



STAFF REPORT

LAND DEVELOPMENT DIVISION

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Prepared by

Tania Ramos, Senior Planner

CASE NUMBER

PD23-00007

PLANNING & ZONING BOARD HEARING DATE

January 3, 2024

PROPERTY OWNER & APPLICANT

Kimaya, LLC. (Jake Wise, P.E.,
Construction Engineering Group, LLC.,
Rep.)

PROPERTY LOCATION/ADDRESS

A portion of Lots 12 - 21, Cape Kennedy Groves
Unit 9, Section 10, Township 30, Range 37 along
with a portion of Tracts 500, 501, 504, and 752,
Section 03, Township 30, Range 37, Brevard
County, Florida, containing approximately 42.95
acres. Located east of and adjacent to Babcock
Street SE, north and south of St. John's Heritage
Parkway; Tax Accounts 3000210, 3000211,
3000212, 3009330, 3029897.

SUMMARY OF REQUEST

A **Preliminary Development Plan** approval for a
commercial subdivision to be called Palm Bay Pointe East.

Existing Zoning

PUD, Planned Unit Development

Existing Land Use

COM, Commercial

Site Improvements

Undeveloped land

Site Acreage

Approximately 42.95 acres

SURROUNDING ZONING & USE OF LAND**North**

PUD, Planned Unit Development – Single-Family
Residences

East

PUD, Planned Unit Development – Single-Family
Residences

South

PUD, Planned Unit Development (Palm Bay), GU, General
Use (Brevard County) and AU, Agricultural Residential
(Brevard County) – Undeveloped land

West

PUD, Planned Unit Development – Undeveloped land

**COMPREHENSIVE PLAN
COMPATIBILITY**

Yes, the proposed project location currently has a Future Land Use designation of Commercial.

BACKGROUND:

The subject property is comprised of five parcels located east of and adjacent to Babcock Street SE, along the north and south sides of St. John's Heritage Parkway containing approximately 42.95 acres. The property was designated as commercial in the Cypress Bay Master Plan. The applicant is now seeking Preliminary Development Plan (PDP) approval for a commercial subdivision to be called Palm Bay Pointe East.

ANALYSIS:

The planned unit development (PUD) is a concept which encourages variation in residential developments by allowing deviation in lot size, type of dwellings, density, lot coverage, setbacks, and open space, from those elements required in any singular zoning classification. 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.

Palm Bay Pointe East consists of approximately 42.95 acres designated as commercial within the Cypress Bay Preserve Master Plan. Substantial infrastructure has already been constructed to serve the project including master stormwater retention (ponds, structures, and piping), offsite roadway improvements (curb cuts, median cuts, and turn lanes), water and wastewater infrastructure, and a substantial amount of earthwork and grading.

Cypress Bay Preserve appears substantially the same today as it was within the original master plan. Under Ordinance 2022-104, a future land use amendment was approved to designate an additional 6.49 acres of land within Palm Bay Pointe East as commercial. This change provides the opportunity for the existing stormwater ponds to be relocated in the future, creating additional developable commercial frontage along St. Johns Heritage Parkway.

Palm Bay Pointe East already has a PUD zoning classification with the Commercial future land use designation, so the Planning and Zoning Board Factors of Analysis were not applicable. The proposed PDP 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.

CONDITIONS:

