

Preliminary Development Plan Application

Palm Bay Suites & Residences

The Palm Bay Suites & Residences mixed-use project will consist of a 100-room hotel on the south parcel and 294 market-rate apartments on the northerly three (3) parcels, to complete development on four (4) undeveloped parcels, approximately 26.5 acres in size, located within the City of Palm Bay. The general geographical location is west of Robert J. Conlan Blvd and east of the Palm Bay Colony Mobil Home Park. Palm Bay Suites & Residences will be developed in four (4) phases, with supporting infrastructure and site improvements including vehicular access, sidewalks, common use pedestrian trails, crosswalks, amenity tracts, landscaping, utilities, and onsite stormwater management facilities.

PUD zoning provides the design flexibility for the project that is needed due to the unique configuration of the four (4) parcels and the natural wetland features on all the parcels. PUD zoning will allow preservation of the natural resources of the Property, those resources being wetlands and trees. Palm Bay Suites & Residences will provide common open space on each of the four (4) parcels, to complement the hotel and residential uses and to allow for enjoyment of the natural wetlands located. The project will develop in four (4) phases, in this order: Parcel 2, then moving north, Parcel 3 and Parcel 4; Parcel 1, the southernmost parcel, will develop last with the hotel. All four (4) parcels will stay under common ownership and management, which will also be responsible for enhancement and maintenance of the wetland as deemed appropriate by regulatory agencies. Parcel 1, the commercial component of the PUD, encompasses 6.2 acres of the total 26.5 acres, or 23.4%. The PDP reflects the buffering from Palm Bay Colony with the natural wetlands, stormwater ponds and opaque fencing. The PDP also provides for connectivity and walkability between residential and nonresidential uses within the development. This project will provide improvement and enhancement to four (4) parcels of land with natural wetlands that have been neglected and that have been misused by trespassers and transients.

One waiver is requested. Sec. 185.065 (E) limited the length of structures to two hundred (200) feet; the hotel, as designed to allow for 100 rooms requires the building to be two hundred, twenty-nine (229) feet in length. We request this to be specifically authorized by the Planning and Zoning Board.