



REVISED

STAFF REPORT

LAND DEVELOPMENT DIVISION

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Prepared by

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CASE NUMBER

PD-32-2020

PLANNING & ZONING BOARD HEARING DATE

November 4, 2020

PROPERTY OWNER & APPLICANT

Benjamin E. Jefferies - Waterstone Farms, LLC

PROPERTY LOCATION/ADDRESS

A portion of Tax parcels 250 and 500, Section 4, Township 30, Range 37, and a portion of Tract 1 of the San Sebastian Farms Subdivision

SUMMARY OF REQUEST

Preliminary Planned Unit Development approval for a 154-unit residential subdivision to be known as Gardens of Waterstone Phase 1 PUD.

Existing Zoning

PUD, Planned Unit Development

Existing Land Use

Single-Family Residential Use

Site Improvements

Vacant Unimproved Land (Former Orange Groves)

Site Acreage

44.65 acres, more or less

SURROUNDING ZONING & USE OF LAND

North

Melbourne-Tillman Drainage Canal No. 38

East

PUD; Heron Bay at Waterstone PUD; Single-Family Homes

South

PUD; The Lakes at Waterstone PUD; Single-Family Homes and Undeveloped Land

West

PUD; Waterstone at Palm Bay; Undeveloped Land

COMPREHENSIVE PLAN COMPATIBILITY

The future land use designation of the subject property is Single-Family Residential Use. The development of a single-family planned unit development is compliant with the Single-Family Residential Use future land use designation. The proposed density is 3.44 units per acre, which is below the maximum density defined in the City's Comprehensive Plan for Single-Family Residential Use (up to 5 units per acre).

BACKGROUND:

The subject property is located north of and adjacent to Mara Loma Boulevard SE, and west of Babcock Street SE. Specifically a portion of Tax parcels 250 and 500, Section 4, Township 30, Range 37, and a portion of Tract 1 of San Sebastian Farms Subdivision of Brevard County Florida. This Preliminary PUD request includes approximately 44.65 acres of land.

In 2004 the subject property was annexed into the City via Ordinance 2004-35 totaling 1,167 acres. The original Future Land Use amendment designated all of the lands as Single-Family Residential Use via Ordinance 2004-52; which stated that 1,800 units could be placed on the lands of Waterstone or Cypress Bay Preserve. Site specific conditions were placed on the amendment via Ordinance 2004-48. Between 2005 and 2018, a series of 37 future land use map amendments were made bringing the total units entitled to 2,596. The total entitlements encumbered are as follows: 1802 units on the west side of Babcock Street, and 362 units on the east side of Babcock Street.

ANALYSIS:

The applicant is requesting Preliminary Development Plan (PDP) approval for a Planned Unit Development (PUD), to construct a single-family residential subdivision called Gardens at Waterstone Phase 1. The planned unit development is a concept which encourages and permits variation in residential developments by allowing deviation in lot size, bulk or type of dwellings, density, lot coverage, setbacks and open space, from those elements required in any singular zoning classification found in the city's Zoning Code.

The purpose of a planned unit development is to encourage the development of planned residential neighborhoods and communities that provide a full range of residence types, as well as commercial uses designed to serve the inhabitants of the proposed community. The planned unit development process simplifies the procedure for obtaining approval of these developments through simultaneous review of the proposed land use, site consideration, public needs and requirements, and health and safety factors.

Specifically, the PDP proposes a 154-unit single-family development that will be constructed in one phase. Per the PDP, typical lots within the residential development are 40' x 125'. The minimum size home will need to be identified in the Declaration of Covenants and Restrictions. The development will consist of a gated entrance with amenities neighborhood park, walking trails, recreation and open space areas, stormwater management ponds, and private roadways.

Lastly, technical staff review comments are attached to this report.

CONDITIONS:

In order to receive Preliminary Planned Unit Development approval, the proposal must meet the requirements of Section 185.066 of the City of Palm Bay's Code of Ordinances. Upon review, it appears that the request is in conformance with the applicable requirements of this section, subject to the following items being submitted with a Final PUD application:

- A. A preliminary subdivision plat and a boundary & title opinion;
- B. Deed restrictions establishing development standards and minimum dwelling sizes;

C. Construction drawings;

D. >>C.<< Specific layout and architectural drawings illustrating the amenities and walking trails;

E. >>D.<< The technical comments generated by the Development Review Staff (attached) shall be observed and incorporated into all future subdivision designs.

STAFF RECOMMENDATION:

Case PD-32-2020 is recommended for approval, subject to the staff comments contained in this report.