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,

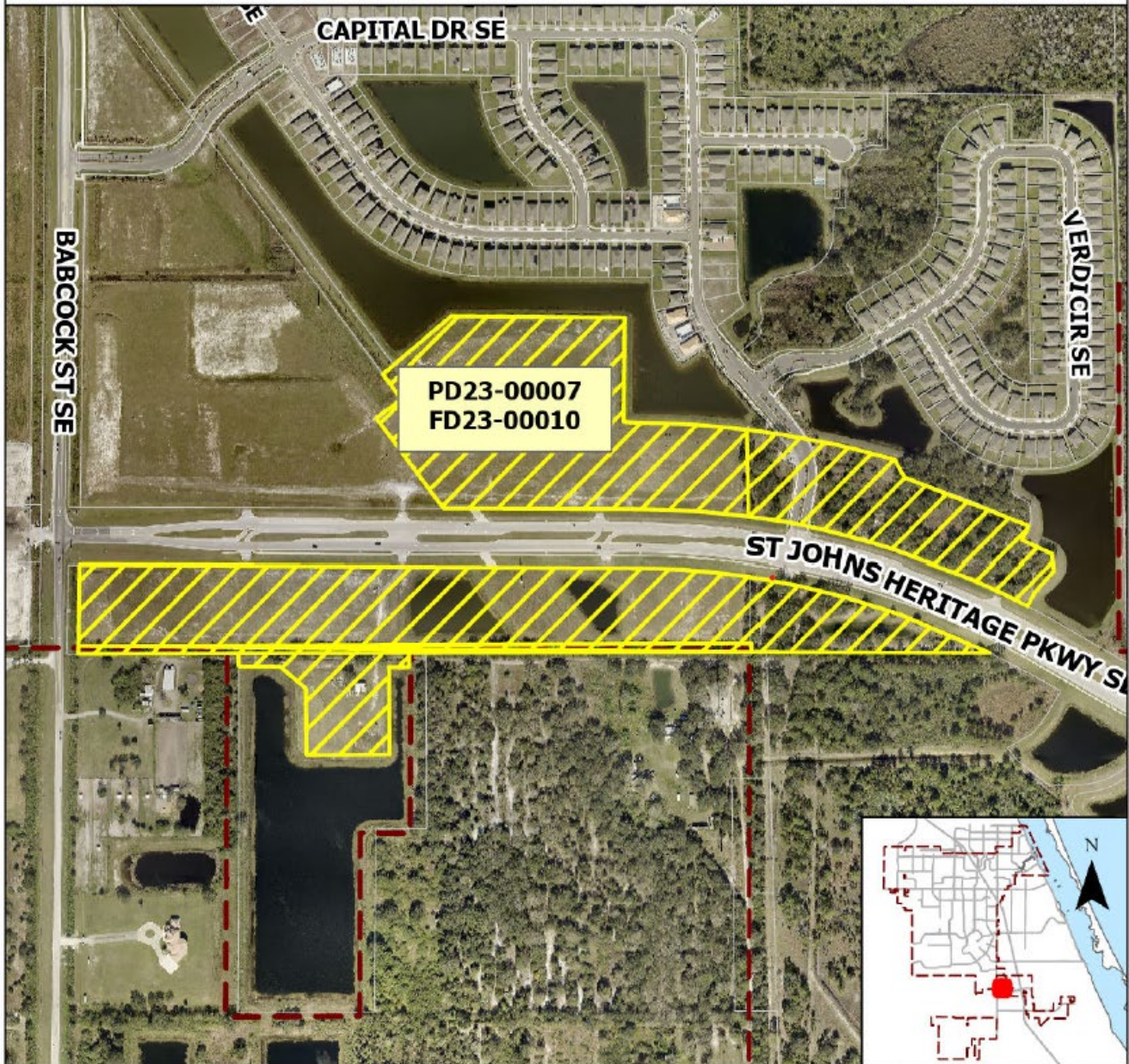
it appears that the request is in conformance with the applicable requirements of this section. All technical staff review comments have been addressed.

STAFF RECOMMENDATION:

Case PD23-00007 meets the minimum requirements of a Preliminary Development Plan amendment request and is recommended for approval.



