



LAND DEVELOPMENT DIVISION

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<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:

This proposed project related to the land use amendment will have a favorable impact on both, the city's budget and the economy of the city. First, it will provide a substantial expansion to the tax base of Palm Bay. Tax base will increase dramatically from both real estate tax, as well as sales tax. Second, as residential development generates much less traffic than commercial development, the FLUA will lessen the need for long-term maintenance such as roads and sidewalks and decrease congestion on roadways. Third, the additional residential created by the FLUA will serve as a catalyst for development of commercial properties along Babcock Street and St. John's Heritage Parkway. At the time of this application no commercial projects have broken ground in this area of Palm Bay, and this project will help to change that being a catalyst to jumpstart commercial growth. The additional residential density will require goods, services, entertainment, etc. and also serve as an additional base for new jobs. Fourth, the project will generate both (i) short-term and long-term jobs, as well as (ii) substantial fees and revenue to the City, both temporary and long-term, including but not limited to impact fees, permit/hook-up fees, real estate tax, and sales tax. The FLUA will truly help fit the needs of the community by creating a synergistic live, work, play mixed-use project.

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

Applicant Response:

The proposed FLUA will significantly help traffic as related to level of service (LOS) from the current commercial future land use. Traffic generation and congestion will be substantially less with the proposed FLUA. Additionally, the uses under the proposed FLUA would generally consume less water and wastewater helping again with their LOS. Additionally, the Applicant is coordinating with the utility department to expand water supply capacity, as well as extend water mains which may enable other projects in the city to be more quickly developed. Overall, the FLUA helps improve LOS of public facilities.

- (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:

There are no known environmental or historical resources on-site that would be impacted by this project; therefore, the FLUA will not adversely affect the environment or natural or historical resources of the city. The project area was already master planned for stormwater, roadways, and utilities. The proposed FLUA is significantly less intense in development and has more green space than typical commercial projects.

(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:

That is exactly what this project is proposing, to bring a new type of multifamily residential product that currently does not exist in this region. There is a scarcity of housing options and availability in this region of Palm Bay, and this project will help meet an unmet demand. Additionally, it will create a much bigger need for new commercial development where there is none currently. The FLUA will create a more walkable community to places of employment and other commercial outlets.

(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:

The proposed FLUA would be less intense, reduce traffic, reduce utility needs, increase green space, increase landscaping, and help spur future commercial development. These items all benefit public health, safety, welfare and aesthetics of the region and City. The project will generate additional tax revenue which could be used to help fund a new police/fire station. Additionally, the developer is happy to work with the City to establish a site for a new police/fire station.

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

Applicant Response:

It improves level of service (LOS) and is in consistent with elements of the comprehensive plan by providing a new variety of housing and supporting future commercial growth that is not currently in the region.

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

Applicant Response:

Not applicable - it is not an urban infill it is a master planned planned unit development (PUD).

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

Applicant Response:

Yes, one of the goals of this FLUA is to create a transitional buffer between very intense commercial development and less intense single-family residential development. Currently, no buffer exists between commercial and single-family which can be a catalyst for future problems between the two incompatible uses directly next to one another. This FLUA creates a transitional buffer by putting multifamily residential in-between the existing single-family residential and the existing commercial. This will make for a much more harmonious buffer and a more seamless and natural transition in intensity and density of development.

(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:

No, the request does not relocate higher density and intensity uses. The request reduces density and intensity with less traffic, less utility use, more green space, and supports adjacent future commercial.

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

Applicant Response:

The request does not have potential to create land use inequities per Policy FLU-1.12A. It increases green space, adds recreational amenities, does not have any known environmental impacts, and creates connectivity between commercial and residential development providing for a more transit-friendly project. The project is also offering additional housing opportunity and sense of place by providing live/work/play elements.

(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:

Not applicable - the existing PUD zoning shall remain.

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

Applicant Response:

Not applicable.

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

Applicant Response:

Not applicable.

(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:

Not applicable.

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

Applicant Response:

Not applicable.

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

Applicant Response:

Not applicable.

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