24 by Lisa Cram, property owner.

Danielle Caraway, Notary Public

[X] Personally Known or [] Produced the Following Type of Identification:



Acknowledgement Log

Header:

Legal Acknowledgement

Text:

I, the submitter, understand that this application must be complete and accurate before consideration by the City of Palm Bay and certify that all the answers to the questions in said application, and all data and matter attached to and made part of said application are honest and true to the best of my knowledge and belief.

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.

Accepted By:

Bruce A Moia

On:

9/4/2024 9:09:40 AM

CP24-00011

Select Language | ▼



Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Chandra Powell
attn: Accounts Payable
City Of Palm Bay
120 Malabar Rd Se
Palm Bay FL 32907-3009

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

02/20/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/20/2025

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

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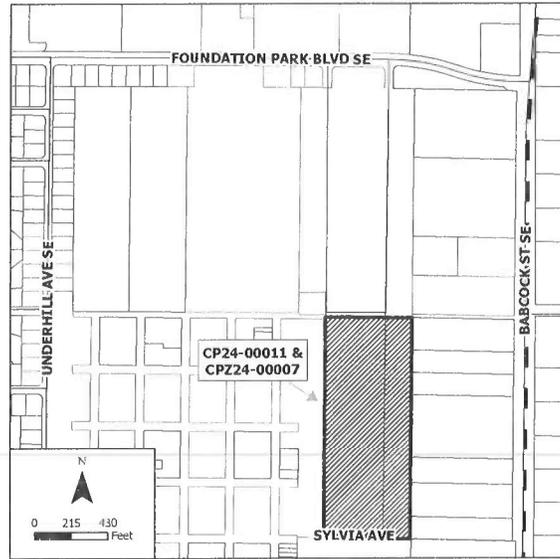
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NANCY HEYRMAN
Notary Public
State of Wisconsin



NOTICE OF FUTURE LAND USE MAP AMENDMENT AND ZONING AMENDMENT PUBLIC HEARING CITY OF PALM BAY, FLORIDA

Notice is hereby given that a public hearing will be held by the Planning and Zoning Board/Local Planning Agency on March 5, 2025, and by the City Council on March 20, 2025, both to be held at 6:00 p.m., in the City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida, for the purpose of considering the following case(s):



**1. CP24-00011 - Foundation Park Future Investments, LLC
(Bruce Moia, P.E., MBV Engineering, Inc., Rep.)**

A Small-Scale Comprehensive Plan Future Land Use Map Amendment from LDR, Low Density Residential to IND, Industrial.

Tax Parcel 24, Section 9, Township 29, Range 37, Brevard County, Florida, containing approximately 15.4 acres. Located south of Foundation Park Boulevard SE, in the vicinity west of Babcock Street SE

2. **CPZ24-00007 - Foundation Park Future Investments, LLC (Bruce Moia, P.E., MBV Engineering, Inc., Rep.)

A Zoning Amendment from an RS-2, Single Family Residential District to an LI, Light Industrial and Warehousing District.

Tax Parcel 24, Section 9, Township 29, Range 37, Brevard County, Florida, containing approximately 15.4 acres. Located south of Foundation Park Boulevard SE, in the vicinity west of Babcock Street SE

**Indicates quasi-judicial request(s).

If an individual decides to appeal any decision made by the Planning and Zoning Board/Local Planning Agency or the City Council with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (FS 286.0105). Such person must provide a method for recording the proceedings verbatim.

Please contact the Palm Bay Land Development Division at (321) 733-3041 should you have any questions regarding the referenced case(s).

Chandra Powell
Planning Specialist