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



AERIAL LOCATION MAP

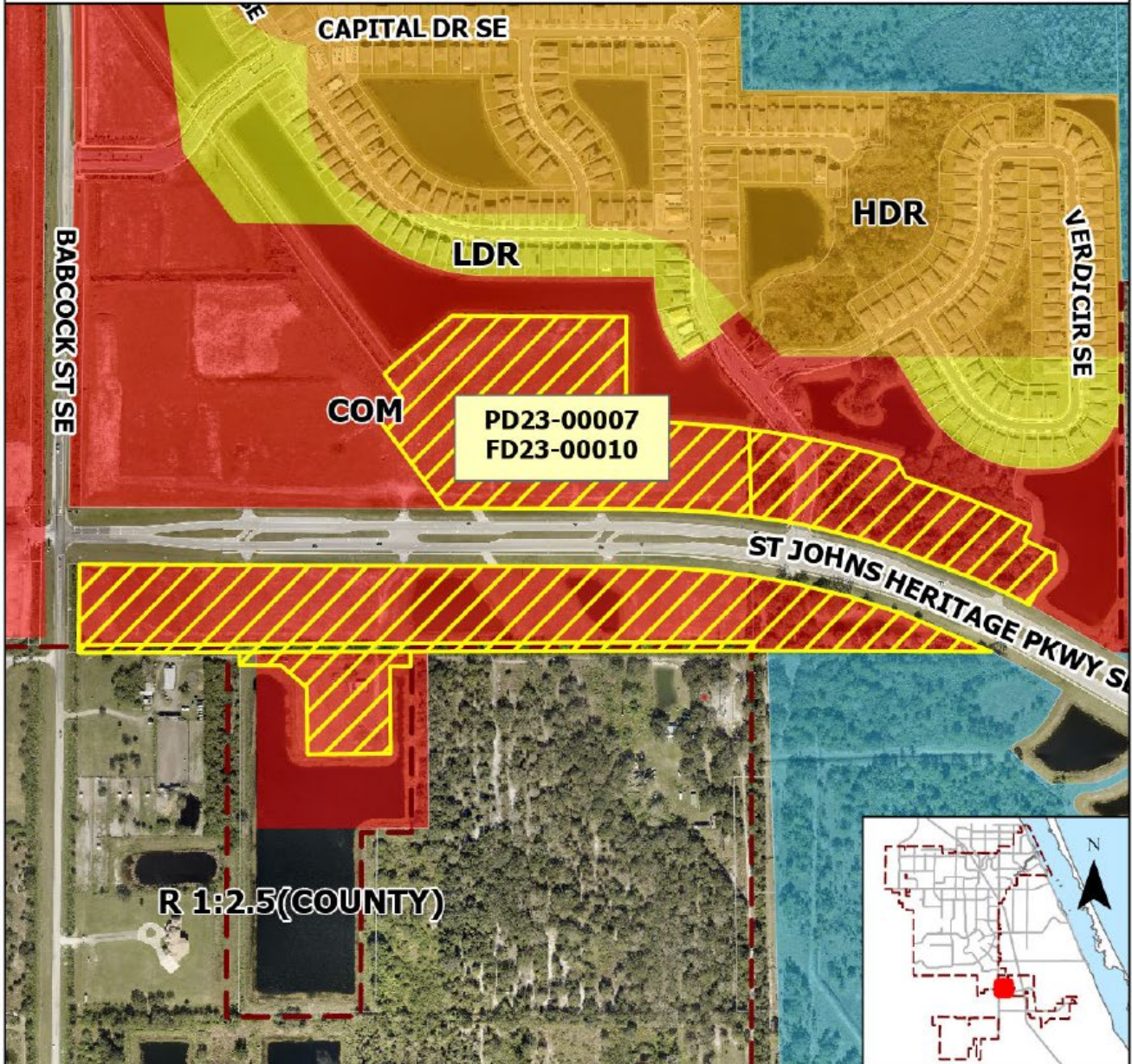
**CASE: PD23-00007 &
FD23-00010**

Subject Property

North and south of St Johns Heritage Parkway SE, in the vicinity east of the intersection of Babcock Street SE and St Johns Heritage Parkway SE



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FUTURE LAND USE MAP

CASE: PD23-00007 &
FD23-00010

Subject Property

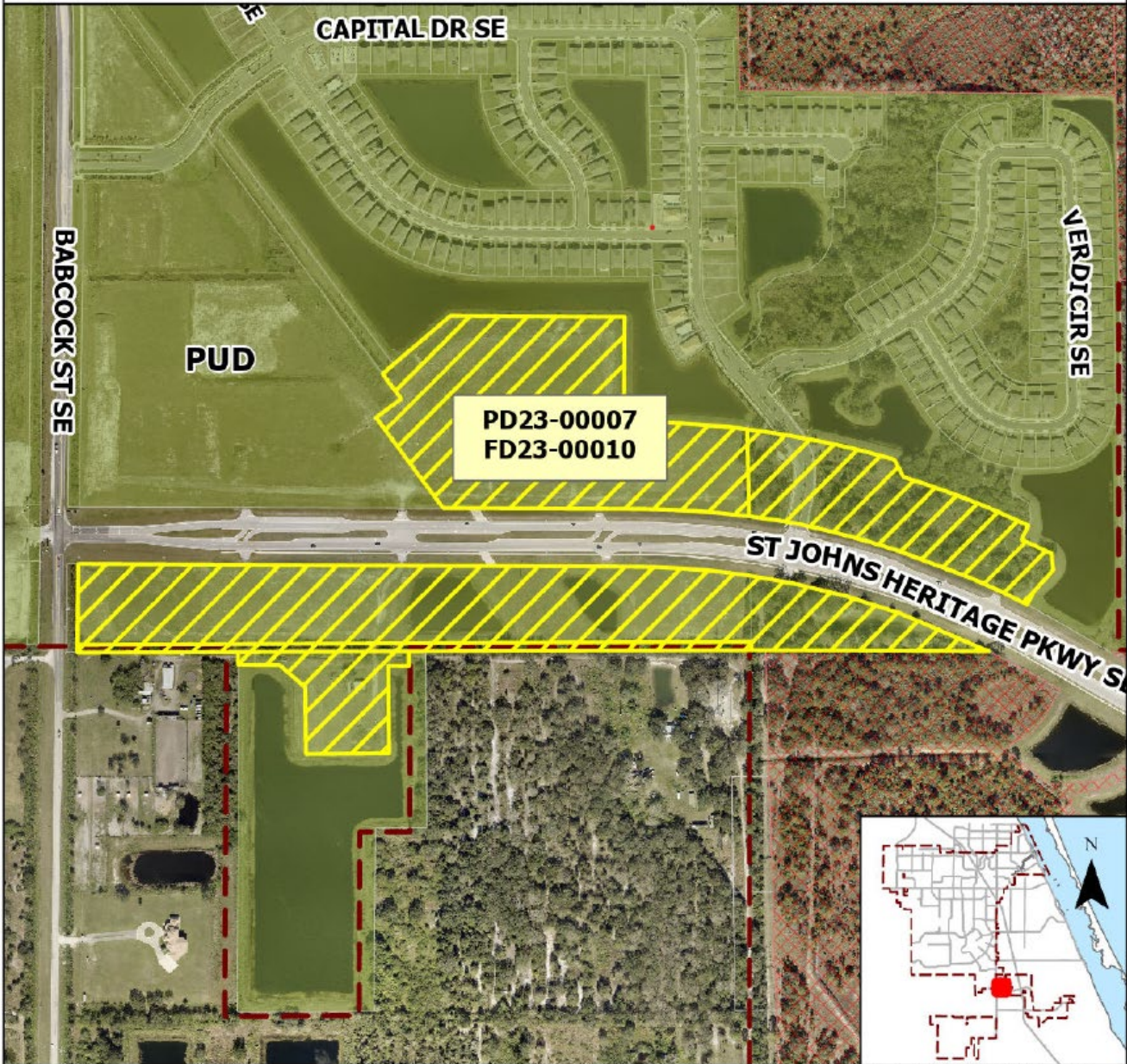
North and south of St Johns Heritage Parkway SE, in the vicinity east of the intersection of Babcock Street SE and St Johns Heritage Parkway SE

Future Land Use Classification

COM – Commercial



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ZONING MAP

CASE: PD23-00007 &
FD23-00010

Subject Property

North and south of St Johns Heritage Parkway SE, in the vicinity east of the intersection of Babcock Street SE and St Johns Heritage Parkway SE

Current Zoning Classification

PUD - Planned Unit Development